



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Meeting** on **Tuesday, April 29th, 2025, at 6:00 p.m. at City Hall, 20 North Main Street, Alpine, Utah.**

The public may attend the meeting in person or view it via the Alpine City YouTube Channel. A direct link to the channel can be found on the home page of the Alpine City website, alpineut.gov.

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Alan MacDonald
- B. Prayer/Opening Comments: By Invitation
- C. Pledge of Allegiance: Troy Slade

II. REPORTS AND PRESENTATIONS

- A. None

III. ACTION/DISCUSSION ITEMS:

- A. **Public Hearing:** Code Amendment to Chapter 3.07 Business/Commercial Zone to Allow Light Manufacturing as a Conditional Use in this Zone.
- B. **Public Hearing:** Code Amendment to Chapter 3.01 Definitions to add Light Manufacturing to the definitions
- C. **Public Hearing:** Proposed Sculpture Garden located at Alpine City Hall/Fire Station Block.
- D. **Action Item:** Off-Street Parking Exception Request 645 S Alpine Highway.
- E. **Action Item:** Guest House Request 1831 N Fort Canyon Road.
- F. **Action Item:** Double Frontage Lot Request Country Manor Lane and Bald Mountain Drive.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 18th, 2025

ADJOURN

Chair Alan MacDonald
April 25th, 2025

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 at Alpine City Hall, 20 North Main, Alpine, UT. It was also 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 conversations 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 with 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 a conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. 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 CITY COUNCIL AGENDA

**SUBJECT: Code Amendment 3.07 Manufacturing in the Business-Commercial Zone +
3.01.110 Definitions to add a definition of Manufacturing.**

FOR CONSIDERATION ON: April 29th, 2025

PETITIONER: Tony Pearce

**ACTION REQUESTED BY PETITIONER: Recommend Approval of the Proposed Code
Amendments**

Review Type: Legislative

BACKGROUND INFORMATION:

An application has been submitted to allow manufacturing uses in the Business-Commercial Zone as a Conditional Use. Currently, this zone only permits manufacturing uses that are part of a retail store and only if they are integral to and incidental to the retail operation.

Several other uses within the B-C Zone include additional standards as part of the review process. This proposal includes similar standards, modeled on those used in other communities and tailored to address concerns that have arisen from previous manufacturing operations.

Historically, manufacturing activities have occurred in this zone—for example, candy production and mattress manufacturing. However, because no manufacturing business has maintained a valid business license for more than two years, these uses are no longer considered legally nonconforming.

By adding specific standards and requiring manufacturing to be approved through a Conditional Use Permit, the City can better mitigate the potential negative impacts of such uses in the Business-Commercial Zone.

A definition for light manufacturing has also been created to add to section 3.01.110 Definitions of the Alpine Development Code. Any proposed use would need to meet the definition in order to be allowed. Two-Public hearings will be held but the items are so connected only one staff report has been created.

CITY CODE:

- Alpine Development Code 3.07 Business Commercial Zone
- Alpine Development Code 3.01.110 Definitions

NOTICING:

A public hearing has been noticed in accordance with State and City requirements and will be held during the review of this agenda item.

STAFF RECOMMENDATION:

As this is a legislative decision, approval or denial should be based on whether the proposed amendment aligns with the standards set forth in the General Plan, as well as the current City Code and policies.

SAMPLE MOTIONS:

To Approve:

I move to approve Ordinance 2025-07, to include light manufacturing as a conditional use in the Business-Commercial Zone & Add Definition to the definitions

To Approve with Changes:

I move to approve Ordinance 2025-07, to include light manufacturing as a conditional use in the Business-Commercial Zone & Add Definition to the definitions, with the following conditions:

- *Insert Finding*

To Table or Deny:

I move to table/deny Ordinance 2025-07, to include light manufacturing as a conditional use in the Business-Commercial Zone & Add Definition to the definitions.

- *Insert Finding*

Definition:

Light Manufacturing means: Activities typically involve assembling, processing, warehousing or fabricating products in a manner that minimizes environmental impacts such as noise, emissions, or heavy traffic.

https://alpine.municipalcodeonline.com/book?type=development#name=3.01.110_Definitions

3.07 Business/Commercial Zone (B-C)

3.07.010 Legislative Intent

3.07.020 Permitted Uses

3.07.030 Conditional Uses

3.07.040 Area And Width Requirements

3.07.050 Location Requirements

3.07.060 Access Requirements

3.07.070 Utility Requirements

3.07.080 Special Provisions

3.07.010 Legislative Intent

The intent in establishing the B-C Business Commercial Zone is to provide an area in which the primary use of land is for retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing. The zone is also intended to serve as the commercial core of the City.

