



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, May 20, 2014 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Steve Cospser

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

III. ACTION ITEMS

- A. Lawrence Site Plan - 80 South Main Street - James Lawrence**
The Planning Commission will review the site plan for a proposed auto repair shop.
- B. Towle Subdivision Preliminary / Final Plat - Approx. 1360 North Elkridge Lane - Kevin Towle**
The Planning Commission will review the preliminary / final plat for the proposed Towle Subdivision.
- C. East View Plat F Preliminary Plan- Approx. 800 North Patterson Lane - Patterson Construction Inc.**
The Planning Commission will review the preliminary plan for the proposed East View Plat F subdivision.
- D. General Plan (Diversity of Housing)**
The Planning Commission will discuss the update of the General Plan (Diversity of Housing).
- E. Design Standards Amendment (Sidewalks and Road Classification)**
The Planning Commission will review an amendment to Article 4.7 of the Alpine City Development Code.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 6, 2014

ADJOURN

Chairman Jannicke Brewer
May 16, 2014

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Lawrence Auto Shop Site Plan

FOR CONSIDERATION ON: 20 May 2014

PETITIONER: James Lawrence

ACTION REQUESTED BY PETITIONER: Approve Site Plan

**APPLICABLE STATUTE OR ORDINANCE: Article 4.14 (Site Plan to Comply)
Article 3.23 (Conditional Use)
Article 3.7 (B/C Zone)
Article 3.11 (Gateway Historic)**

PETITION IN COMPLIANCE WITH ORDINANCE: No

BACKGROUND INFORMATION:

The proposed Lawrence Auto Body Shop is located @ 80 South Main Street. The site plan consists of an auto body shop on a 0.51 acre lot. The property is in the BC zone. There is currently a home and shed onsite that will be demolished for construction of the proposed automotive shop. The proposed shop will utilize the utility connections of the existing home.

The site plan was presented to the Planning Commission May 6th and recommended to the City Council to be denied. It is being resubmitted based on the recommendations as received from the previous meeting.

RECOMMENDED ACTION:

We recommend that approval of the proposed site plan be granted under the following conditions:

- The Planning Commission makes a decision on the northern side yard setback.
- The Planning Commission review and approve the architectural design.
- The Applicant shows replacement of the existing approach to meet commercial standards.
- The Fire Marshall reviews the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.
- Only one business (proposed auto repair shop) will be located at this site.



Date: May 15, 2014

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Lawrence Auto Repair Shop – Site Plan
80 S. Main
1 lot on 0.51 acres**

Background

The proposed Lawrence Auto Repair Shop is located @ 80 South Main Street. The site plan consists of an auto repair shop on a 0.51 acre lot. The property is in the BC zone. There is currently a home and shed onsite that will be demolished for construction of the proposed automotive shop. The proposed shop will utilize the utility connections of the existing home.

The site plan was presented to the Planning Commission May 6th and denied. It is being re-submitted based on the recommendation as received from the previous meeting.

Street System/Parking

The site plan proposes to access the site from Main Street. The shop is being proposed with 4 bays and 12 parking stalls, which meets the ordinance (Development Code 3.7.3.12). The parking stall dimensions meet code as defined in section 3.24 of the Development Code.

The current driveway approach does not meet typical commercial approach specifications. It would be required that the applicant replace the drive approach with thicker concrete to meet commercial specifications.

Sewer System

There is an existing 8-inch sewer line that runs in Main Street that can serve the building. The site utility plan (sheet 101) shows connection to the existing sewer lateral.

Culinary Water System

There is an existing 12-inch water main in Main Street that serves a water meter for the home onsite now. After the home is removed, the proposed building will utilize that water meter.

There is an existing fire hydrant located at the south east corner of the property. After seeing plans for the proposed building, the Fire Marshall will need to determine if the existing fire protection is adequate or if installation of other means is necessary.

Pressurized Irrigation System

There is a 1-inch pressurized irrigation lateral currently connected to the existing home, but will be disconnected before that home is demolished. This lateral will be re-connected to the proposed building.

Storm Water Drainage System

The proposed storm drain system consists of two sumps located in the parking area. These sumps, in conjunction with storage volume within the grading of the parking lot, will retain the 100 year storm event. Storm drain calculations have been submitted and approved.

Commercial Site Plan Requirements

- **Parking:** The parking was discussed in the Street System/Parking section of this review letter and is acceptable.
- **Lighting:** A lighting plan was provided for the site. It is consistent with the recommendations of the DRC. It was discussed at DRC to keep lighting to a minimum as there are homes close by that would be adversely affected by big lights. Whether or not
- **Setbacks:** The development code (3.7.5.2) requires minimum setbacks of 30 feet on the front and 20 feet on the side and rear unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. The Gateway-Historic Committee, now a Planning Commission responsibility, can also make recommendations on reduced setbacks. The current plan shows the north side of the building being only 5 feet from the property line. This would be a side yard setback which requires 20 feet. An exception will need to be granted for the reduced side yard setback or a different plan submitted by the applicant that complies with the code.
- **Garbage Facilities:** A dumpster location has been identified at the west side of the parking lot.
- **Landscaping:** A basic landscaping plan has been provided. The minimum 20% of the site is landscaped which meets code. At the last meeting the Planning Commission requested more detail on the types of trees and plants to be planted.
- **Design of Commercial Structures:** Section 3.7.8.9 of the development code outlines architectural design criteria for new buildings. An architectural rendering of the front

(facing Main Street) is provided as well as elevation drawings. These are presented for the Gateway-Historic Committee (Planning Commission) for review and approval.

General Remarks

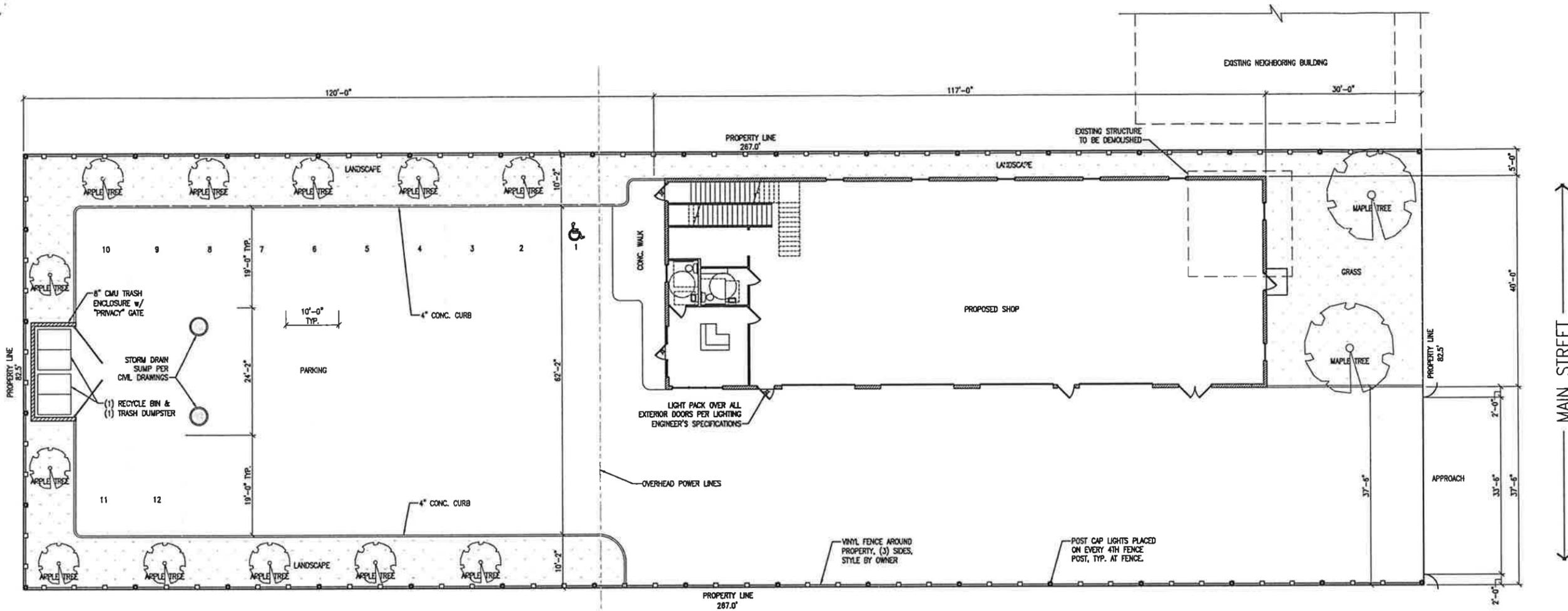
The applicant will get water credit for the home that was previously on the site. The water policy will be met.

There is an overhead power line that runs across this lot. Any approvals should be subject to Rocky Mountain Power approving clearance setbacks between the power line and the building.

RECOMMENDATION

We recommend that approval of the proposed site plan be granted under the following conditions:

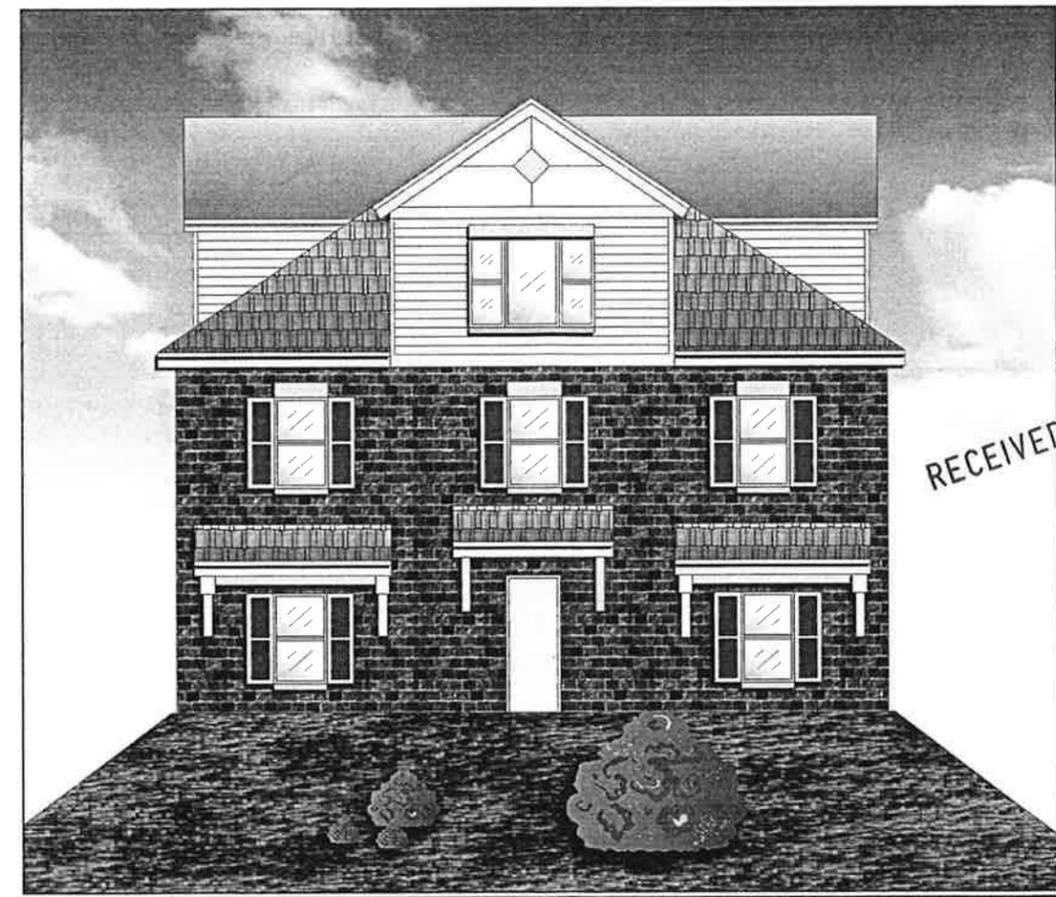
- **The Planning Commission makes a decision on the northern side yard setback.**
- **The Planning Commission review and approve the architectural design**
- **The Applicant shows replacement of the existing approach to meet commercial standards.**
- **The Fire Marshall reviews the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.**



SITE PLAN

1" = 10'-0"

REQUIRED LANDSCAPING
 20% LANDSCAPING REQUIRED (4,443 SQUARE FEET)
 LOT SIZE: 0.51 ACRE (22,215 SQUARE FEET)
 LANDSCAPING PROVIDED: 4,645 SQUARE FEET (20.9%)

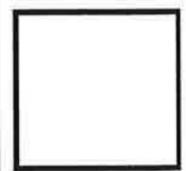


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REV. #	DATE	BY	DESCRIPTION

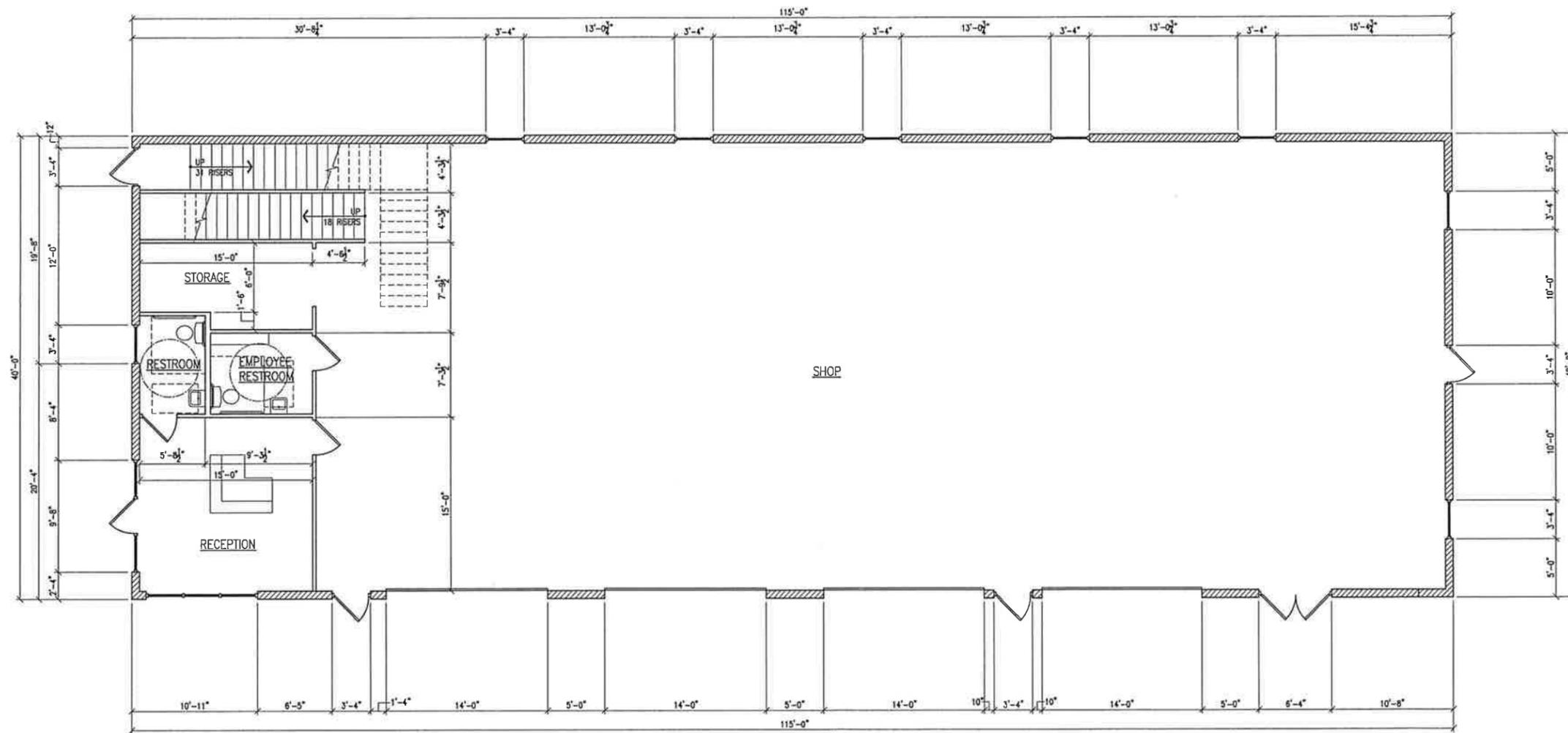
VECTOR ENGINEERS
 SANDY, UTAH
 (801) 990-1775
 (801) 990-1776 FAX
 (435) 658-5122

JAMES LAWRENCE
LAWRENCE SHOP
SITE PLAN



U0858-004-141

C1



MAIN FLOOR PLAN

3/16" = 1'-0"

BUILDING SQUARE FOOTAGES
 MAIN FLOOR
 OFFICE RECEPTION: 381 SQUARE FEET
 STORAGE: 114 SQUARE FEET
 SHOP: 3922 SQUARE FEET
 MEZZANINE LEVEL
 OFFICE: 503 SQUARE FEET
 ATTIC LEVEL
 STORAGE: 2966 SQUARE FEET

JAMES LAWRENCE
 LAWRENCE SHOP
 MAIN FLOOR PLAN

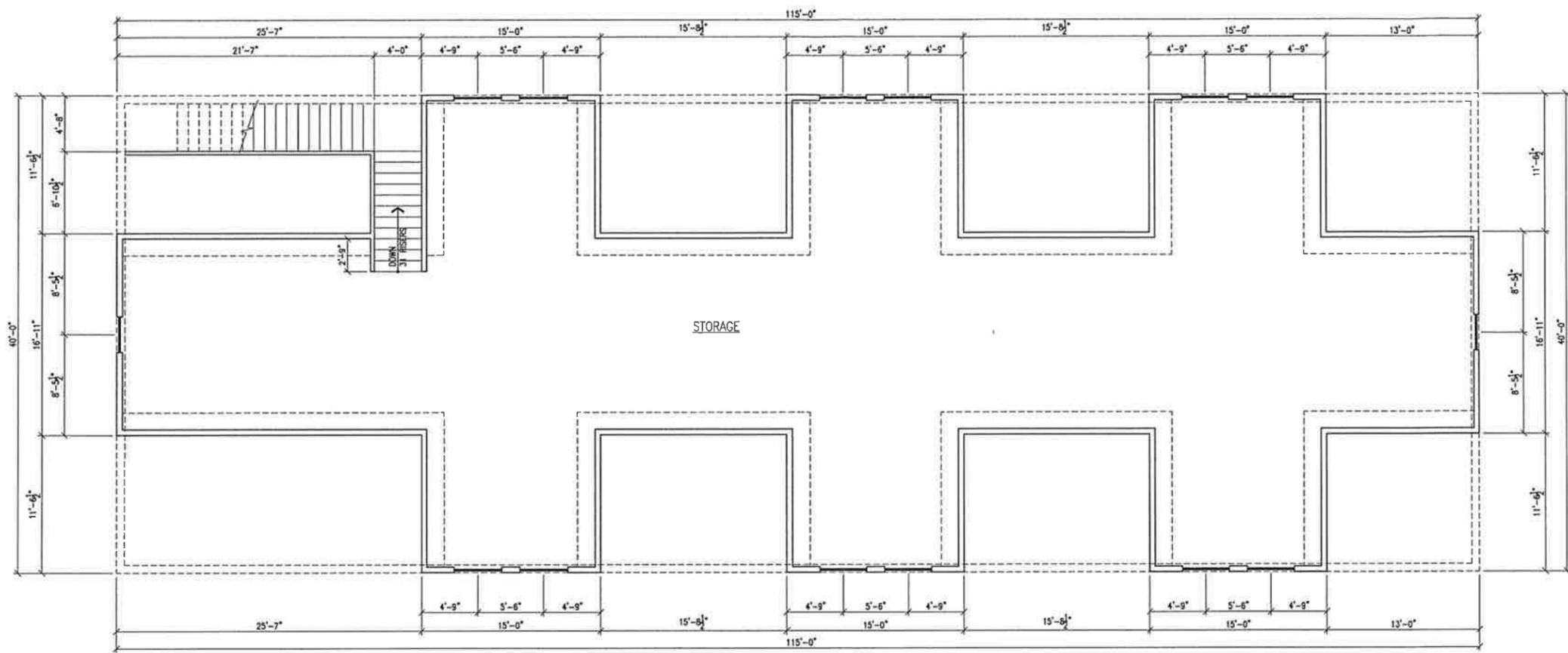
U0858-004-141

A1

VECTOR
 ENGINEERS
 SANDY, UTAH
 (801) 990-1775
 ST. GEORGE, UTAH
 (801) 990-1776 FAX
 (435) 658-5123
 LAYTON, UTAH
 (801) 927-2084