The zone is characterized by a mixture of retail and service commercial uses such as stores, restaurants, office structures and a wide variety of specialty shops and is generally located adjacent to major transportation arteries.

~~Manufacturing, residential and other uses and other activities, which would be inconsistent with the use of the land for commercial activities are discouraged or not permitted within the zone.~~

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.020 Permitted Uses

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.

3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking.
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this Chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. Residential structures located within or on the same premises as a permitted or conditional commercial use. Both residential and commercial buildings will be considered main buildings and will be required to meet the main building setbacks when on the same premises.
10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See DCA 3.21.090.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.
13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of DCA 3.21.090.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be allowed upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to the provisions of DCA 3.20.

4. Civic Buildings. (Ord. 95-10, 4/25/9)
5. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
 - g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
6. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
7. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
8. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

1. The closest property line of any school, day care facility, public park, library, and religious institution;
2. The nearest property line of any residential use or residential zone;
3. The nearest property line of any liquor store; and
4. The closest exterior wall of another sexually-oriented business.

9. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
10. Accessory apartments, subject to the provisions of DCA 3.14.

11. Mechanical Automotive Repair Shops

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. There shall be no more than 5 automobile bays.
- c. No automobiles shall be stored on the property for more than 14 days.
- d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and Environmental Protection Agency.
- e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than six (6) parking spaces provided per bay. An additional 10 parking spaces may be allowed exclusively for employee use. No off-street parking spaces shall be located within fifteen (15) feet of the property line closest to Main Street.
- g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

12. Dog Kennels/Boarding Facilities

- a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.
- b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.
- c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.
- d. No more than one dog shall share a kennel run without the owner's permission.
- e. Facility shall be sound proofed, and include an indoor dog run.
- f. Shall comply with City off-street parking requirements.
- g. Shall provide daily disposal of all animal feces and wastes.
- h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).
- i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.
- j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.
- k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.
- l. Facility shall be located not less than one hundred fifty (150) feet from the nearest neighboring dwelling structure.

13. Light Manufacturing

- a. No manufacturing use shall directly abut or have access to Main Street.

- b. All activities must be conducted entirely within enclosed buildings.
- c. Manufacturing processes must not produce noticeable noise, smoke, fumes, odors, glare, or pose any health or safety hazards.
- d. Garbage containers must be covered and stored either within fully enclosed buildings or screened from view from the right-of-way.
- e. All uses must comply with regulations established by applicable entities, including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and the Environmental Protection Agency..
- f. Freight operations are permitted only between the hours of 9:00 AM and 6:00 PM.
- g. When adjacent to residentially zoned areas, a buffering plan must be submitted. This plan should detail how fencing, landscaping, or other buffers will mitigate any noise, smoke, glare, light, fumes, dust, electronic interference, or similar conditions.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Sculpture Garden Proposal- City Hall Block

FOR CONSIDERATION ON: April 29th, 2025

PETITIONER: Rob Hanson

**ACTION REQUESTED BY PETITIONER: Recommend Approval of a Sculpture Garden
Located at the City Hall Block.**

Review Type: Legislative

BACKGROUND INFORMATION:

The City has been approached by the Heritage Arts Foundation, led by Rob Hanson, along with residents of Alpine, to create a sculpture garden on the City Hall Block. The proposal has been presented to the City Council, and a Sculpture Garden Committee has been formed to assist in the planning process. This will help inform the Council's decision to either move forward with or reject the proposal.

According to Alpine Development Code 3.16.040, any material changes to city-owned property require a public hearing by the Planning Commission prior to City Council review.

The Planning Commission is tasked with holding a public hearing and making a recommendation to the City Council. Relevant considerations for the Commission are outlined in Section 3.16.090 – Maintenance and Improvements to Public Lands (see city code section below).

CITY CODE:

- [Alpine Development Code 3.16 Open Space Ordinance.](#)
 - All citizen requests for improvements and maintenance of City-owned property must be submitted in writing. These requests must be recommended by the Planning Commission and approved by the City Council. Each request should include a written or drawn landscape design.
 - Approval is based on:
 - Adherence to general and designated guidelines
 - Compliance with City ordinances
 - A site visit

If approved, the request will be kept on file for future reference. (*DCA 3.16.090*)

NOTICING:

This agenda item has been properly noticed according to the requirements as outlined in State and City Code. A public hearing will need to be held as part of the review process by the Planning Commission.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed application should be compatible with the standards found in the general plan

as well as the current city code and policies. A decision for approval or denial should be based on those criteria.

Motion to Approve:

I move to approve the proposed changes to the City Hall Block Park.

Motion to Approve with Conditions:

I move to approve the proposed changes to the City Hall Block Park with the following conditions:

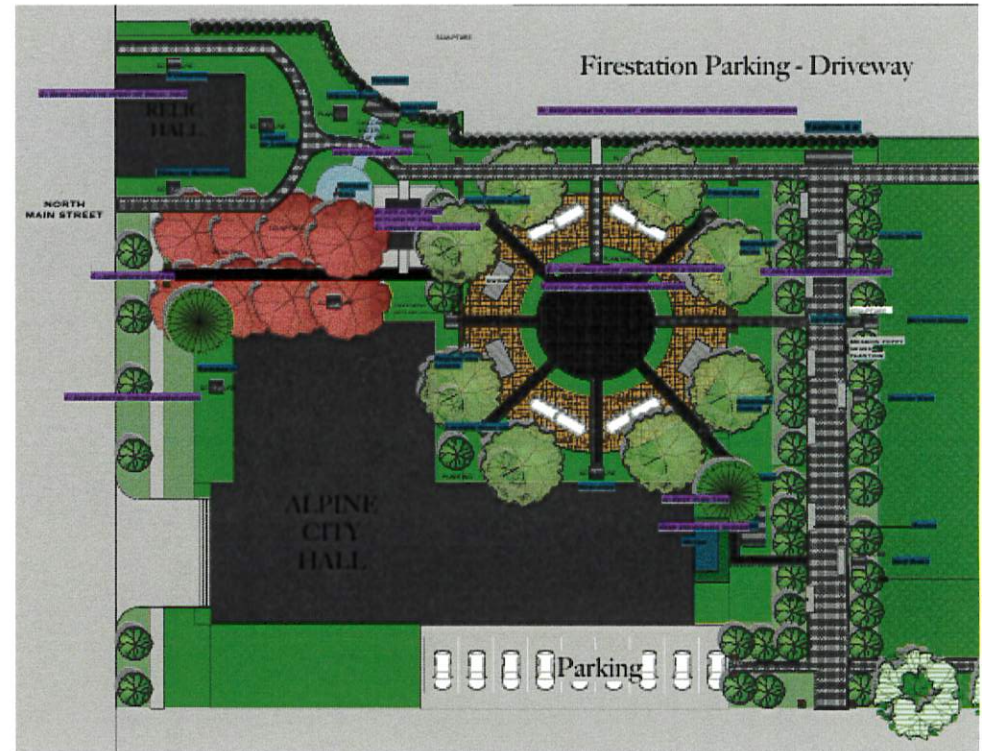
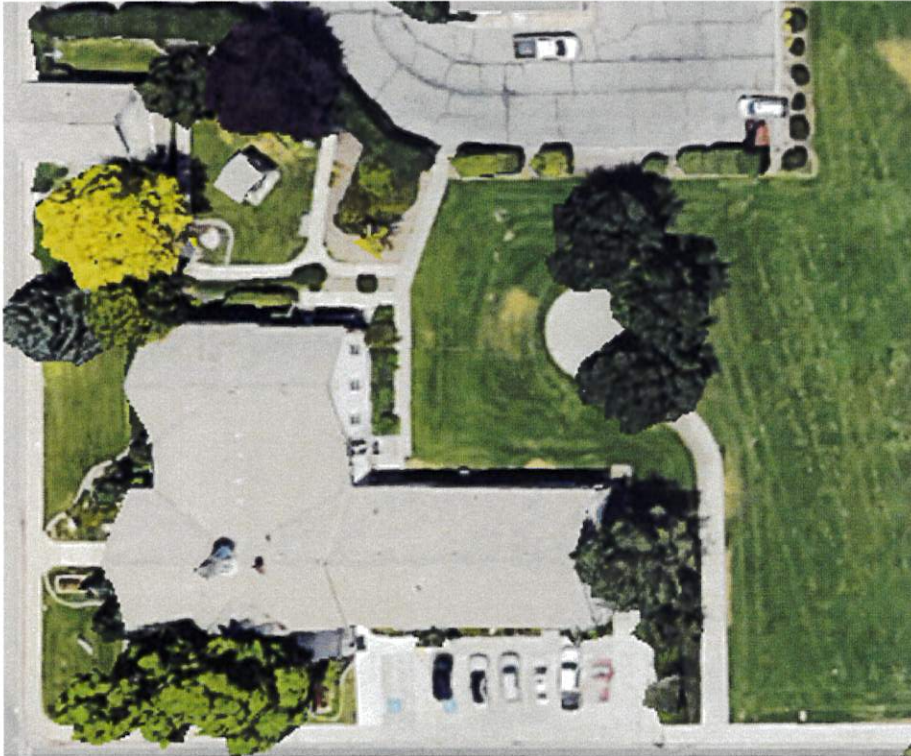
- ***Insert Findings***