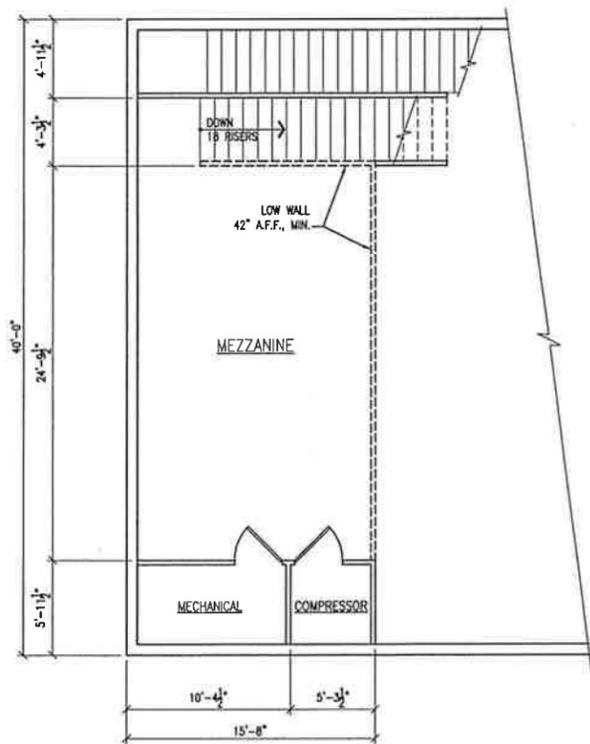
REV. #	DATE	BY	DESCRIPTION

DESIGNED BY: RTA
 DRAWN BY: MGP
 CHECKED BY: RTA



ATTIC FLOOR PLAN

3/16" = 1'-0"



MEZZANINE FLOOR PLAN

3/16" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

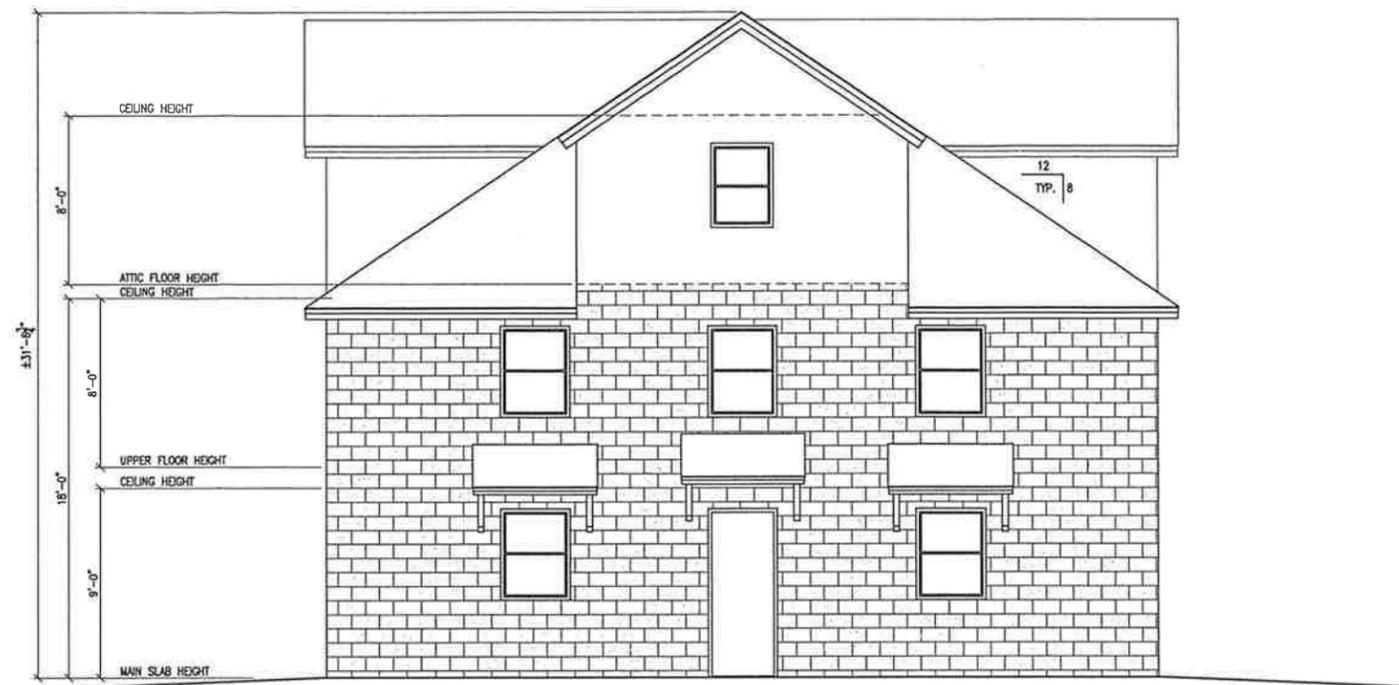
VECTOR
ENGINEERS
SALT LAKE CITY, UTAH
(801) 990-1775
LAYTON, UTAH (801) 927-2054
ST. GEORGE, UTAH (435) 628-5122

JAMES LAWRENCE
LAWRENCE SHOP
UPPER FLOOR PLANS



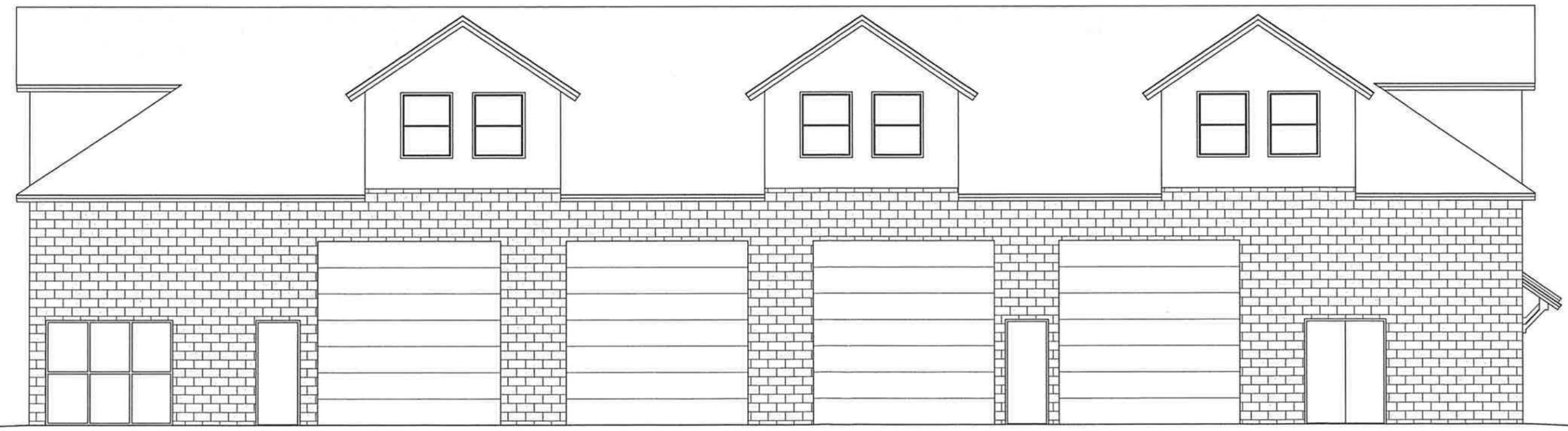
U0858-004-141

A2



EAST ELEVATION

1/4" = 1'-0"



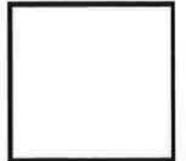
SOUTH ELEVATION

1/4" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

VECTOR
ENGINEERS
SANDY, UTAH
(801) 990-1775
LAYTON, UTAH (801) 927-2054
ST. GEORGE, UTAH (801) 990-1776 FAX (435) 628-5122

JAMES LAWRENCE
LAWRENCE SHOP
ELEVATIONS



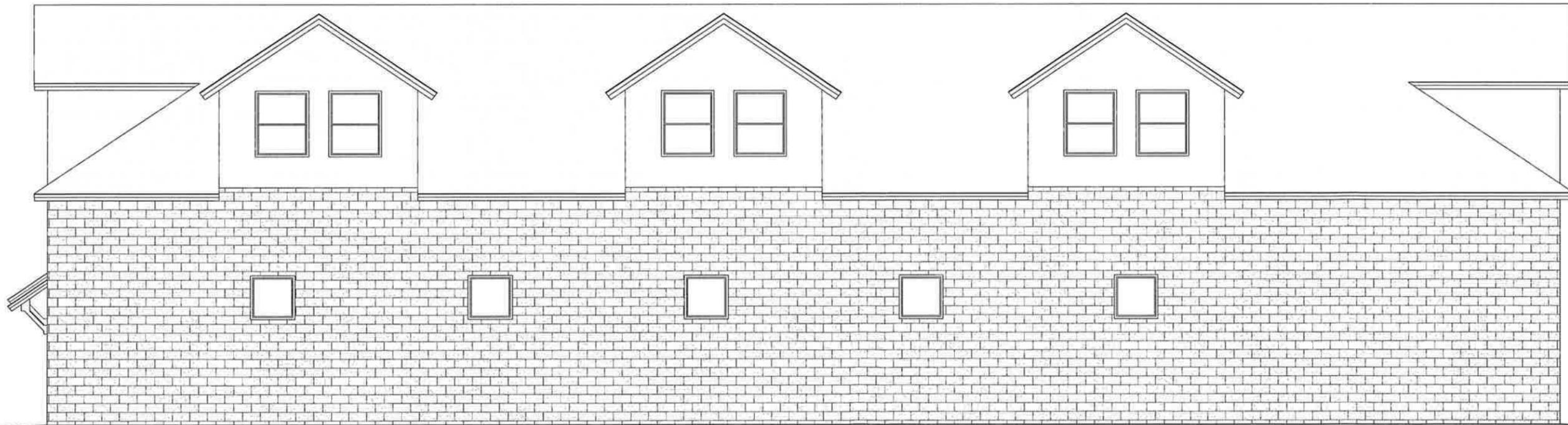
U0858-004-141

A3



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

VECTOR
ENGINEERS
SANDY, UTAH
(801) 990-1775
BY, GEORGE, UTAH
(801) 990-1776 FAX
(435) 628-5122
LAYTON, UTAH
(801) 937-2054

JAMES LAWRENCE
LAWRENCE SHOP
ELEVATIONS



U0858-004-141

A4

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Towle Subdivision Preliminary / Final Plat

FOR CONSIDERATION ON: 20 May 2014

PETITIONER: Kevin Towle

ACTION REQUESTED BY PETITIONER: Approve Final Plat

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Towle subdivision consists of 3 lots on 4.64 acres. The lots range in size from 41,188 to 83,660 square feet with an existing home to be left on lot 1. The development is located east of Elk Ridge Drive. The proposed development is in the CR-40,000 zone.

RECOMMENDED ACTION:

We recommend that preliminary and final approval of the proposed development be granted with the following conditions:

- The Planning Commission and City Council approve or provide direction on the location of sidewalks.
- An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development.
- Water policy be met.
- The Developer submits a cost estimate to the Engineer.
- The Developer submits a completed Alpine City Utility Easement Verification form.
- The Developer addresses redlines on the plat and plan.



Date: April 10, 2014

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: The Towle Subdivision – Preliminary & Final Review
3 lots on 4.64 acres**

Background

The proposed Towle subdivision consists of 3 lots on 4.64 acres. The lots range in size from 48,188 to 82,570 square feet with an existing home to be left on lot 1. The development is located east of Elk Ridge Drive. The proposed development is in the CR-40,000 zone.

Street System

The proposed development shows access from Elk Ridge with a new cul-de-sac named Elk Ridge Circle. The offset of road centerline at the intersection is 15 feet, which meets city code but does require the recommendation of the DRC and Planning Commission as well as the approval of City Council. The DRC has recommended this. The length of the cul-de-sac is well within the 450' maximum being 185' in length. Note 5 mentions that a cut of 6 feet and fill of 10 feet will be required to build the road. It was mentioned at concept that the use of retaining walls will not be required. A profile of the road design is submitted and meets design standards.

The typical street cross section shows sidewalk on both sides of the road. The proposed development does not show sidewalk along the right of way of Elk Ridge Drive that is part of this subdivision. Dev. Code 4.7.10 states that sidewalks "may" be required on both sides of streets dedicated to the public. The Planning Commission and City Council need to decide if what is proposed is acceptable or if more is required.

Sewer System

There is an existing 8-inch sewer line running in Elk Ridge that can serve the development. Sewer laterals would be built for all lots. Lot 1 is currently connected to a septic system, a sewer lateral would be stubbed to lot 1 and the home should be connected to the sewer during

construction.

On the westerly edge of Lot 2 there is shown a 20' sewer easement for the purpose of future development of properties to the north. Due to topography this is the best alignment for sewer needs of the northern property when it develops. The developer will need to work out an agreement with the City regarding the construction and payment of sewer being extended to the northern property line of Lot 2 for future sewer needs. Plan and profile of the sewer design were submitted and meet the design standards.

Culinary Water System

The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently an 8-inch water line in Elk Ridge that would serve the development. Previous calculations on the culinary water system model show connection to the 8-inch main with a new 8-inch main to serve the development. An 8-inch line will be required in the cul-de-sac as shown on the plan.

The Fire Chief will need to approve the location of the proposed fire hydrant.

3/4-inch service laterals and water meters would need to be installed for each new lot. Lot 1 is currently connected to the system.

Pressurized Irrigation System

There is currently an 8-inch pressurized irrigation line in Elk Ridge that would serve the development. Previous calculations on the pressured irrigation system model show connection to the 8-inch main with a new 4-inch main to serve the development. This is shown on the plans. Lot 1 is currently connected to the pressurized irrigation system. 1-inch laterals would be required to be installed for lots 2 and 3.

Storm Water Drainage System

The storm drain system is shown to drain eastward to the existing drainage ditch running along the property lines lots 2 and 3. A 40' easement is shown for the existing channel to where drainage naturally flows. Note 6g explains the requirements of Lots 2 and 3 regarding landscaping and keeping the drainage open when they apply for building permits. The ditch eventually connects to the storm drain system located in Elk Ridge further south of the development. Storm drain plans and calculations were submitted and accepted.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion during construction. A UPDES and Land Disturbance Permit will be required prior to construction.

General Subdivision Remarks

A variance was approved by the Board of Adjustments for the slope requirements December 12, 2013 as lots 2 and 3 would not meet those criteria. More information is available from the City Planner if needed.

The proposed subdivision is not within any of the City's adopted hazard zones, environmental studies for hazards were not required.

The water policy will need to be met for this development.

Street dedication for future development needs is shown.

A cost estimate for the improvements needs to be provided to the engineer.

The Alpine City Utility Easement Verification form needs to be completed and submitted.

There are some minor redlines to address on both the plans and plat

We recommend that preliminary and final approval of the proposed development be granted with the following conditions:

- **The Planning Commission and City Council approve or provide direction on the location of sidewalks**
- **An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development**
- **Water policy to be met**
- **The Developer submits a cost estimate to the Engineer**
- **The Developer submits a completed Alpine City Utility Easement Verification form**
- **The Developer addresses redlines on the plat and plan**



NORTH

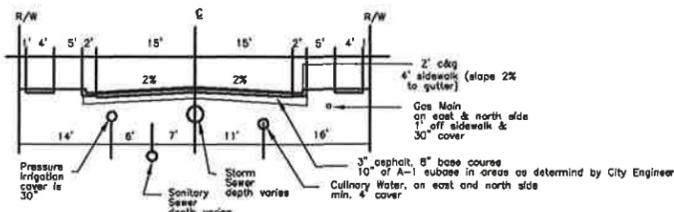


Utility Legend and Notes

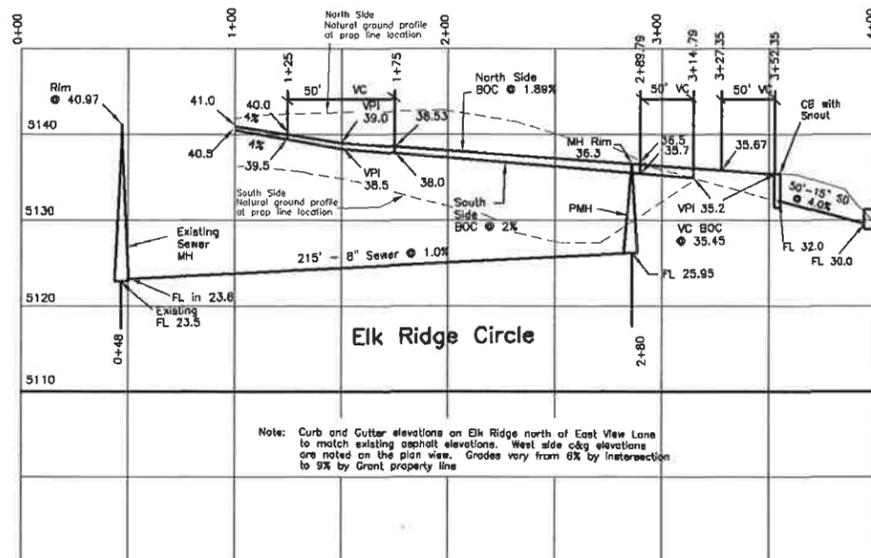
- Existing Sewer Line
- Proposed Sewer Line
- E.M.H. Sewer Manhole
- P.M.H. Proposed Sewer Manhole
- Existing Water Line
- Proposed Water Line
- E.F.H. Existing Fire Hydrant
- P.F.H. Proposed Fire Hydrant
- Existing Pressure Irrigation Line
- Proposed Pressure Irrigation Line
- Lot Setback per City Ordinance
- Public Utility Easement, 10' on front, rear, uncommon side

Curve Data Table

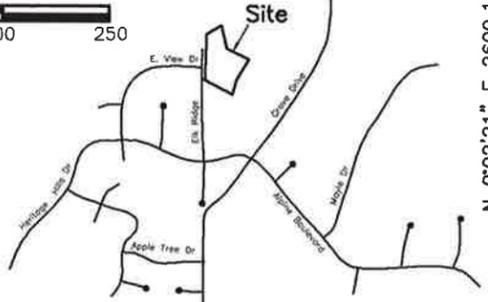
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C1	31.232'	S 45°15'48" E 28.154'	89°28'24"	20.00'	18.817'
C2	5.495'	N 82°07'47" E 5.477'	19°44'26"	20.00'	2.765'
C3	82.405'	S 75°56'38" E 59.631'	89°35'36"	60.00'	34.358'
C4	82.525'	S 6°44'40" E 76.172'	78°48'21"	60.00'	49.28'
C5	141.448'	N 89°48'10" W 110.895'	135°04'22"	80.00'	145.113'
C6	27.133'	N 51°08'04" W 25.10'	77°43'52"	20.00'	18.118'
C7	31.072'	S 42°28'32" W 28.04'	89°00'56"	20.00'	18.859'



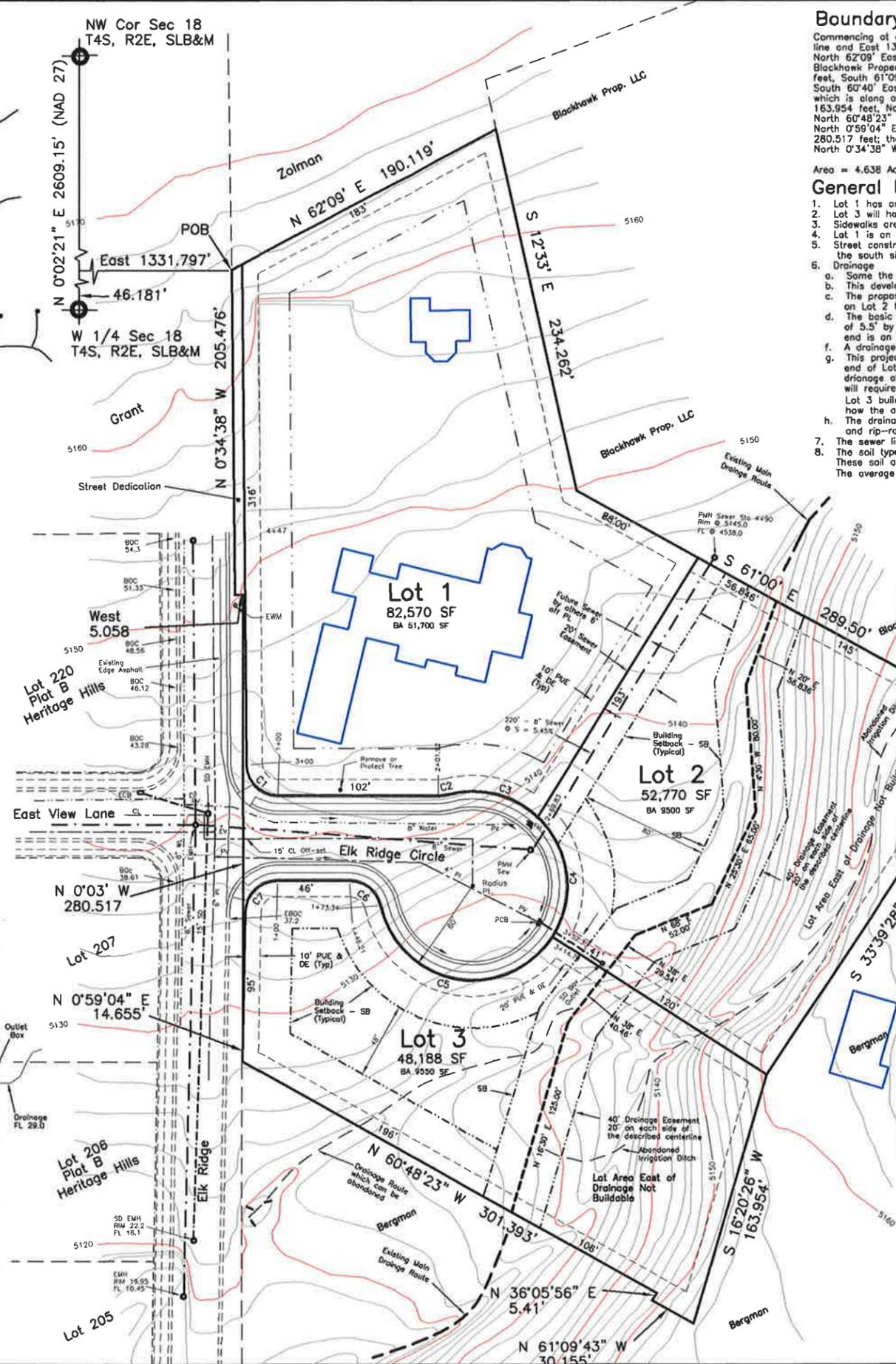
Typical 54' Street Cross Section NTS



Note: Curb and gutter elevations on Elk Ridge north of East View Lane to match existing asphalt elevations. West side c&g elevations are noted on the plan view. Grades vary from 6% by intersection to 5% by Grant property line.



Vicinity Map



Boundary Description

Commencing at a point in a fence line located North 0°02'21" East 46.181 feet along the section line and East 1331.797 feet from the West 1/4 Corner of Section 18, T4S, R2E, SLB&M; thence North 62°09' East 190.119 feet along Towle title (WD Entry 4397:2006); thence along Blackhawk Properties, LLC (WD Entry 142789:2005) as follows: South 12°33' E 234.262 feet, South 61°09' East 289.50 feet; thence South 33°39' W 21.159 feet; thence South 60°40' East 16.654 feet; thence along Bergman title (WD Entry 40267:2008 and Entry 46859:2011) which is along a fence line as follows: South 33°39'28" West 244.986 feet, South 16°20'26" W 163.954 feet, North 61°09'43" West 30.155 feet, North 36°05'56" East 5.41 feet, North 60°48'23" West 301.393 feet to the east boundary of Elk Ridge Street; thence along said street North 0°59'04" East 14.655 feet; thence North 0°03' West along Towle title (WD Entry 85426:2007) 280.517 feet; thence West 5.058 feet to Grant title (WD Entry 2785:1980); thence North 0°34'38" West along a fence line 205.476 feet to the point of beginning.

Area = 4.638 Acres

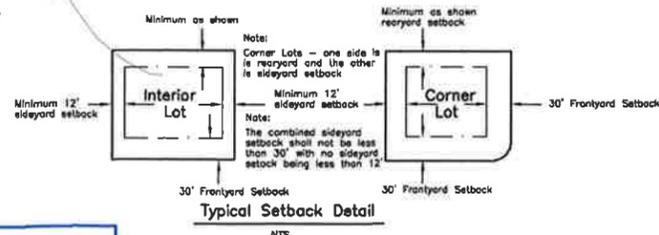
General Notes

- Lot 1 has an existing home which will remain.
- Lot 3 will have sewer lateral from Elk Ridge Street.
- Sidewalks are proposed for Lots 1-3 along Elk Ridge Circle. New sidewalk along east side Elk Ridge is not likely.
- Lot 1 is on a septic system located by the southwest corner of the home. Developer will stub a sewer lateral.
- Street construction for the cul-de-sac will require cut up to 6 feet on the north side and fill up to 6 feet on the south side from existing ground. Cut and fill slopes will not exceed 2:1 slope.
- Drainage
 - Some of the natural drainage has been altered by previously by others. The new and existing alignments are shown.
 - This development will match the existing drainage locations at the north and south ends.
 - The proposed drainage alignment through this project alters the existing alignment slightly in 2 locations. One is on Lot 2 to increase the buildable area. The other is at the northern end of Lot 3 to improve the alignment.
 - The basic existing downstream cross-section through the Bergman property is an average width of 5.5' by average depth of 2.5' with side slopes of 1:1. The average drainage cross-section at the northern end is an average width of 10' depth of 2.5', with side slopes of 3:1. This project will use the northern section.
 - A drainage easement of 40 feet in width is proposed, 20' on each side of centerline.
 - This project will improve the existing and new alignment from the lot line between Lots 2 & 3 to the south end of Lot 3. When Lot 2 receives a building permit it will be the responsibility of Lot 2 to improve the drainage alignment will similar cross-section as mentioned at the north end. The building permit for Lot 2 will require detailed cross-sections and contours for City Engineer approval prior building being issued.
 - Lot 3 building permit will require a grading plan showing how the abandoned drainage swales will be filled and how the alignment and grade of the drainage will work with the proposed site plan before approval.
 - The drainage easement between Lots 2 & 3 from the street to the main drainage will be swaled (10' wide x 1' deep) and rip-rapped. This is to provide a secondary means of drainage if the pipe system becomes plugged.
- The sewer line improvement between Lots 1 & 2 is the responsibility of others owning/developing property to the north.
- The soil type for this area is CcC & CrO per SCS mapping. These soils are gravelly/cobbly fine sandy loam. These soils are well drained, rapidly permeable and erosion hazard is moderate to severe depending on slope. The average slope of the drainage is 4% and erosion in high flow would be minimal if improved with proper treatment.

Surveyor/Engineer Notes and Certification

- The boundary is matching existing titles and Elk Ridge Street location as plotted by Plat B Heritage Hills Alpine subdivision.
- NAD 27 is the basis of being.
- Towle will need to get boundary line agreements with Blackhawk Properties, LLC and Grant before recording a final subdivision plat.

Surveyor/Engineer _____ Date _____



Preliminary Plat

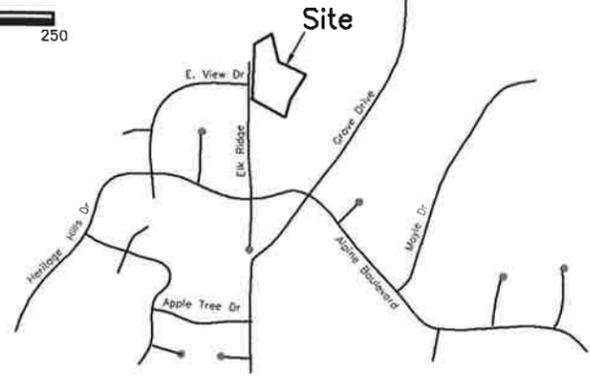
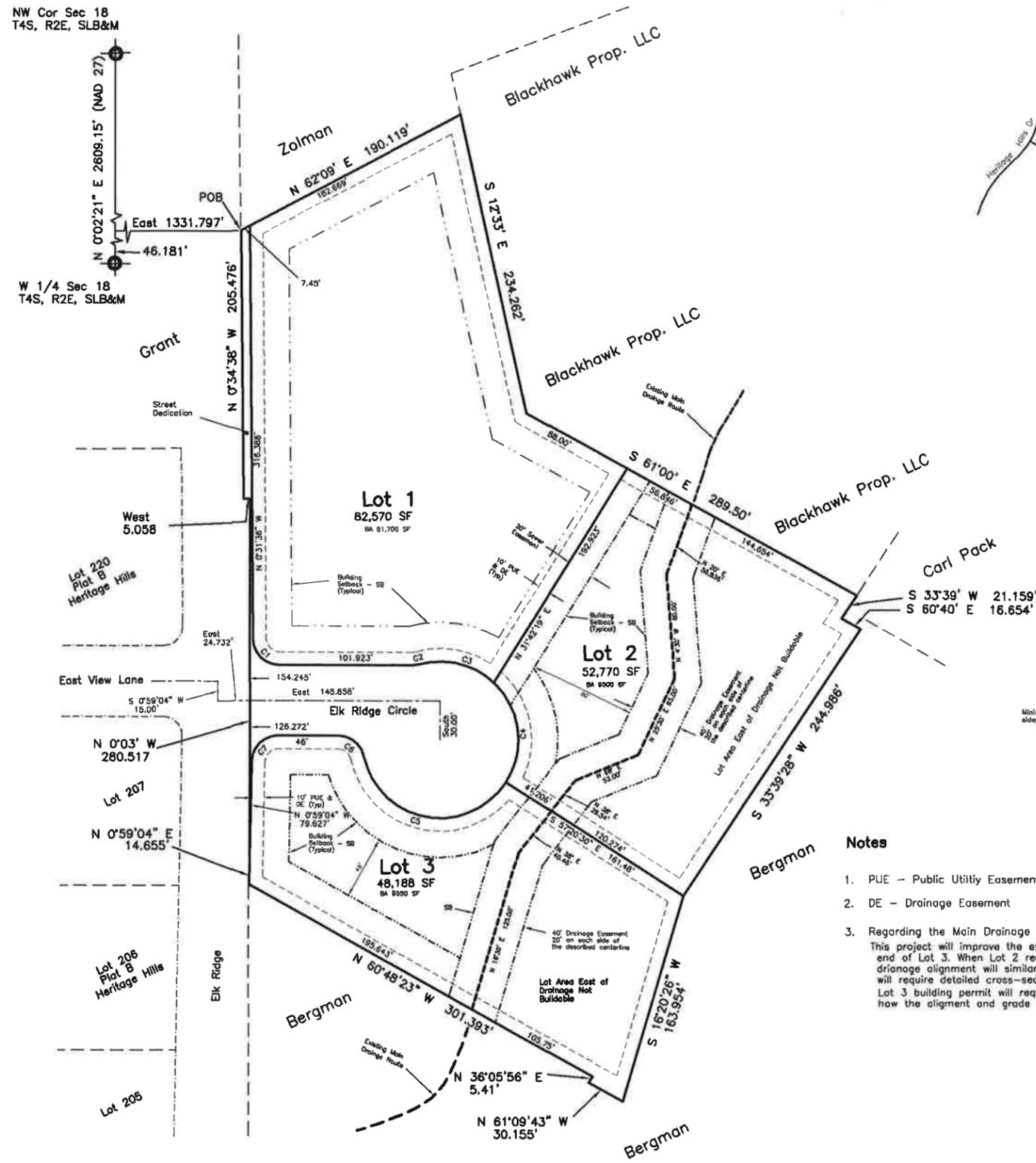
Towle Subdivision

RECEIVED MAY 05 2014
Alpine, Utah

Engineer: K. Edward Gifford 6163 W. 9600 N. Highland, Utah 84003 Phone 801-592-4150	Owner: Kevin Towle 1360 N Elk Ridge Alpine, Utah 84004 Phone 916-799-9494	Date: 2-24-2014 Update: 5-5-2014 Scale: 1" = 40' Drwg # 02-2014
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NW Cor Sec 18
T4S, R2E, SLB&M

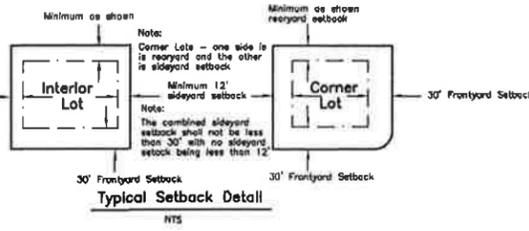
W 1/4 Sec 18
T4S, R2E, SLB&M



Vicinity Map

Curve Data Table

#	Arc	Chord	Bears	Delta	Radius	Tan
C1	31.232'	S 45°15'48" E	28.154'	89°28'24"	20.00'	19.817'
C2	5.495'	N 52°07'47" E	5.477'	13°44'26"	20.00'	2.763'
C3	82.406'	S 75°56'39" E	59.631'	59°38'36"	60.00'	34.358'
C4	82.525'	S 6°44'40" E	76.172'	78°48'21"	60.00'	49.29'
C5	141.448'	N 89°48'19" W	110.895'	135°04'22"	60.00'	145.113'
C6	27.133'	N 51°08'04" W	25.10'	77°43'52"	20.00'	16.118'
C7	31.072'	S 45°29'32" W	28.04'	89°00'56"	20.00'	19.659'



Notes

1. PUE - Public Utility Easement
2. DE - Drainage Easement
3. Regarding the Main Drainage Easement through Lots 2 & 3:

This project will improve the existing and new alignment from the lot line between Lots 2 & 3 to the south end of Lot 3. When Lot 2 receives a building permit it will be the responsibility of Lot 2 to improve the drainage alignment will similar cross-section as mention at the north end. The building permit for Lot 2 will require detailed cross-sections and contours for City Engineer approval prior building being issued. Lot 3 building permit will require a grading plan showing how the abandoned drainage swales will be filled and how the alignment and grade of the drainage will work with the proposed site plan before approval.

Address Table

Lot	Address
1	
2	
3	

Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:

Commencing at a point in a fence line located North 0°02'21" East 46.181 feet along the section line and East 1331.797 feet from the West 1/4 Corner of Section 18, T4S, R2E, SLB&M; thence North 62°09' East 190.119 feet along Towle title (WD Entry 4397:2006); thence along Blackhawk Properties, LLC (WD Entry 142789:2005) as follows: South 12°33' E 234.262 feet, South 61°09' East 289.50 feet; thence South 33°39' W 21.159 feet; thence South 60°40' East 16.654 feet; thence along Bergman title (WD Entry 40267:2006 and Entry 46859:2011) which is along a fence line as follows: South 33°39'28" West 244.986 feet, South 16°20'26" W 163.954 feet, North 61°09'43" West 30.155 feet, North 36°05'56" East 5.41 feet, North 60°48'23" West 301.393 feet to the east boundary of Elk Ridge Street; thence along said street North 0°59'04" East 14.655 feet; thence North 0°03' West along Towle title (WD Entry 85426:2007) 280.517 feet; thence West 5.058 feet to Grant title (WD Entry 2785:1980); thence North 0°34'36" West along a fence line 205.476 feet to the point of beginning.

Area = 4.638 Acres

K. Edward Gifford _____ Date _____

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 201__

Acknowledgement

State of Utah }
County of Utah } S.S.

On this ___ Day of _____, A.D. 201__ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ A Notary Public Commissioned in Utah
Notary Address _____ Printed Full name of Notary _____

Acceptance by Legislative Body

The _____ of _____, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this _____ Day _____, A.D. 201__

Approved _____ Attest _____
(See Seal Below) (See Seal Below)
Engineer Clerk-Recorder

Planning Commission Approval

Approved this _____ Day of _____, A.D. 201__, by the Alpine City Planning Commission
Director-Secretary _____ Chairman, Planning Commission _____

Approval as to Form

Approved as to Form this _____ Day of _____, A.D. 201__
City Attorney _____

Plat "A"
Towle

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SUBDIVISION
SCALE 1" = 50'

ALPINE,	UTAH COUNTY, UTAH		
Surveyor's Seal	Notary Public Seal	City Engineers Seal	Clerk-Recorder Seal

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: East View Plat F Preliminary Plan

FOR CONSIDERATION ON: 20 May 2014

PETITIONER: Patterson Construction Inc.

ACTION REQUESTED BY PETITIONER: Approve Preliminary Plan

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

This development was brought before the Planning Commission Tuesday March 18, 2014 and received concept approval. The proposed East View Plat F subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy Court. The proposed development is in the TR-10,000 zone.

RECOMMENDED ACTION:

We grant approval of the preliminary plan of the proposed East View Plat F subdivision with the following conditions:

- The Developer acquire Questar Gas approvals for the Utility Notification Form
- The Developer address the redlines on the plan and provide an updated cost estimate
- The Developer show and provide right-of-way dedication on the plat in the south west corner of Lot 9
- The Developer finalize the boundary issues prior to submitting for final review.
- Water policy to be met with Alpine Irrigation Company shares.



Date: May 9, 2014

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

Subject: **East View Plat F Subdivision – Preliminary Review**
9 lots on 4.15 acres

Background

This development was brought before the Planning Commission Tuesday March 18, 2014 and received concept approval. The proposed East View Plat F subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy Court. The proposed development is in the TR-10,000 zone.

Street System

The proposed development shows access from East View Drive via Patterson Lane. The plan shows a new cul-de-sac being built to provide the required frontage for the lots. Plan and profiles have been submitted for the streets and are in compliance with the development standards. Curb, gutter, and sidewalk are shown on both sides of all new streets.

There is a small right-of-way dedication that will be required on lot 9 where the Robert Patterson home is located.

Sewer System

There is an existing 8-inch sewer line running between East View Drive and Patterson Lane that can serve the development. Profiles have been submitted for the sewer design and are in compliance with the standards. 4-inch sewer laterals are shown for each new lot.

Culinary Water System

There is currently a 6-inch water line stubbed southward down Patterson Lane off East View

Drive. A new 8-inch line is shown to replace this stub and connect to the 6-inch main in East View. The Fire Chief will need to approve the location of the proposed fire hydrants. 3/4-inch service laterals and water meters are shown for each new lot.

Pressurized Irrigation System

There are currently two 2-inch pressurized irrigation lateral lines stubbed from East View Drive that are used for agricultural purposes. Both connections would be required to be capped and abandoned at the main line in East View. The westerly service would be relocated more southerly (closer) to the property it serves.

The plans show a new 8-inch main connecting at East View Drive and running along Patterson Lane with a 4-inch line installed to serve the Robert Circle cul-de-sac. 1-inch pressurized irrigation laterals are shown for the 8 new lots.

Storm Water Drainage System

The storm drain system is designed to flow to the existing storm drain system located in Grove Drive. There is currently a 15-inch storm drain line stubbed on the west side of Quincy Court for this purpose which the plans show connection to. Also, there is a storm drain sump at the southwest corner of East View Drive and Patterson Lane which has had drainage problems. The plans show corrections for this area. The city will participate in the costs associated with connecting this intersection to the East View storm drain system. There are some redlines on the storm drain system to be addressed. These details should be worked out prior to final approval and an updated cost estimate should be provided.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A UPDES and Land Disturbance Permit will be required prior to construction.

General Subdivision Remarks

There are some minor redlines to correct on the preliminary utility plan.

The utility form is missing Questar Gas approval.

It was mentioned at concept that there are boundary overlaps between the new development and properties to the north. There are locations where deed lines do not match existing fences. On the eastern side there is a sliver of property extending into what appears to be owned by Lot 3 of Quincy Court, but is not owned by that property owner. These boundary problems are being worked on and what is proposed is shown on the plan. They will be corrected on the final plat. It is recommended we do not grant Final approval until these issues are resolved.

The water policy will need to be met for this development. The applicant shows they will use

credits to meet this; however, Alpine Irrigation shares have been used to irrigate the property. It has been the policy of Alpine City to require irrigation shares to meet the water policy on properties that have been historically irrigated with irrigation shares.

We recommend that preliminary approval of the proposed development be granted with the following conditions:

- **The Developer acquire Questar Gas approvals for the Utility Notification Form**
- **The Developer address the redlines on the plan and provide an updated cost estimate**
- **The Developer show and provide right-of-way dedication on the plat in the south west corner of Lot 9**
- **The Developer finalize the boundary issues prior to submitting for final review.**
- **Water policy to be met with Alpine Irrigation Company shares.**

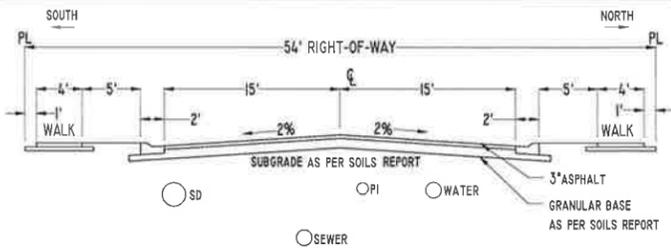
VICINITY SKETCH



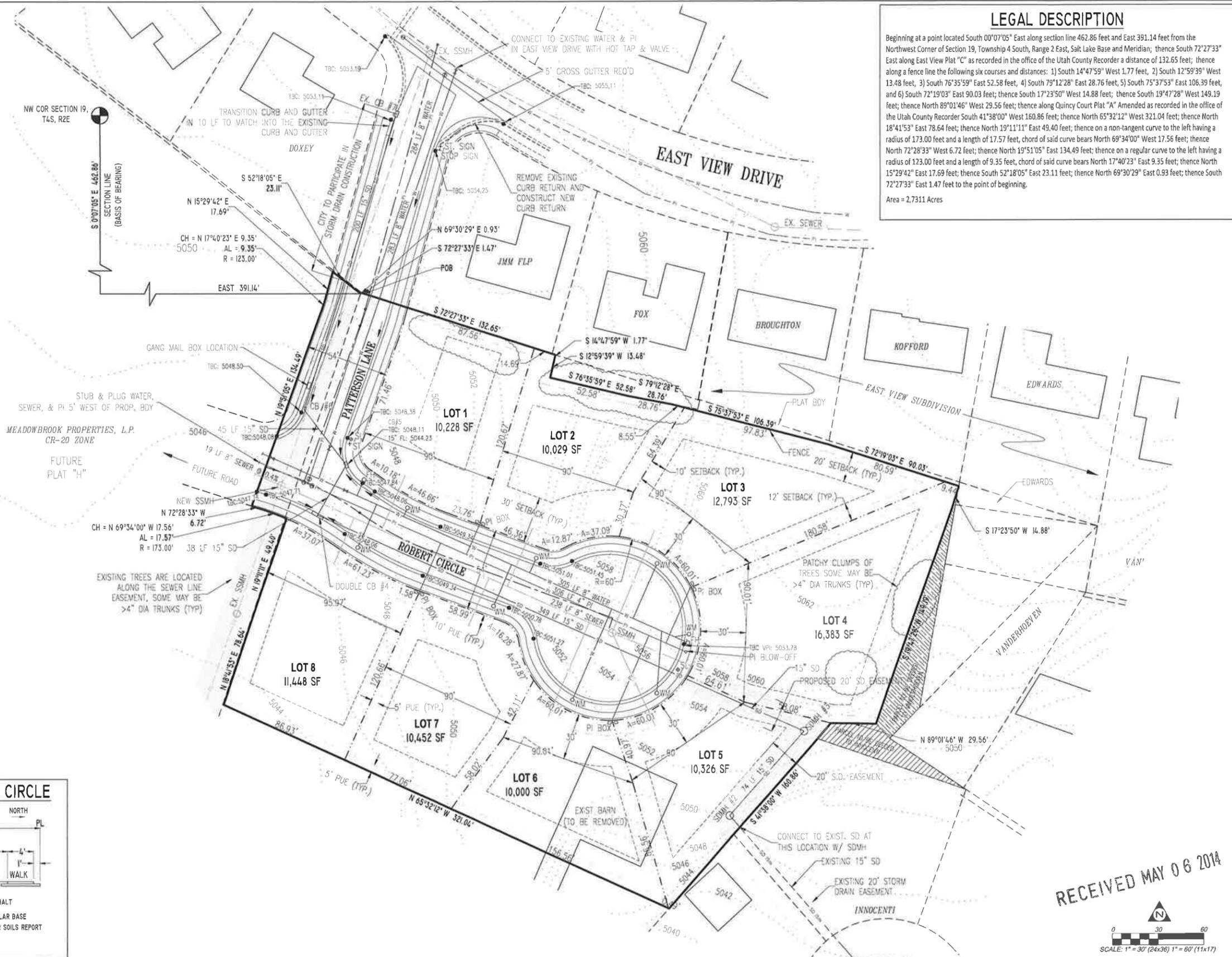
GENERAL NOTES

- EXISTING ZONE = TOWN RESIDENTIAL (TR-10,000)
- SETBACKS = FRONT 30', REAR 20', SIDE 10' MIN/22' TOTAL CORNER LOT SIDE YARD 30'
- ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS. ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.
- ALL ROADWAYS ARE PUBLIC ROADWAYS TO BE MAINTAINED BY ALPINE CITY.
- P.U.E.'S AS FOLLOWS = 10' FRONT, 5' REAR AND SIDES.
- PATTERSON LANE BY LOT 1 CONNECTING TO EAST VIEW DRIVE WILL BE CONSTRUCTED AS A FULL 54' STREET WIDTH.
- ALL SEWER LATERALS TO BE 4" WITH MINIMUM 2% SLOPE WITH CLEANOUT BEHIND CURB.
- ALL WATER SERVICE LINES TO BE 1" LINE WITH 1/2" METER AND STANDARD ALPINE CITY METER BOX AND SETTER.
- ALL ROOF GUTTERS AND DRAINS TO DRAIN TO SEPARATE SLUMP ON EACH LOT NEAR CORNERS OF PROPOSED HOMES. TWO SLUMPS FOR EACH BUILDING AVERAGE. SLUMP AND DRAINAGE DETAILS TO BE PREPARED WITH PRELIMINARY PLAT.
- SWPPP AND LAND DISTURBANCE PERMIT TO BE PREPARED AND APPROVED WITH FINAL PLAT.
- SEE SEPARATE STORM DRAINAGE CALCULATIONS.
- SEWER LATERALS TO BE PLACED 10 FEET FROM WATER LATERALS.
- ADJOINING PARCEL TO THE WEST (NOW IN CR-20 ZONE) TO BE THIRD PHASE WITH THE ABILITY TO BE SUBDIVIDED AT A LATER DATE.
- GEOTECHNICAL REPORT WILL BE PREPARED WITH PRELIMINARY PLAT.
- THE PREDOMINANT SOIL TYPE ON THIS SITE IS C₅C (CLEVERLY GRAVELLY FINE SANDY LOAM). THE SOIL IS WELL-DRAINED, >80' TO WATER DEPTH, AVAILABLE WATER CAPACITY = 5.4%, INFILTRATION RATE = 0.6 - 2.0 IN/HR. OTHER SOILS ON SITE = C₁₀D AND B₁₀D WITH SIMILAR CHARACTERISTICS.
- ZONING BOUNDARY CLARIFICATION WAS AFFIRMED FOR TR ZONE ON APRIL 1, 2003 FOR ROBERT PATTERSON PROPERTY.
- SURVEYOR = DAVE OR AARON THOMAS, R.L.S., 801-224-7308
- ENGINEER = STEPHEN E. SOWBY, P.E., 801-636-7150
- EXISTING CONTOURS FROM ALPINE CITY.
- THERE ARE NO KNOWN WATERWAYS, WATER COURSES, WETLANDS, FLOOD ZONES, FAULT LINES, DEBRIS FLOWS, OR ROCKSLIDES LOCATED ON THIS PROPERTY.
- THERE ARE NO IRRIGATION DITCHES ON THIS SITE THAT NEED TO BE MAINTAINED.
- SEE SEPARATE GEOTECHNICAL INVESTIGATION BY GEOSTRATA.
- PARCELS TO BE DEEDED TO INNOCENTI AND VANDERHOEVEN WILL BE COMPLETED WITH FINAL PLAT.
- BOUNDARY LINE AGREEMENT WILL BE NEEDED WITH FOX, BROUGHTON, AND KOFFORD.

TYPICAL 54' R.O.W. CROSS SECTION FOR ROBERT CIRCLE



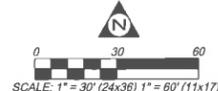
NOTES: LOCATION VARIES OF UTILITIES IN THE STREET.



LEGAL DESCRIPTION

Beginning at a point located South 00°07'05" East along section line 462.86 feet and East 391.14 feet from the Northwest Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 72°27'33" East along East View Plat "C" as recorded in the office of the Utah County Recorder a distance of 132.65 feet; thence along a fence line the following six courses and distances: 1) South 14°47'59" West 1.77 feet, 2) South 12°59'39" West 13.48 feet, 3) South 76°35'59" East 52.58 feet, 4) South 79°12'28" East 28.76 feet, 5) South 75°37'53" East 106.39 feet, and 6) South 72°19'03" East 90.03 feet; thence South 17°23'50" West 14.88 feet; thence South 19°47'28" West 149.19 feet; thence North 89°01'46" West 29.56 feet; thence along Quincy Court Plat "A" Amended as recorded in the office of the Utah County Recorder South 41°38'00" West 160.86 feet; thence North 65°32'12" West 321.04 feet; thence North 18°41'53" East 78.64 feet; thence North 19°11'11" East 49.40 feet; thence on a non-tangent curve to the left having a radius of 173.00 feet and a length of 17.57 feet, chord of said curve bears North 69°34'00" West 17.56 feet; thence North 72°28'33" West 6.72 feet; thence North 19°51'05" East 134.49 feet; thence on a regular curve to the left having a radius of 123.00 feet and a length of 9.35 feet, chord of said curve bears North 17°40'23" East 9.35 feet; thence North 15°29'42" East 17.69 feet; thence South 52°18'05" East 23.11 feet; thence North 69°30'29" East 0.93 feet; thence South 72°27'33" East 1.47 feet to the point of beginning.
Area = 2.7311 Acres

RECEIVED MAY 06 2014



TWIN PEAKS ENGINEERING & DESIGN
1189 N. 1270 E. AMERICAN FORK, UT 84003
STEPHEN SOWBY, P.E. 801-636-7150 stevesowby@yahoo.com

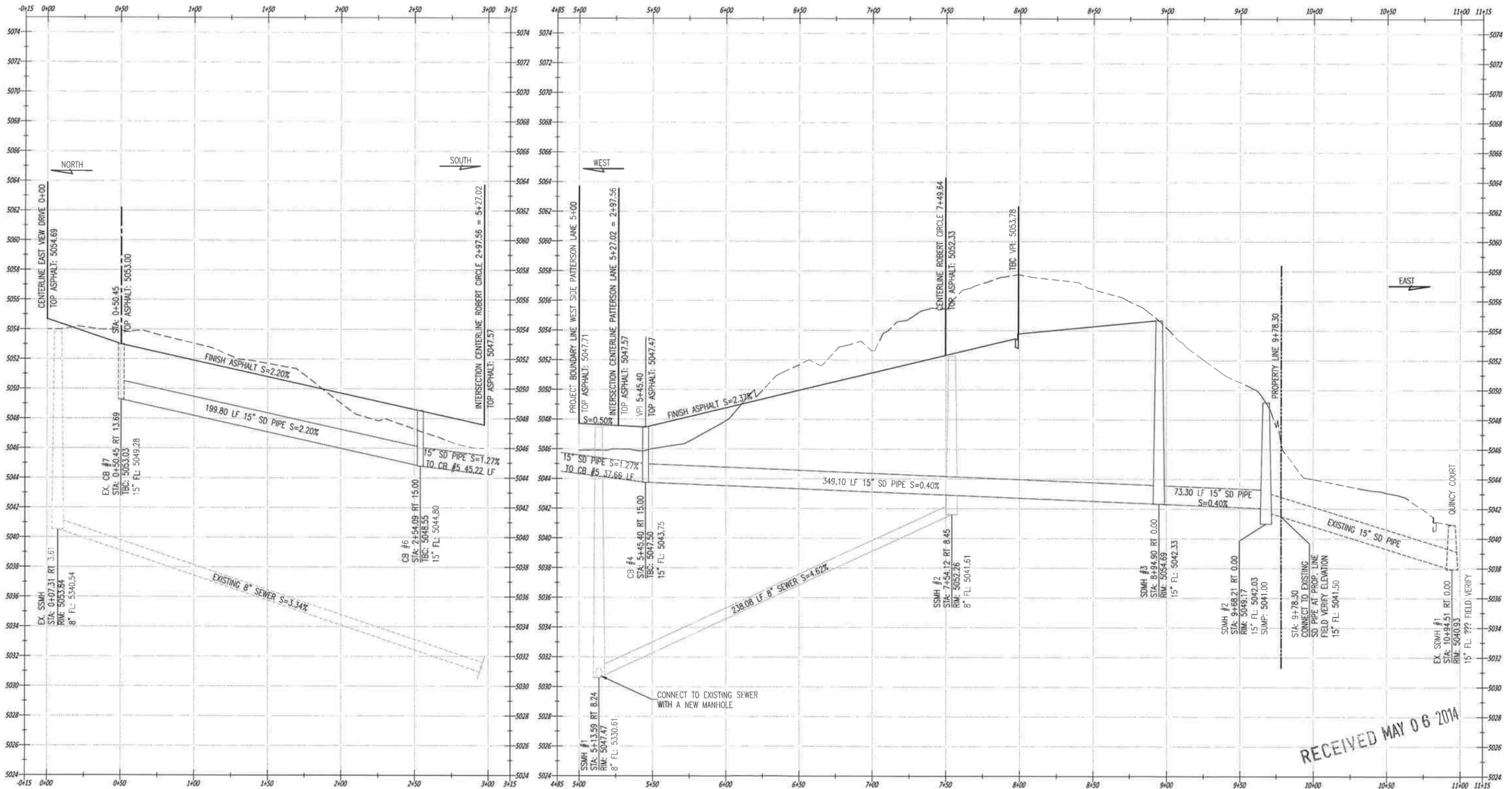
PATTERSON CONSTRUCTION
11038 N. HIGHLAND BLVD.
HIGHLAND, UT 84003 (801) 756-7303

ALPINE CITY - EAST VIEW PLAT "F" - PRELIMINARY

DESIGN BY: SES SCALE: 1"=30' (24"x36") SHEET EV1
DRAWN BY: RC DATE: 2 MAY 2014

PATTERSON LANE PROFILE

ROBERT CIRCLE AND STORM DRAIN EXTENSION PROFILE



RECEIVED MAY 06 2014

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan Update (Housing Diversity)

FOR CONSIDERATION ON: 20 May 2014

PETITIONER: General Plan Committee

ACTION REQUESTED BY PETITIONER: Discuss housing diversity within the City.

APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

In the fall of 2013, a proposal for a new townhouse overlay ordinance was discussed at the Planning Commission. The Planning Commission decided to table the discussion until the topic was discussed for the update of the General Plan. That proposed ordinance is attached.

Alpine City currently implements senior housing (overlay zone near roundabout) and accessory apartments (citywide in owner-occupied residences) into the city. Another similar form of housing that could be considered is detached accessory dwelling units (ADU). More information and ideas regarding ADUs is attached.

RECOMMENDED ACTION:

Provide suggestions and direction to staff.

Indicates major changes from the Senior Housing Overlay Zone language

ARTICLE 0.00 TOWNHOUSE OVERLAY ZONE (Ord. No.)

3.18.1 Findings. The City Council of Alpine hereby finds that **diverse housing** is a necessary component of a well-rounded and sustainable community. Further, the City Council of Alpine hereby finds that current demographic trends indicate a **need for a smaller housing option**. The City deems it necessary and desirable to address such trends by providing **an additional option to all demographics and allow the future residents to** engage in minimal or no individual yard care by providing for development of planned units with professional maintenance of common areas in a park-like setting. Carefully planned developments shall enhance the beauty of Alpine.

Definitions:

Townhouses. Multi-family housing (generally attached) that meets the Moderate Income Housing Requirement.

Purpose. The purpose of the Townhouse Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that **all demographics** can contribute to the community without ignoring legitimate concerns regarding impacts on surrounding residential areas.

Overlay Zone Created. To further the purposes stated herein, there is hereby established a Townhouse Overlay Zone within Alpine City in the Business Commercial Zone. In considering a request to rezone a parcel as a Townhouse Overlay Zone, the Planning Commission and City Council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and Zoning Ordinances;
 - B. Whether or not the application of the Overlay Zone may be injurious to potential or existing development within the vicinity;
 - C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood;
 - D. The proposed location is in proximity to the major arterial or collector streets;
 - E. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development;
 - F. The economic impact of the proposed facility or use on the surrounding area;
 - G. A demonstrable need for Townhouses in the area of the proposed location.
- A. It shall be the City Council's sole discretion to decide if a project should be a Townhouse Overlay within the intent of the ordinance as noted above.

Uses. The following uses shall be permitted in the Townhouse Overlay Zone containing one or a combination of both:

- A. Single or attached dwellings (nor more than **six** attached).
- B. Home Occupations shall be permitted.
- C. Accessory apartments will **not** be permitted in the Townhouse Overlay Zone.

3.18.6 Underlying Zone Development Standards and Regulations. All uses within the Townhouse Overlay Zone shall be conducted within buildings which conform to the requirements of the underlying zone.

3.18.7 Overlay Zone Development Standards and Regulations. The following development standards and regulations shall apply to all developments within the Townhouse Overlay Zone.

- A. **Parking for the Townhouse Overlay Zone will be a minimum of at least one additional parking space per 3 units;** additional parking will be determined by specific review by the Planning Commission.
- B. Setback shall be 30 feet in the front along a public street. The rear and side yard setbacks adjacent to residential property shall be 20 feet.
- C. Private travel ways shall provide safe and convenient vehicular movement to and from all off-street parking spaces. Private travel ways shall not be less than 20 feet width of asphalt.
- D. Minimum acreage for a Townhouse Project shall be two (2) acres and the maximum project area shall be six (6) acres and 32 units. The Planning Commission may recommend and the City Council may approve an exception to the maximum project size, not to exceed ten (10) acres.
- E. The maximum dwelling units per developed acre shall be **8 (per acre).**
- F. Professional Maintenance must be provided.
- G. Restrictive Covenants. The developer of a development within the Senior Housing Overlay Zone shall be required to establish restrictive covenants to limit occupancy to elderly persons and to carry out the conditions of the permitted uses and to assure that the uses approved for the development will be maintained. In addition the covenants must also include professional maintenance for the development. Such covenants shall be recorded to run with the land to insure against conversion to less desirable land uses. The City shall be party to the restrictive covenants and shall be able to enforce the restrictive covenants if necessary. The restrictive covenants cannot be changed or modified without the permission of the City.
- H. Architectural Character. The Planning Commission may, during the process of Site Plan Review, request the use of an architectural style, exterior color or material that would be most compatible with the purpose of the underlying zone district, assure greater compatibility with surrounding development, or create an aesthetically pleasing visual theme for the project. In the Gateway-Historic Zone the Architectural Guidelines shall be followed.
- I. **NOTE: Needs to be better defined - raise minimum "Landscaping"** Landscaping. Adequate landscaping shall be designed. Landscaping shall be of the same general character or better as yards in the neighborhood. Not less than 30% of the project shall be landscaped for the use and benefit of the residents. Land proposed to be used for parking, pedestrian walkways, and driveways shall not be included in meeting this landscaping requirement. A complete landscaping plan shall be provided at the time of preliminary review of the project showing a minimum of (2) trees with a caliper of 2 inches and (10) one-gallon shrubs per dwelling unit.
- J. **Open Space shall be provided. NOTE: A percentage of the project. Playground equipment & other family friendly activities shall be made available.**
- K. Utilities

1. Culinary Water. Each dwelling unit shall be serviced by the City's water system. The City may require individual water connections and meters for each unit or at their discretion authorize the use of oversize connections and a master meter for the project. Each unit shall be equipped with an easily accessible cutoff valve.
2. Sewer. Each unit shall be connected to the City's sewer system either by an individual or common lateral, whichever is determined applicable by the City.
3. Utilities to be underground. All utility systems shall be placed underground.

L. **Fencing: Project shall be fenced.**

3.18.8 Compliance With Subdivision Procedure. All proposed development within the Townhouse Overlay Zone shall be reviewed and approved in accordance with Alpine City's Subdivision Ordinance and with the following additions for concept approval (Ord. 2004-13, 9/28/04):

- A. Once the Planning Commission has given a favorable recommendation of the applicant's concept plan and the proposed zone change, the concept plan and zone change will be forwarded to the City Council for approval. After the City Council approves the concept plan the applicant will continue the planning process in accordance with the Alpine City's Subdivision Ordinance. The City Council shall continue to move forward with the applicable zone change. The actual zone change will coincide with City Council's approval of the final plat.

3.18.9 Compliance with Overlay Zone. All proposed development within the Townhouse Overlay Zone shall go through the Zone Change process to have the property zoned for the Townhouse Overlay Zone. Planning Commission will review the proposed zone change along with the concept plan and send a recommendation to the City Council.

3.18.10 Developer's Agreement. All developments in Townhouse Overlay Zone shall have a developer's agreement outlining the terms and conditions of approval.

3.18.11 NOTE: Figure out Public vs Private Street

Accessory Dwelling Units (Detached)

Public ADU Benefits

- Minimizes subsidies for affordable units
- Keeps growing/aging families together comfortably
- Maximizes use of existing infrastructure and services
- Alternative to unenforceable accessory apartment issue
- Increases Tax Revenues
- Promotes stable neighborhoods
- Moderate income housing requirement
- Easier to track and regulate

Private ADU Benefits

- Rental income for homeowners
- Separate living space for helping family
- Potential home office or guest house
- More appealing alternative to accessory apartments
- Increased property values
- Control over who rents in Alpine
- Opportunity to age in place

Summary of ADU Benefits

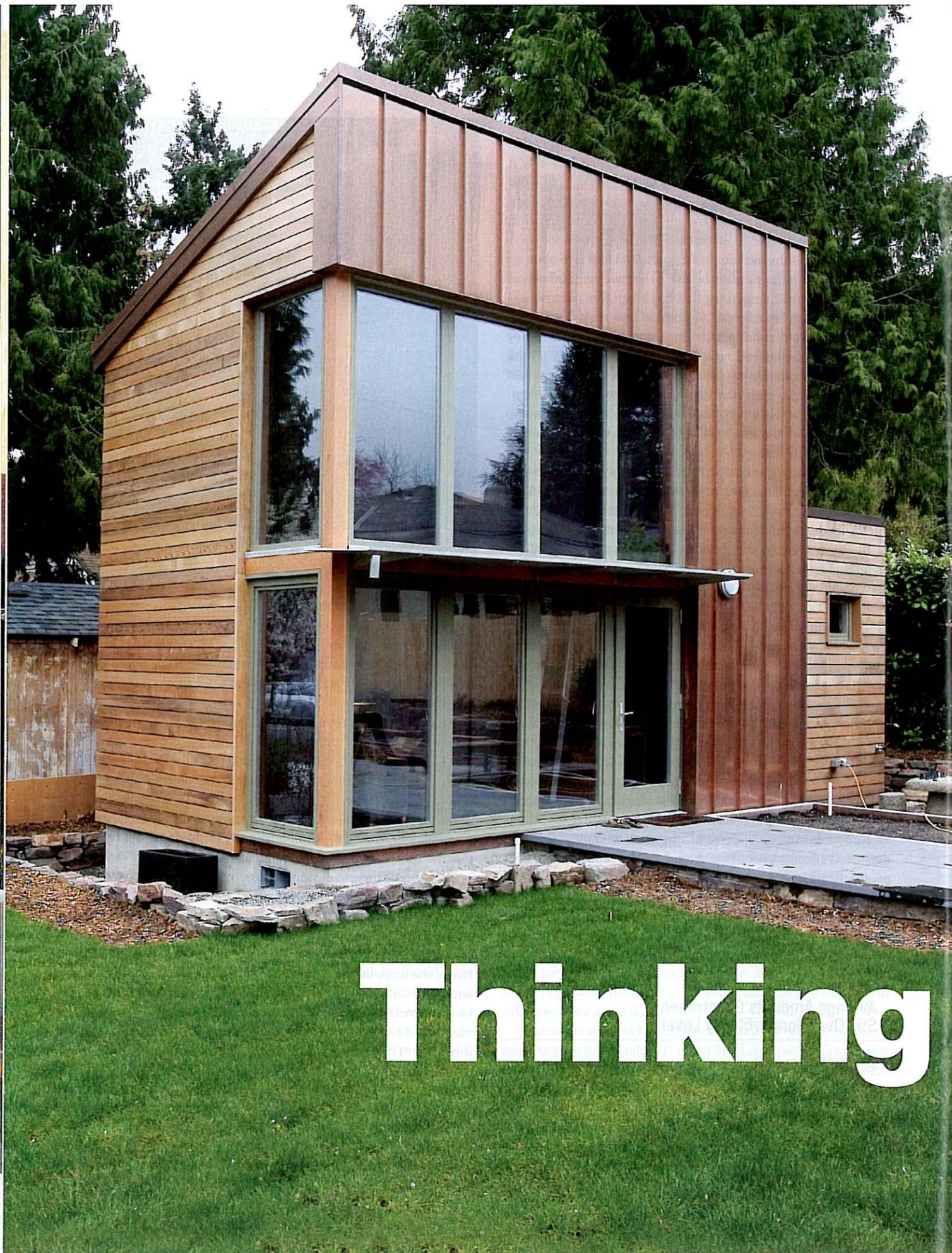
- Better uses existing infrastructure and services
- Generates community economic development
- Reduces costs for young families/elderly
- Water conservation
- Connects families

Who Typically Creates ADUs?

- Older singles/ couples
- Younger singles/couples
- People who travel often
- Middle-aged “empty nesters”
- Single Working Parents

Ideas for Mitigating Potential Impacts on Alpine City

- Off-street parking requirement (2 spaces per ADU)
- Minimum acreage zone to build ADU (30,000 sq. ft.)
- Require Business License regardless of use
- Primary Dwelling and ADU have same utilities
- Construct a restrictive use covenant to be signed
- Max of 650 sq. ft. building pad
- Maximum height of 24 feet
- Maximum of 10 built per year
- Cannot subdivide or sell ADUs
- ADU design similar to main dwelling



Thinking **small**

By Zach Patton

Photographs by David Kidd

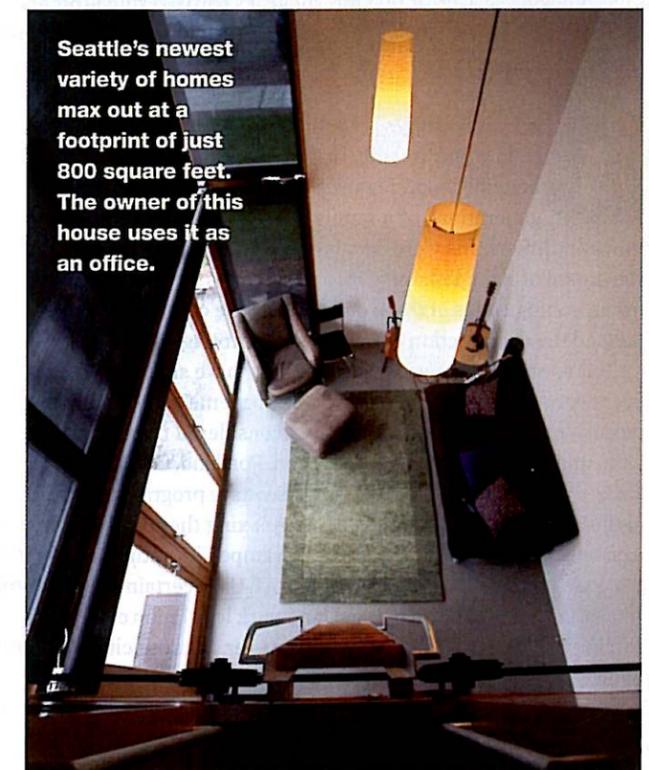
Cities are struggling to increase residential density without destroying their established single-family neighborhoods. In Seattle, that means the return of the backyard cottage.

It's chilly, gray and raining.

In other words, it's an utterly unremarkable spring day in Seattle, as the city's urban planning supervisor Mike Podowski pulls up to a home in the Columbia City neighborhood southeast of downtown. The large clapboard-and-cedar house is a charming two-story Craftsman, but Podowski's not interested. Instead, he makes a beeline for a freestanding structure in the backyard. "This is great!" he says, as the homeowner ushers him through a gate. "It's an ideal set-up."

Podowski has come to check in on one of Seattle's fastest-growing new modes of housing: the backyard cottage. Since 2006, the city has allowed homeowners to build stand-alone cottages—officially known as "detached accessory dwelling units"—behind existing single-family homes. At first, the zoning change only applied to a few neighborhoods on the city's south side, including Columbia City. But in November 2009, Seattle expanded the pilot program throughout the city, to any residential lot of at least 4,000 square feet. In the 18 months following the expansion, 57 backyard cottages have been permitted, and roughly 50 of those are either completed or nearly finished.

Like other mid-size cities that came of age in the first few decades of the 20th century, Seattle is made up largely of compact neighborhoods filled with single-family bungalows. Today, almost two-thirds of the city is zoned for single-family homes, so it's harder for Seattle to accommodate its growing population—the city swelled from 563,374 residents in 2000 to 608,660 last year—without spreading farther and farther into the forests of



Seattle's newest variety of homes max out at a footprint of just 800 square feet. The owner of this house uses it as an office.

the Pacific Northwest. That's partly why the city saw backyard cottages as an attractive new alternative, a way to add affordable housing options without a wholesale redesign of the city's signature neighborhoods.

These structures are small: Seattle's code limits them to a footprint of 800 square feet, and they max out at 22 feet tall. Construction costs typically range from \$50,000 to \$80,000, although more elaborate units can cost upward of \$140,000 to build. Some homeowners use the freestanding cottages as home offices, or as extra room for when relatives visit. Others are building them as in-law apartments for aging parents, or as crash pads for post-college children who can't yet afford their own place. But a large number of homeowners are actually renting the cottages to tenants. (City law requires that the homeowners live on the property at least six months out of the year.) In some cases, the owners themselves have moved into the backyard cottage in order to rent out the larger house facing the street.

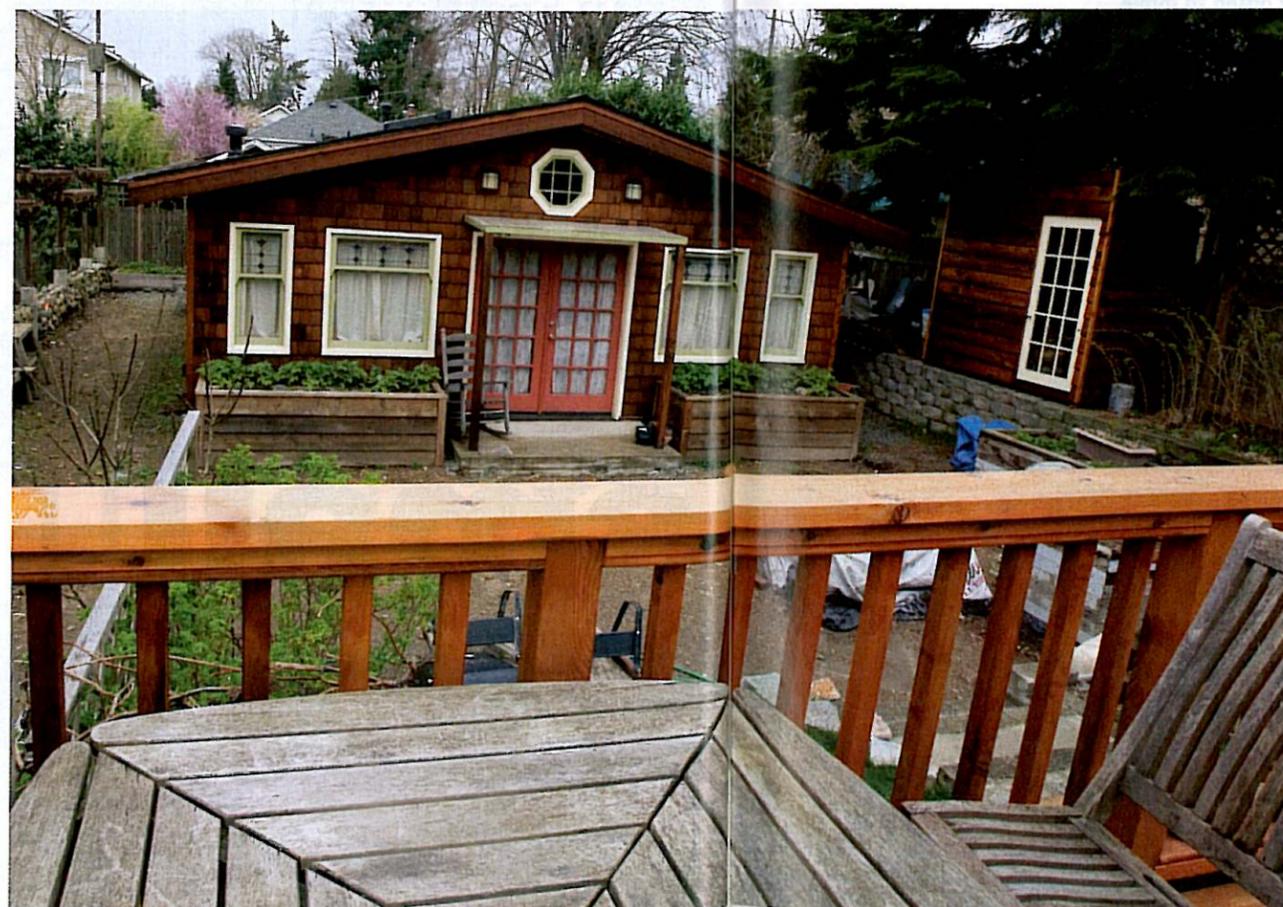
Seattle isn't alone in its experiment with accessory dwelling units (ADUs). Localities everywhere from California to Minnesota to Massachusetts are re-examining their zoning laws and considering the role that ADUs can play in the makeup of their urban design. To be sure, there are plenty of critics who say backyard cottages are a bad idea, that renting out tiny apartments to strangers will destroy the character of a neighborhood. "We're seeing both a continued resistance to [ADUs], but also a recognition that they provide a level of moderately priced housing," says John McIlwain, a senior housing fellow at the Urban Land Institute. The "growing driver," he says, are elderly parents who can't afford nursing care, or who simply would rather age in place with their families. "That's hard for a community to rally against," he says. "And once you cross that threshold, it's hard to exclude other uses for backyard cottages. We're going to be seeing a lot more of this style of housing in the next several years."

Backyard cottages are actually a throwback. Stand-alone in-law apartments, or "granny flats," were common neighborhood features a century ago when multiple generations of a family lived together. By the 1950s, however, Americans were decamping for the suburbs, pursuing the dream of a single-family home on a large tract of land. Many urban zoning codes of the second half of the century essentially banned the construction of new backyard cottages.

But as attitudes toward urban density have shifted in recent years—and as affordable housing has become scarce in many places—more and more cities have reconsidered the granny flat as an important part of a neighborhood. Portland, Ore., and Santa Cruz, Calif., both have strong backyard cottage programs. Chicago and Madison, Wis., have considered relaxing their prohibitions against ADUs. Denver last summer revamped its entire city zoning code and now permits stand-alone ADUs in certain neighborhoods. California in 2003 passed landmark legislation essentially forcing localities to allow ADUs. (However, because cities were allowed to design restrictions as narrowly as they wanted, the law hasn't had as much impact as it could have. Pasadena, for example, only allows ADUs on lots larger than 15,000 square feet, and mandates that an ADU have its own two-car garage. Only one



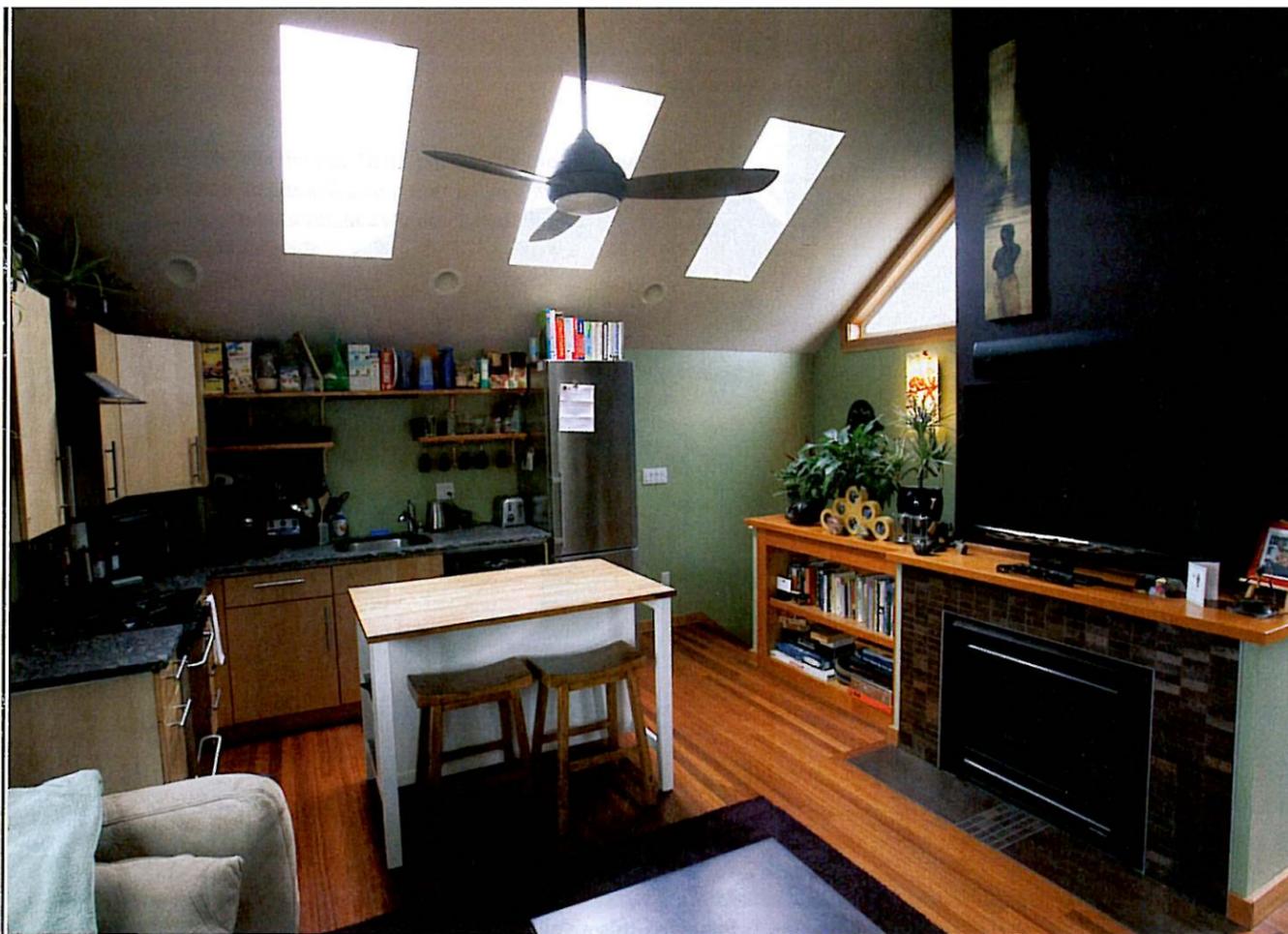
By allowing backyard cottages, Seattle hopes to provide a new affordable housing option. In the 18 months since the units have been allowed citywide, about 50 have been completed.



In homes this small, every inch counts. At right, a homeowner demonstrates how a custom-built Murphy bed maximizes space.



Critics fear the added density and new rental tenants will transform Seattle's treasured single-family neighborhoods.



When their son went to college, the homeowners at this property opted to move into their backyard cottage and rent out the "big house" in front.



So far, Seattle's backyard cottage boom has been evenly spread throughout neighborhoods across the city.



THINKING SMALL



Many of the cottages, like the one above, have alley access and a garage, making them feel less attached to the main house.

backyard cottage has been built in Pasadena since the 2003 law took effect.)

Not everyone is pleased. Critics say the additional residents put a crunch on available street parking. Some neighbors worry about privacy with a two-story cottage looming just over the property line. But the biggest concern tends to be the notion that allowing backyard rental cottages will irrevocably change the feel of a neighborhood. While Seattle was debating the cottages in 2009, one real estate agent called the city's proposal a "de facto rezone of the entire city," adding, "There will no longer be single-family neighborhoods in Seattle."

Podowski acknowledges that vocal objections from some critics made it "challenging to get the legislation passed. People are very protective of their single-family neighborhoods, and they weren't sure this was something that was going to fit in."

But after the city's three-year experiment with ADUs in the southeast part of town, Podowski's office conducted a survey of residents living near a permitted backyard cottage to gauge the impact the units had on neighborhoods. What the city found was something of a surprise. Eighty-four percent of the respondents said the ADUs hadn't had any discernible impact on parking or traffic. What's more, most people didn't even know they lived near an ADU, says Podowski. "More than half of them didn't even realize there was a unit next door. It really helped us to show that a lot of the fears people had about these were not going to be realized."

That positive feedback helped encourage the city to expand ADU zoning citywide. Council members also eliminated a cap on the number of backyard cottages that could be built in the city, and they rejected a proposed "dispersion" requirement, which would have limited the number of ADUs in a given neighborhood. The city prepared a design guide for homeowners, tips on being a good landlord and ideas for how to best respect neighbors' privacy. Since then, the 57 new permits for backyard cottages number "in the ballpark" of what the city had predicted, says Podowski, and they're evenly spread in neighborhoods across Seattle.

To hear Podowski tell it, the benefits of an ADU are relatively prosaic: They're good for aging parents, or the rental income can help offset a homeowner's mortgage. But in some ways, backyard cottages represent a bigger shift than that. "Cities are struggling with, 'How on earth do you increase density in a suburban neighborhood of single-family homes?'" says Witold Rybczynski, an urbanism professor at the University of Pennsylvania and the author of *Makeshift Metropolis* and other books on urban planning. "The backyard cottage is an easy first step toward densification," he says. Unlike high-rise residential towers or even mid-rise apartment buildings, Rybczynski says, backyard cottages "are an effective way to increase density without a radical change in neighborhood standards." With the twin challenges of accommodating an aging population and providing diverse housing options to an ever-growing pool of residents, an increasing number of cities may find a solution right in their own backyards. **G**

E-mail zpatton@governing.com

GOVERNING.com See expanded coverage and a photo tour of more of Seattle's new backyard cottages at governing.com/Seattle

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Design Standards Amendment

FOR CONSIDERATION ON: 20 May 2014

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Make recommendation

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)
Article 4.7 (Design Standards)**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed amendments regarding sidewalks reflect the DRC's recommendation. The DRC recommends that the ordinance not be amended to reflect a new classification for an emergency access road.

RECOMMENDED ACTION:

We recommend that Article 4.7 of the Alpine City Development Code be amended *[as proposed OR with changes the Planning Commission suggests]*.

ARTICLE 4.7

DESIGN STANDARDS

4.7.1 DESIGN STANDARDS

All subdivisions shall comply with the following standards unless an exception from one or more provisions of this chapter is approved by the City Council in accordance with the exception procedure of this ordinance.

4.7.2 GENERAL STANDARDS

1. The design and development of subdivisions, shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees.
2. Land subject to hazardous conditions such as slides, mud flows, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans.
3. The subdivider shall comply with landscape requirements of approval and mow and maintain vacant lots, keep sidewalks clear and streets swept during subdivision construction and until the lots are sold.

4.7.3 LOTS

1. No single lot shall be divided by a municipal or County boundary line.
2. A lot shall not be divided by a public road or alley or other lot.
3. Lot Lines. Side lot lines shall be at right angles or radial to street lines, except where justified by the subdivider and recommended by the Planning Commission and approved by the City Council.
4. Street Frontage. All residential lots in subdivisions shall front on a public street, or on a private street recommended by the Planning Commission and approved by the City Council. Double frontage lots are prohibited unless recommended by the Planning Commission and approved by the City Council.
5. Buildable Area. A Designated Buildable Area shall be not less than five thousand

4.7.4 STREETS AND STREET REQUIREMENTS

1. Subdivision plans shall be consistent with the Major Street Plan, which has been adopted as part of the Transportation and Circulation element of the General Plan of the City.
 - (1) Collector Streets (feeder). Where the area of a proposed subdivision includes any Collector class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - (2) Minor Streets (local service). Where the area of a proposed subdivision includes any Minor class streets, as shown on the Major Street Plan, the subdivision plan shall provide for such street in the approximate location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the

right-of-way and its improvement in accordance with the applicable City standards.

- (3) Arterial Streets. Where the area of a proposed subdivision includes any arterial class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
2. Through Traffic. Minor streets shall be laid out to encourage circulation but discourage through traffic. Subdivisions with 20 or more lots shall provide two working accesses to the development.
3. Stub Streets (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
 - (1) In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
 - (2) All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
 - (3) Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
 - The estimated cost to improve the stub street;
 - Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - The number of lots in the proposed subdivision that will be accessed from the improved stub street;
 - The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of the development if the adjacent property is ever developed.

- (4) Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on

private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.

- (5) Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.
4. Intersections. Intersections of minor streets with major streets shall be kept to the minimum.
5. Right-of-Way Width. Minimum right-of-way widths for local streets shall be the following:
 - (1) Arterial major street: 66 feet
 - (2) Collector street: 60 feet
 - (3) Minor street, rural road or frontage road: 54 feet
6. Roadway Width. Local streets shall have roadway widths and classifications as follows (add four feet [4'] for curb):
 - (1) Arterial street: 42 feet
 - (2) Collector street: 36 feet
 - (3) Minor street or frontage road: 30 feet
 - (4) (Rural roads: 26 feet) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
7. Road Shoulders. Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
8. Partial-Width Streets. All streets within and adjacent to a subdivision shall either have been previously conveyed to the City by deed or dedication or shall be shown on the final plat for dedication to the City for street purposes.

All streets shown on the final plat for dedication to the City shall conform to the minimum standards for street width and improvements for the entire width of the street, except that the City Council may accept the dedication and improvement of partial width streets provided:

- (1) That the proposed partial width street is located at the border of the subdivision and the land abutting the proposed uncompleted side of the street is not owned by the subdivider.
- (2) The width of the right-of-way of the partial width street shall be not less than thirty-nine (39) feet in the instance of a minor class street and forty-two (42) feet in the instance of a collector class street.
- (3) Upon approval of the City Council the improvements constructed on the partial width street may include: (a) the curb, gutter and sidewalk improvements adjacent to all abutting lots in the subdivision, (b) the water and sewer line, (c) a hard surfaced travelway portion having a width not less than one-half that required for the specified street class plus an additional twelve (12) feet of width, (d) all utility systems in the partial width street shall be located and constructed as set forth in City standards, and (e) storm drains.
- (4) That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.

- (5) That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited or is impaired by an access retainer strip ("nuisance" or "protective" strip).

9. Cul-de-sac Streets.(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
10. Number of Streets at Intersection. No more than four streets shall enter an intersection.
11. Angle of Street Intersections. Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council.
12. Centerline of Intersecting Streets. The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150') feet. An exception may be given to the off-set requirement of up to 15 feet as recommended by the DRC and Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04)
13. Curved Streets Preferred. In the design of subdivisions, curving streets shall be preferred to straight streets or rigid ninety degree grid systems.
14. Frontage on Arterial Streets. Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the DRC and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets. (Amended by Ord. 2004-13, 9/28/04)

4.7.5 STREET NAMES

Streets shall have the names of existing streets which are in alignment. There shall be no duplication of street names. All street names must be recommended by the Planning Commission for approval by the City Council, and opportunity shall be given to the Public Safety District and the City Recorder for review and recommendation prior to the approval of street names by the Planning Commission.

4.7.6 CURVATURE AND ALIGNMENT

1. Horizontal Curves. To ensure adequate sight distances, street roadway line connections shall be made by horizontal curves. The minimum centerline radii for minor streets shall be one hundred fifty feet (150') and of all other streets shall be three hundred feet (300'). On collector and arterial streets, a minimum tangent of

one hundred feet (100') shall be required between a curve and street intersection; a minimum tangent of one hundred feet (100') shall be required between reverse curves.

2. Vertical Curves. Vertical curves shall be used at all changes of grades exceeding one per cent (1%) and shall be designed to provide minimum sight distances of two hundred feet (200') for minor streets and three hundred feet (300') for all other streets, except that vertical curves for major streets shall be as determined by the current specifications of the Utah State Department of Transportation.
3. Where minimum vertical curve lengths cannot be met, the requirements in the AASHTO (American Association of State Highway Officials) publication, AA Policy on Geometric Design of Highways and Streets shall be used. The design of streets shall be based on a 25 mph design speed.

4.7.7 FRONTAGE ON MAJOR HIGHWAYS

Where a residential subdivision abuts a major highway or arterial street, frontage roads may be required.

4.7.8 ROADBED CONSTRUCTION STANDARDS FOR PAVED ROADWAYS FOR PUBLIC STREETS

Minimum roadbed grading and paving for local, collector, and arterial streets shall meet Alpine City Standards. The Planning Commission shall advise as to which streets, if any, within a proposed subdivision should be designed to meet collector or arterial or minor standards. Modification of such standards may be recommended by the Planning Commission and approved by the City Council for mountain areas, or unusual topographic conditions.

4.7.9 ROAD GRADES

All road and street grades (including common-use private roads) shall be designed as follows:

1. Arterial and Collector roads or streets: Limited to a maximum grade of ten per cent (10%). Sustained grades shall be limited to seven per cent (7%).
2. Minor roads or streets and common-use private roads: limited to a maximum grade of twelve per cent (12%). Sustained grades shall be limited to nine per cent (9%).
3. Cul-de-sacs with a negative grade progressing toward the turnaround shall be limited to a maximum grade of four per cent (4%). The cul-de-sac shall terminate with a grade not to exceed two per cent (2%) for the last one hundred feet (100') of traveled surface. The maximum grade of the bubble in a cul-de-sac is not to exceed 3%.
4. Street intersections: Have a vertical alignment such that the grade shall not exceed three per cent (3%) for a minimum distance of fifty feet (50') each way from the centerline of the intersection.
5. Maximum grades: Approved only when accompanied by changes to a lesser grade, and where length of that portion of that road at maximum grade is less than six hundred feet (600').
6. All changes in vertical alignment: Made by vertical curves with minimum length of two hundred feet (200') for minor streets and three hundred feet (300') for major streets. (See Section 4.7.6, item 3).

7. Roads in mountainous terrain: Shall be designed at less than maximum allowable slope in order that they can be safely negotiated and that snow can be removed during winter.
8. All cuts and fills must be treated with top soil and vegetated.

4.7.10 SIDEWALKS, CURBS AND GUTTERS

Sidewalks, curbs, gutters and planter strips ~~may~~ shall be required on both sides of all streets to be dedicated to the public. Sidewalks, curbs, planter strips and gutters may be required by the Planning Commission and City Council on existing streets bordering the new subdivision lots.

An exception to the requirements to construct sidewalks, curbs, gutters and planter strips may be granted with a recommendation from the Planning Commission and approval from the City Council. If an exception is granted, the cost to construct the sidewalks, curbs, gutters and/or planter strips that would have been spent for the development will need to be paid to Alpine City to be used for similar right-of-way improvements elsewhere in the city.

Planter Strip Requirements: (Amended by Ord. 2004-13, 9/28/04)

1. Double Frontage Lot Landscaping Requirements. The park strip or planter area in the City right-of-way on all rear lot frontages shall be fully landscaped by the developer or property owner. Full landscape shall be described as follows:
 - 1) Grass, irrigation, and street trees; or
 - 2) Colored, stamped decorative concrete and street trees with required irrigation;
 - 3) Irrigation standards will be determined by City Staff and available through standard
 - 4) Street trees shall be planted at least every 50 ft. Street trees shall be selected
2. Single Frontage Lot Landscaping Requirements. Planter strips in the city right-of-way shall be landscaped and maintained by the property owner. If street trees are desired, the trees shall be selected from the approved street tree list available from City Staff.

4.7.11 BLOCK STANDARDS

Block lengths shall be reasonable as recommended by the Planning Commission and approved by the City Council, and in total design shall provide for convenient access, quality of life, and circulation for emergency vehicles.

4.7.12 PEDESTRIAN CIRCULATION

Where blocks exceed one thousand feet (1,000') in length, pedestrian rights-of-way of not less than ten feet in width may be required by the Planning Commission through blocks where needed for adequate pedestrian circulation. Walk improvements (paving) of not less than five feet (5') in width shall be placed within the rights-of-way when required by the Planning Commission or City Council.

4.7.13 EASEMENT STANDARDS

1. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of ten feet (10'), apportioned equally in abutting properties.
2. Front-line easements are required. A minimum of ten feet (10') shall be allocated as a utility easement. Perimeter easements shall be not less than ten feet (10') in width, extending throughout the peripheral area of the development, if required by the Planning Commission or City Council.

3. All easements shall be designed so as to provide efficient installation of utilities or tree planting. Special guying easements at corners may be required. Public utility installations shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

4.7.14 UTILITIES TO BE UNDERGROUND

Unless the Planning Commission and City Council determine, upon application by the subdivider, supported by recommendation of the City Engineer, that it is not feasible to do so, all power lines, telephone lines, cable T.V. lines, and other normally overhead utility lines shall be placed underground by the subdivider.

4.7.15 ALLEYS

The Planning Commission may approve service access to the interior of blocks where deemed to be in the public interest, in which case such alleys must be indicated in the Preliminary Design Plans and on the Final Plat.

4.7.16 SANITARY SEWAGE DISPOSAL - GENERAL REQUIREMENTS

Sanitary Sewerage System Required. The subdivider shall provide, or have provided, a piped sanitary sewerage system to the property line of every lot in the subdivision. The sewerage system shall meet the minimum standards and requirements of the Local Health Officer, the State Division of Environmental Health, and this Ordinance. All sewer lines shall be located in the street unless approved by the City Engineer and Public Works Director. In the event that a sewer line is constructed outside the street, the easement shall be 20 feet and shall be shown on the plat. All sewer lines should be located on the south and west sides of the street.

4.7.17 WATER SYSTEM - PUBLIC SYSTEM REQUIRED

In any subdivision, the subdivider shall provide, or have provided, a piped public water supply to the property line of every lot. The water system shall meet the minimum standards and requirements of the Utah State Division of Health, this Ordinance, and Utah State Section of Forestry and Fire Control, wherever the subdivision is located near forested, grassy or brushy lands. All water lines shall be ductile iron pipe with a minimum diameter of eight inches. Water lines shall be placed on the north and east sides of the street.

- 4.7.17.1 Installation of Pressurized Irrigation System Required.** In any subdivision, the subdivider shall provide, or have provided, a piped pressurized irrigation system to the property line of every lot. The system shall be installed according to the requirements set forth by the City Engineer.

4.7.18 STORM DRAINAGE AND FLOOD PLAINS

1. Drainage System. Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for the drainage system for each section indicated.
2. Design. The drainage and flood plain systems shall be designed to:
 - (1) Permit the unimpeded flow of natural water courses.

- (2) Ensure adequate drainage of all low points.
- (3) Ensure applications of the following regulations regarding development in designated flood plains:
 - a. Construction of buildings shall not be permitted in a designated flood way with a return frequency more often than a 100-year storm.
 - b. Building construction may occur in that portion of the designated flood way where the return frequency is between a 100-year and a maximum probable storm provided all usable floor space is constructed above the designated maximum probable flood level.
 - c. Where flood way velocities are generally determined to be under five feet (5') per second and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.
 - d. Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary land fills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation.
 - e. Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated flood way constitutes an encroachment and must be approved by the Planning Commission, before accomplishment.
 - f. Existing lots that contain land in the floodplain area shall contain a minimum area outside the floodplain corresponding to the underlying zone. For example, a lot in the TR-10,000 zone must have at least 10,000 sq. ft of land which is an elevation at least two feet above the elevation of the 100-Year Recurrence Interval Flood. CR-20,000 lots in a floodplain must have at least 20,000 sq. ft. of land that is two feet above the 100-Year Recurrence Interval Flood. A CR-40,000 lot in a floodplain must have at least 40,000 sq. ft. of land that is two feet above the 100-Year Recurrence Interval Flood. Whenever 100-Year Recurrence Interval Flood data is not available, the required area as described above will be five feet above the elevation of the maximum flood of record. (Ord. 2004-13, 9/28/04)
- (4) Insure that lots are adequately drained into the city storm drain system as required by the Development Review Committee (DRC). (Ord. 2004-13, 9/28/04)

3. Drainage System Plans

- (1) The drainage system shall be designed to consider the drainage basin as a whole and shall accommodate not only runoff from the subdivision area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and "upstream" from the subdivision itself, as well as its effects on lands downstream.
- (2) All proposed surface-drainage structures shall be indicated on the plans.
- (3) All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans.

- (4) Detention basins must be designed to accommodate the 50-year storm. The basins must be designed to drain at a controlled rate, not to exceed 0.2 CFS per acre.
 - (5) The minimum allowable pipe size for any portion of the storm drain system shall be fifteen inches.
4. Detention and Retention Basins. Detention basins shall be designed to accommodate a 50-year storm. Retention basins shall be designed to accommodate a 100-year storm. The basins shall be designed to drain at a controlled rate, not to exceed 0.2 CFS per developed acre. Detention/retention basins shall be graded to a 4:1 slope and seeded and sprinkles shall be installed upon recommendation of the Development Review Committee (DRC) and the Planning Commission to the City Council. (Ord. 2002-14)

4.7.19 IRRIGATION SYSTEMS

1. Where an existing irrigation system consisting of open ditches is located on or adjacent to a proposed subdivision, complete plans for relocation or covering, or other safety precautions shall be submitted with an application for preliminary approval of a plat.
2. All irrigation ditches in subdivision/site plans shall be piped underground. Certain ditches that are legally required to be left open by Alpine Irrigation Company are exempt. (Amended by Ord. 2004-13, 9/28/04)
3. Obtain written approval from the irrigation company or easement holder or private ditch owner for any plan that involves irrigation ditches. The irrigation company shall sign off on the final plan.
4. All piped irrigation and drainage systems shall have approved grates.

4.7.20 TRAILS AND WALKING PATHS AND OPEN SPACE

The plat for the subdivision shall incorporate and include any trail shown on the master trail plan in the location shown on the plan. Where trails have been previously constructed or identified on approved subdivision plans for adjacent properties the trail locations shown on the proposed subdivision plan shall provide for the logical connection to the existing trail.

The plat shall show the width of trails, where located, type of trail, and shall comply with the City Master Trail Plan and Open Space Ordinance. Trails and open space shall be clearly marked and identified.

4.7.21 DERELICT PARCELS PROHIBITED (Ord.93-04, 5/11/93)

No subdivision plat shall have the effect of creating a derelict parcel. Any such parcel must be attached to adjacent lots rather than allowed to remain as an independent parcel. Privately owned protection or retainer strips shall not be permitted.

It is unlawful to divide real property in such a way that a parcel of property is created or left behind that cannot be developed according to the ordinances of Alpine City governing zoning and subdivisions, and other applicable laws, regardless of whether or not a subdivision plat is required for the division. Examples of such divisions include, but are not limited to, nuisance or protection strips, parcels created or left for the sole purpose of denying or restricting another property owner access to his or her property, parcels with insufficient square footage for building, and parcels that do not abut on a dedicated street. (Ord. 93-04, 5/11/93.)

4.7.22 UNIMPROVED RESIDUAL LOTS NOT PERMITTED

No subdivision plan shall have the effect of leaving a residual zoning lot for which the required subdivision improvements: (1) have not been previously constructed, or (2) are not to be included as part of the required improvements for the proposed subdivision. For purposes of this section a residual zoning lot shall be construed to include a parcel created by the proposed subdivision but not included as a lot on the final plat, which qualifies as a zoning lot, but because of insufficient size, dimension or other limitation is not readily capable of further division in accordance with the requirements of the zoning ordinance.

4.7.23 WATER RIGHTS REQUIRED TO BE CONVEYED TO THE CITY. (Ord. 95-09: 3/28/95)

4.7.23.1 Water Rights Required - Determination of Amount. Any person proposing to subdivide land with the City shall, as a condition of subdivision approval, convey to the City water rights that entitle the owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the subdivision. The amount of water rights required shall be determined as follows:

1. **Residential Uses.** Amount based on the total lot area of the subdivision and the number of lots within the subdivision, in accordance with the following formula:

Water Right Requirement (in acre feet) = $1.66 \times \text{area in lots (in acres)} + .45 \times \text{number of lots}$.

2. **Other Users.** An amount sufficient to satisfy the projected needs of the proposed development, as determined by Alpine City.

4.7.23.2 Rate of Flow. In addition to the annual quantity of water, determined in accordance with paragraph A above, the water rights conveyed to the City shall entitle the owner to divert the water at a rate of flow sufficient to meet the demands imposed for peak use during the summer months of July and August.

4.7.23.3 Type of Water Rights Acceptable For Conveyance. Water rights proposed for conveyance to the City shall be of a type which allow for municipal use within the City, or, if not, the water rights must be of the type which can be amended to provide for municipal use in accordance with the procedures of Utah's change application statute, Utah Code Ann. ' 73-3-3. The developer shall make application to the State Engineer and shall pay all costs associated with the application. The water rights may include one or a combination of the following as recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council.

1. **Alpine Irrigation Company Stock.**

Primary Shares - One-third (1/3) share for each acre foot of water right required.

Secondary Shares - One full share for each acre foot required.

2. **Other irrigation water stock or water rights** sufficient water rights to equal the number of acre feet required for the proposed development, after any reduction in quantity by the State Engineer.
3. **Well Rights.** The right to divert from a well source. These water rights shall be evidenced by an approved application to appropriate, an underground water claim or court decree.
4. **Previously Conveyed Rights.** Assignment of interest in water shares or credits to the use of water which have been previously conveyed to the City in anticipation of

development (e.g., Busch Well).

5. **Cash.** The City may determine that cash may be given in lieu of other water rights for the purpose of developing new water sources. The cash amount shall be determined by taking the number of shares required times the current market value of Alpine Irrigation Company shares multiplied by 125%.

Prior to acceptance of water rights, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right which it determines to be insufficient in annual quantity or flow rate, or not reasonably likely to be approved for change to municipal purposes within the City by the State Engineer. In determining the quantity of water available under the water rights, the City will evaluate the priority of the water rights and the historic average quantities of water available to the water rights.

4.7.23.4 Supply and Delivery Facilities May Be Required. In addition to furnishing water rights, the subdivider/owner may be required to pay all costs required to construct the needed facilities to supply, store and distribute the water in accordance with the culinary waterworks system component of the Alpine City Capital Improvements Plan as reflected in Ordinance No. 93-09 and any subsequent amendments thereto; the adequate public facilities requirement at adopted level of services standards as established by the Alpine City Construction Standards reflected in the Subdivision Ordinance pursuant to Ordinance No.93-10 and any subsequent amendments thereto; and the studies and analysis with respect to the Alpine City culinary waterworks system which were part of the Alpine City impact fee study; and the adoption of the connection and impact fees for the culinary waterworks system. Items of construction may include, but are not necessarily limited to, wells, storage reservoirs, spring development, pressure regulating stations, booster pumping stations, distribution lines, etc.

4.7.23.5 Status of Previously Conveyed Water Rights. All water rights previously conveyed as part of the annexation process shall be considered as a credit toward satisfying the requirements of this section.

4.7.23.6 Adjustments to Water Conveyance Requirements Permitted Under Certain Circumstances. Where the subdivision contains lands where, as a result of topographic features (e.g., steep slopes) or other environmentally sensitive or fragile conditions, the availability of irrigation water for use on the lot, or other conditions, will be permanently restricted from any use or activity requiring the use of water from the City's culinary water system, the City may reduce the amount or water rights required to be conveyed in an amount commensurate with the portion of the lot so restricted against the use of water. Any request for reduction shall include enforceable provisions for securing the restricted condition in a form to be approved by Alpine City.

4.7.23.7 City May Purchase Surplus Water Rights. In the event that the quantity of water available under the water rights historically used on the parcel proposed for the development is greater than that required to meet the water rights conveyance requirement, the City shall have the right of first refusal to purchase the surplus shares of water rights.

4.7.23.8 Time of Conveyance. The conveyance of title to the water rights, free and clear of all liens, encumbrances and claims of any nature, shall occur prior to, or concurrent with, or as a condition of the final plat by the City Council, at or before the time of plat recordation.

4.7.23.9. Hardship Relief Provisions

1. **Hardship Relief Petition.** Any applicant for subdivision approval, either prior to or

concurrent with the submission of an application for approval of a preliminary design plan or preliminary plat, may file a hardship relief petition with the City Recorder seeking relief from all or a part of the water rights acquisition policy requirements as contained in this ordinance on the basis that the requirements, as applied to the applicant or the specific property for which development approval is being requested, has no reasonable relationship to the needs created or benefits conferred upon the proposed development, does not demonstrably benefit the proposed development, is duplicative, results in the deprivation of all reasonable use of the property, or is otherwise unlawful pursuant to the standards of applicable case law or statutes then in effect.

2. **Economic Hardship Standard.** For the purposes of this ordinance, a substantial economic hardship shall be defined as applying the requirements of the water rights acquisition policy in such a manner that it has no reasonable relationship to the needs created or benefits conferred upon the proposed development, does not demonstrably benefit the proposed development, is duplicative, results in the deprivation of all reasonable use of the property, or is otherwise unlawful pursuant to the standards of applicable case law or statutes then in effect. The Planning Commission and City Council shall not find a substantial economic hardship if such a hardship is self imposed. The mere fact that the land or parcel of property in question has not historically had water rights associated with it is not a sufficient basis to determine the existence of a substantial economic hardship. The City Council may not modify or grant the petitioner relief from any of the provisions of the Alpine City water rights acquisition policy unless it finds that granting the petition will not substantially affect the General Plan, will not be contrary to the public interest, and will not undermine the ability of Alpine City to provide water rights in a sufficient amount to meet the reasonable needs of its residents for culinary, irrigation, fire protection and other purposes.
3. **Information to be Submitted with Hardship Relief Petition.** The hardship relief petition must be submitted in a form acceptable to the City, shall be signed by the applicant and verified and must be accompanied by a minimum of the following information:
 - (1) Name of the applicant;
 - (2) Name and business address of the current owner of the property and form of ownership;
 - (3) Nature of the interest owned by the applicant in the subject property;
 - (4) A complete description of all water rights and/or water shares owned by the applicant;
 - (5) A complete description of all water rights and water shares, which have been utilized on the subject property during the ten (10) years prior to the date of the application;
 - (6) A description of all water rights and water shares conveyed to the City by the applicant, related to the subject property;
 - (7) A description of any water rights or water shares conveyed to the City by any prior owner of the subject property during the ten (10) years prior to the date of the application, related to the subject property;
 - (8) A complete description of the disposition or sale of any water rights or water shares related to the subject property during the ten (10) years prior to the date of the application;

- (9) All studies and reports prepared by the applicant, their agents or prior owners regarding water usage and/or availability of water related to the subject property during the previous ten (10) years prior to the date of the application;
- (10) A report in a form acceptable to Alpine City showing all recorded liens, encumbrances and ownership interests related to all water rights and water shares related to the subject property as of the date of the petition;
- (11) Copies of all relevant documents evidencing or relating to water rights and water shares related to the subject property;
- (12) A specific and detailed description of the basis for the applicant's assertion that the water rights acquisition policy is unlawful, inequitable or otherwise should be modified with respect to the applicant and the subject property for which the subdivision approval is requested based on the standards set forth in this ordinance;
- (13) A specific description of the modifications of the Alpine City water rights acquisition policy which petitioner is requesting with the supporting factual basis for such assertion.

The Planning Commission and/or City Council may request additional information reasonable necessary, in their opinion, to arrive at a conclusion regarding the hardship relief petition.

- 4. **Failure to Submit Information.** In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the petition a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.
- 5. **Review and Recommendation by the Planning Commission.** Within thirty (30) days of the filing of a completed hardship relief petition, together with all required and requested supporting information and documentation required by the City Council or the Planning Commission, the Planning Commission shall review the petition and shall submit its written report and recommendation to the City Council, with a copy to be mailed to the petitioner, within thirty (30) days following the conclusion of the meeting of the Planning Commission at which the review has been completed and the report and recommendation prepared, stating its reasons in writing for the report and recommendation to the City Council for approval or disapproval of the petition.
- 6. **Hearing by the City Council.** Within thirty (30) days following receipt of the Planning Commission's report and recommendation, the City council shall schedule a public hearing with appropriate notice. At the public hearing, the applicant shall be entitled to present evidence and call witnesses.
- 7. **Burden of Proof.** The applicant shall have the burden of proving that the strict application of the Alpine City water rights acquisition policy is inequitable, unreasonable, unlawful, or should be modified, in whole or in part, as applied to the specific applicant or property for which building permit is sought based on the standards set forth in this ordinance.
- 8. **Findings of the City Council.** The City Council may modify the Alpine City water rights acquisition policy to the extent reasonable necessary to prevent the policy from being applied unlawfully, unreasonable or inequitable based on the standards and provisions set forth in this ordinance. The City Council shall, on the basis of the evidence and testimony presented, make specific findings as part of its decision. The

decision of the City Council shall be mailed to the applicant within thirty (30) days following the conclusion of the public hearing.

9. **Decision Final.** The decision of the City Council shall be final.

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
May 6, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swenson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox, Shane Sorensen

Others: Rebecca covey, Alan Rainsdon, Ginny Rainsdon, Jacob Rainsdon, Brooke James, Von Phillips, Stefan Harlan, Chris Ballif, Michelle Kerr, Doug Kerr, Erin Darlington, Kelly Shubin, John James, Terry Pearce, Ben Bailey, Lacie Lawrence, Craig Skidmore, James Lawrence, Will Jones, Roger Bennett, Sean Covey, David Pierce

B. Prayer/Opening Comments: Bryce Higbee

II. PUBLIC COMMENT

No comment

III. PRESENTATION

A. Alpine Youth Council – Lambert Park

Brooke James and Jacob Rainsdon said they were given an assignment by Mayor Willoughby to go check out Lambert Park and report back to the city their findings. Brooke James mentioned that motorized vehicles are driving off the trails and damaging the poppies and other areas of the park. She said she is not in favor of closing the roads to motorized vehicles but to enforce the rules and get the information out to the public. She said that the signs need to be updated and made clearer. Signs are being destroyed and need to be maintained annually.

Jacob Rainsdon said some ideas they came up with for the park are:

1. Main map on large wood structure showing trails in the park.
2. Tipline phone number for violators.
3. Make motorized only trails more entertaining by creating curves and hills, dips and jumps.

Jannicke Brewer said the city values this information and appreciates the time put into this report. She mentioned that the city doesn't have the staff to maintain the park on a regular basis and she asked the Youth Council Representatives if they have the people and the time to do some projects in the park. The Youth Representatives said they would take it back to their council and see if they could work it out to spend some time on a project in the park.

IV. ACTION ITEMS

A. Pre-school Conditional Use Permit

Michelle Kerr submitted an application for a Commercial Business License for the Montessori Canyon Academy located at 188 North Main Street.

Jannicke Brewer asked about remodeling of the building. Ms. Kerr said the commercial kitchen has been removed by the previous owner. Some remodeling will have to be done in that area. She said the basement will be used for a faculty workroom, kitchen space and storage. The main level will have three classrooms with the current kitchen area being converted into the third classroom.

1 The Planning Commission asked about a playground. Ms. Kerr said she will make a natural playground with trees
2 and shrubs and tree stumps for kids to climb on. She said she will leave the patio as it is but extend it into the
3 parking area using three stalls for the new play area.

4
5 Judi Pickell asked about dropping off the kids and how that would work. Ms. Kerr said parents could come in either
6 way. Steve Cospers said it would be better if Ms. Kerr had a plan for ingress and egress. Bryce Higbee said he has an
7 issue with the flow of the traffic coming out onto Main Street and he said it can create a traffic hazard. Will Jones
8 suggested coming in on Main Street and driving out onto 200 North. Make it a one way zone during drop-off and
9 pick-up with no left turn in and left turn out. Bryce Higbee suggested checking with Mountainville Academy to see
10 when they start school so Ms. Kerr's preschool start time is staggered and Main Street doesn't become jammed.

11
12 Shane Sorensen said the Fire Department will have to inspect the building and permits will need to be obtained for
13 remodeling. Jannicke Brewer said all the teachers need to be licensed under the Utah Code. Ms. Kerr said that is
14 for child care and not for preschools. Jannicke Brewer said we will have to research this and make sure all the
15 proper licensing is done. Jannicke Brewer said the building inspector will have to check the building out as well to
16 make sure the plumbing is up to code.

17
18 Judi Pickell said she is concerned about the fencing and didn't think bushes would keep kids from climbing it. She
19 said this building is on a very busy corner and needs to be looked at more closely. Jannicke Brewer said this is a
20 corner lot and has to keep the sight triangle. She said they could have a higher see through fence. Jason Bond said
21 the Planning Commission could attach a condition to have a higher fence. Jason Thelin said the elementary schools
22 don't have fences in the front of their schools. Judi Pickell said those schools are not on Main Street on a busy 4-
23 way corner. Jason Bond said the ordinance states that a see through fence can't be taller than four feet on a corner
24 because of the sight triangle.

25
26 **MOTION:** Steve Cospers moved to approve a Conditional Use Permit for the Montessori Canyon Academy subject
27 to submitting and receiving approval from City Staff for the following conditions:

- 28
- 29 1. A remodeling plan be submitted and approved by Alpine City including necessary plumbing for clients.
- 30 2. A traffic flow pattern be submitted to the City.
- 31 3. Licensing be obtained as required.
- 32 4. Inspection from the Fire Chief.
- 33

34 Chuck Castleton seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce
35 Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swenson and Judi Pickell all voted
36 Aye.

37
38 **B. Bennett Farms Plat E Final – Roger Bennett**

39 The proposed Bennett Farms Plat E Subdivision consists of 3 lots on 3.27 acres. The lots range in size from 40,260
40 to 42,315 square feet and the subdivision is in the CR-40,000 zone. The development is located at 700 North
41 Country Manor Lane.

42
43 Shane Sorensen said the water source must be from Alpine Irrigation water shares because this property has
44 historically been watered with Alpine shares so that's what's required.

45
46 **MOTION:** Jason Thelin moved to recommend Final approval of Bennett Farms Plat E Subdivision subject to the
47 following conditions:

- 48
- 49 1. The Fire Chief approve the locations of the fire hydrants.
- 50 2. A cost estimate be provided for the improvements.
- 51 3. A bond be provided for the cost of the improvements (this is required at recording).
- 52 4. Coverage under the UPDES Storm Water General Permit for Construction Activities must be obtained
53 prior to construction.
- 54 5. Any correction found necessary on the final plat be addressed.
- 55

1 Bryce Higbee seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee,
2 Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swenson and Judi Pickell all voted Aye.
3

4 **C. Lawrence Site Plan – James Lawrence**

5 The proposed Lawrence Auto Body Shop is located at 80 South Main Street. The site plan consists of an auto body
6 shop on a 0.51 acre lot. The property is in the BC zone. There is currently a home and shed onsite that will be
7 demolished for construction of the proposed automotive shop. The proposed shop will utilize the utility connections
8 of the existing home.
9

10 The site plan proposes to access the site from Main Street. The shop is being proposed with 5 bays. There are 18
11 proposed parking stalls that are completely on the owner's property and out of the front setback area. Development
12 Code 3.7.3.12 limits auto body shops to 4 bays and 3 parking stalls per bay (12 total). The Gateway-Historic
13 Committee, which is now a Planning Commission responsibility, can allow flexibility with the parking requirement.
14 The Board of Adjustments would need to grant a variance for the 5th bay as the ordinance does not allow flexibility
15 in the regard.
16

17 The parking stall dimensions meet code but the current driveway approach does not meet typical commercial
18 approach specifications. It would be required that the applicant replace the drive approach with thicker concrete to
19 meet commercial specifications.
20

21 James Lawrence said the 5th garage door would be used for storage and not a bay. The Planning Commission said if
22 you build a 5th bay with a garage door then it is a 5th bay even if you don't intend to use it as a bay. Jannicke Brewer
23 said we have to follow the ordinance and currently that states 4 bays. Jason Bond said Mr. Lawrence could go to the
24 Board of Adjustment and try to get a variance.
25

26 James Lawrence asked if he changed the doors would that qualify him to use the space as storage. Steve Swenson
27 said he doesn't have a problem with it as long as Mr. Lawrence doesn't have a lift or tools in that space. James
28 Lawrence said there is nowhere in the ordinance that describes what a bay is and he said he has met the ordinance.
29 The Planning Commission said Mr. Lawrence has not met the ordinance by having 5 bays. Bryce Higbee said that
30 Mr. Lawrence is pushing the limit by trying to add an extra space when the ordinance states 4 bays.
31

32 Shane Sorensen said in order for parking to be calculated, we need to know the nature of the business. The
33 renderings show 5 bays and other offices. James Lawrence said he doesn't know of any building in town that
34 doesn't have more than one business in it. Jason Bond said Mr. Lawrence can have other businesses in the building
35 but this property won't have enough parking for other businesses so it won't be usable. He said this business was
36 approved for 4 bays and 3 parking stalls for each bay with a total of 12 parking stalls. It was never brought before
37 the Planning Commission as a mixed use building. Mr. Lawrence is allowed to have an office in the building to run
38 the auto body business, but that is included in the building which was approved for 12 parking stalls.
39

40 Steve Cospers said the Auto Repair Ordinance takes precedent and it should be capped at that and if the office
41 doesn't work because of that, then so be it. He said this is an auto body shop and we specifically tailored this to fit
42 that need and let's not change that. Jason Bond said he agreed because we limited the parking for the auto repair
43 shop so there wouldn't be a lot of junk cars parked.
44

45 Judi Pickell said there is office space that is useable above this building as well as parking space outside and she
46 wanted to know why we couldn't find a way to make this work. Steve Cospers said Mr. Lawrence chose to do an
47 auto repair business and that is what he got approval for and so he has pigeoned himself into that ordinance. Jason
48 Thelin said we have to take into consideration the surrounding neighbors and they are already not happy about this
49 business coming in and we have to create something that works for everybody. He said we found a way to make the
50 auto body shop work and now Mr. Lawrence is saying he is going to bring in additional businesses into the building.
51

52 The Planning Commission discussed parking, setbacks and lighting and the best way to direct the lighting as to not
53 affect the neighbors. Judi Pickell asked if there was any way to flip the building and face the bays to the north so the
54 lighting would be between two commercial buildings and not butting up against a residence. She also said
55 aesthetically it would look nicer as you drive up Main Street to not look into bays. Mr. Lawrence said he doesn't
56 want to do that because ice will build up during the winter against his garage doors and cause a safety hazard. He

1 also said the way the utilities are located it makes more sense to face the building to the south. Judi Pickell said she
2 thought some design on the first two bays should be added because it will be seen from Main Street. She also said
3 the 30 foot setback on the frontage won't mesh with the Gateway Historic design.

4
5 Jannicke Brewer said we need some clarification on office space and how we measure the parking for it in the same
6 building. She said we need to look at a plan with 4 bays or have received approval for 5 bays. Jannicke Brewer said
7 Mr. Lawrence needs a vicinity map, names of adjacent property owners, mark where the garbage dumpster is going
8 to go, a list of plants and trees for landscaping to see that they are not invasive, and a plan for signage with a permit.
9

10 **MOTION:** Jason Thelin moved to recommend a rejection of the proposed Lawrence Site Plan until the following
11 items are addressed:

- 12
- 13 1. The applicant submits a 4 bay plan or acquires a variance from the Board of Adjustment for the 5th bay.
- 14 2. An exception is granted for more than 12 parking stalls.
- 15 3. An exception is granted for the northern side yard setback.
- 16

17 Steve Cospers seconded the motion. The motion was not unanimous but passed with 5 Ayes and 2 Nays. Steve
18 Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton and Steve Swanson all voted Aye. Judi Pickell and Bryce
19 Higbee voted Nay.

20
21 Bryce Higbee and Judi Pickell wanted it noted that they voted Nay because they don't have an issue with #3, the
22 side yard setback.

23 24 **D. Bridle Up Hope Site Plan – Rachel Covey Foundation**

25 The proposed Bridle Up Hope Site Plan is located at 1150 East Watkins Lane. The site plan consists of an
26 Equestrian Center on 8 acres. The site contains riding areas, office, parking, stables and hay barn. The property is
27 in the CR-40,000 Zone.

28
29 Jason Bond said we need to address three items tonight, the Site Plan, Conditional Use, and the Pierce Plat
30 Amendment. Jason Bond showed on the map the layout of the property and where the buildings would be located.
31 Terry Pearce asked how many employees there will be. Mr. Harlan said there may two or three employees and a
32 few volunteers. He said there will be a caretaker living in a home on the property, instructors and people to care for
33 the animals. Mr. Pearce asked if the instructors will be employees. Mr. Harlan said some of the instructors will be
34 employees. Sean Covey said there will probably be three employees there at the same time. Mr. Pearce said
35 instructors, a caretaker and people working in the office add up to six employees.

36
37 Shane Sorensen showed on the map where the lot line adjustment would be. The purpose of this is so that the
38 property for Bridle Up would have frontage on the city street. Craig Skidmore addressed the fact that there are trails
39 on the Master Plan on the south side of this property leading to the mountain. Jannicke Brewer said the city would
40 have to pay for the trail or the developer would have to donate land for the trail but we can't require they do so.

41
42 Ed Gifford said the trail is a good idea and maybe the Covey's would give an easement but it would have to be
43 improved by the public through volunteers. Craig Skidmore said this trail would be for walking and equestrian use
44 only because it is illegal for mountain bikes to the north and south of this property. Mr. Harlan said his concern
45 would be motorized vehicles and bikes on the trail scaring the animals on the trail.

46
47 The Planning Commission discussed the easement and the property line adjacent to the David Pierce property. Ed
48 Gifford showed on the map where the roads will eventually connect in the future and said they are on the Master
49 Streets Plan. Shane Sorensen said the city is still working on water issues in that area. Von Phillips asked if David
50 Pierce has given an easement for the road because he doesn't want to get boxed in. Ed Gifford said a road is built
51 when someone wants to develop. Judi Pickell said she would rather get the easement now while we are working
52 with this property and get it done the correct way instead of bringing it back sometime in the future. Sean Covey
53 said they have been working with the Devey's and they have come to an agreement.

54
55 Terry Pearce said the city has a high charge to protect the character of this area. He said this is a commercial
56 business and it does not fit into the character of the neighborhood. He said this business will bring in a huge

1 building, employees, traffic and it is not conducive to the vision of Alpine. He said this is a conditional use and not
2 a permitted use in a residential neighborhood.

3
4 The Planning Commission discussed the size of the buildings and the effect on the neighborhood. Jason Thelin said
5 he thought this would look better that putting in 20 homes. Judi Pickell asked about outdoor lighting. Mr. Harlan
6 said they haven't discussed outdoor lighting but the lessons would end before it got dark. Mrs. Covey said they are
7 planning on restoring the old Watkins home so the entrance to the property would be beautiful.

8
9 **MOTION:** Bryce Higbee moved to recommend that approval of the proposed Bridle Up Hope Site Plan be granted
10 provided that the following items are addressed:

- 11 1. Utility easements be provided for water, sewer, and drainage infrastructure.
- 12 2. A Storm Drain Maintenance Agreement be completed (recorded after site is built).
- 13 3. A more detailed grading plan for retention ponds be provided.
- 14 4. Ownership of the Davis Devey property be resolved.
- 15 5. Redlines on the plat be addressed.
- 16 6. The water policy be met.
- 17 7. Exterior lighting plan be submitted and approved.
- 18 8. Easement for a trail to the mountains be provided subject to the approval of the Attorney.
- 19 9. Dedication for the road easement from the southern end of Watkins Lane running north
20 through the property. This will be subject to the approval of the Attorney.

21
22
23 Mr. Harlan asked what a public road easement means. Shane Sorensen said the easement is there in case a road is
24 necessary. He said they are typically built on a dedicated right-of-way but it could be built on an easement.
25 Jannicke Brewer said the city already has a water line easement. Shane Sorensen said this easement specifically
26 states it's for a water line but it was built 54 feet wide and he said it must have been planned that way in case a road
27 was constructed in the future. Mr. Harlan asked who would bear the cost of the public road. Shane Sorensen said it
28 would not be at the cost of the developer because the project is not creating the need for the road so the city could
29 not force the developer to build the road. Jason Thelin asked if the city would have to buy the property to build the
30 road. Bryce Higbee asked if it would be a taking. Shane Sorensen said this is a road the city would like to have but
31 we need to check with our Attorney to make sure we are not doing anything illegal by requiring it.

32
33 Terry Pearce asked if the Planning Commission would make it a condition to only be open certain hours. Bryce
34 Higbee said that is why we are asking for a lighting plan, to make sure there is minimal impact to neighbors. The
35 Planning Commission said the horses will need to be cared for early morning and at night but that will be done in
36 the barn so lights wouldn't be needed late at night. Bryce Higbee said he didn't want to add a condition on the hours
37 and said the lighting would take care of the business hours.

38
39 Ed Gifford said the Covey's are willing to give the trail easement but he said he has a problem with the public
40 easement for access and said it is not right and could be challenged very easily.

41
42 Judi Pickell seconded the motion. The motion was not unanimous and did not pass with with 5 Nays and 2 Ayes.
43 Bryce Higbee and Judi Pickell voted Aye. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton and Steve
44 Swanson all voted Nay.

45
46 Jason Thelin moved to recommend that approval of the proposed Bridle Up Hope Site Plan be granted provided that
47 the following items are addressed:

- 48 1. Utility easements be provided for water, sewer, and drainage infrastructure.
- 49 2. A Storm Drain Maintenance Agreement be completed (recorded after site is built).
- 50 3. A more detailed grading plan for retention ponds be provided.
- 51 4. Ownership of the Davis Devey property be resolved.
- 52 5. Redlines on the plat be addressed.
- 53 6. The water policy be met.
- 54 7. Exterior lighting plan be submitted
- 55 8. Easement for the trail to the mountains be provided subject to the approval of the Attorney.

1
2 Steve Swanson seconded the motion. The motion was not unanimous but passed with 5 Ayes and 2 Nays. Steve
3 Cospser, Jason Thelin, Jannicke Brewer, Chuck Castleton and Steve Swanson all voted Aye. Bryce Higbee and Judi
4 Pickell voted Nay.

5
6 Jannicke Brewer said we need to grant a Conditional Use for Bridle Up Hope that they are a quasi public use. She
7 read from Ordinance 3.4.3.9 Conditional Uses in the CR-40,000 zone where it states: Schools, churches, hospitals
8 and similar quasi public buildings.

9
10 **MOTION:** Chuck Castleton moved to grant a Conditional Use Permit for Bridle Up Hope as a quasi public use.

11
12 Steve Cospser seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee,
13 Steve Cospser, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

14
15 **MOTION:** Steve Cospser moved to recommend that the Pierce Plat B amendment be approved to reflect the
16 changes shown on the proposed Pierce Plat C.

17
18 Steve Swanson seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce
19 Higbee, Steve Cospser, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted
20 Aye.

21
22 Judi Pickell asked that the lines on the map be made more clear. Shane Sorensen said comments have been made on
23 this and it is in the process of being addressed.

24
25 **E. PUBLIC HEARING – Design Standards Amendment (Sidewalks and Road Classification)**

26 The Planning Commission will review an amendment to Article 4.7 of the Alpine City development Code regarding
27 requirements for sidewalks and a new classification for an emergency access road.

28
29 Jannicke Brewer postponed this hearing until the next Planning Commission.

30
31 **IV. COMMUNICATIONS**

32 Jason Bond said he passed out information about Business Tax Leakage in the city and asked to Planning
33 Commission to review it.

34
35 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** April 15, 2014

36
37 **Motion:** Jason Thelin moved to approve the Planning Commission minutes for April 1, 2014 subject to changes.

38
39 Judi Pickell seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Jason Thelin, Jannicke
40 Brewer, Chuck Castleton, Steve and Judi Pickell all voted Aye.

41
42 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the
43 meeting at 10:20pm.