Motion to Table or Deny:

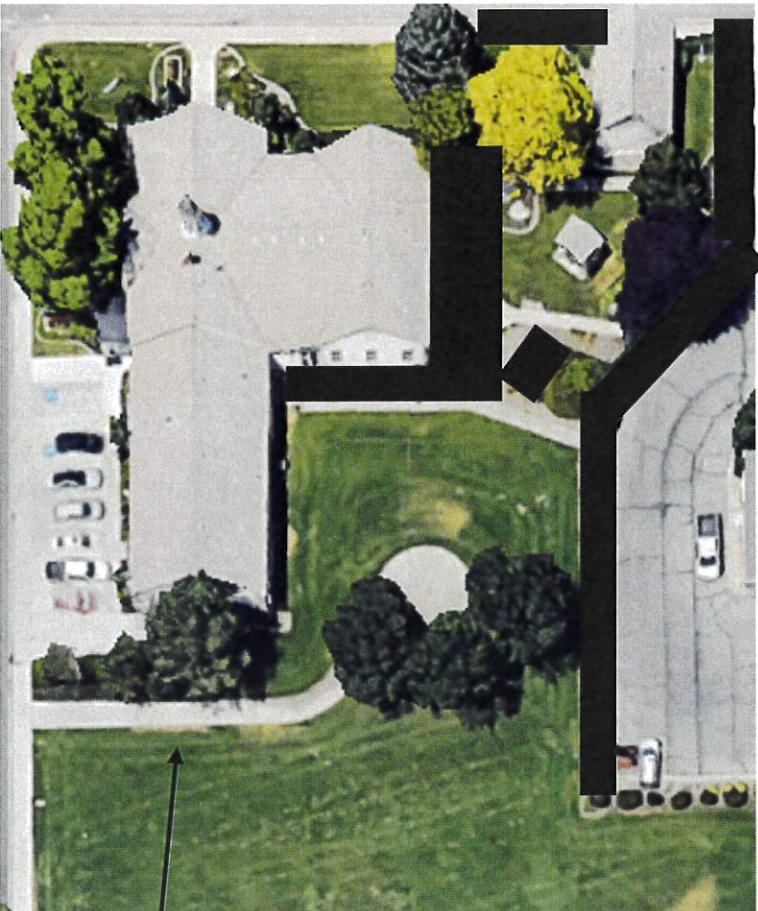
I move to table/deny the proposed changes to the City Hall Block Park.

- ***Insert Findings***

Proposed Location of the Alpine Sculpture Garden



Proposed Location of the Alpine Sculpture Garden



Proposed Plan/Shrub Removal

All the plants and shrubs located within the **BLACK** area to be removed (we'll reuse those we are able to reuse).

We plan to keep this pine & evergreen hedge.

Proposed Location of the Alpine Sculpture Garden



Proposed Tree Removal

All the trees (leaf & evergreens) within the **PURPLE** area to be removed (the more mature trees could be utilized, but placed where planned)

We plan to keep this pine & evergreen hedge.

Proposed Location of the Alpine Sculpture Garden



Proposed Ground to Level

Currently, in the center of the proposed garden, there is a small mound/incline. We propose leveling, or grading the mounded area.

Proposed Location of the Alpine Sculpture Garden



Three (3) Existing Structures or Markers

With the obvious exception of the Relic Hall (and signage), we propose the stone marker, wood kiosk/display, and signage reflecting mayor names be removed from the space

Proposed Location of the Alpine Sculpture Garden



Relocation Request for Existing Power/Utility Line

Currently, a power/utility line and pole is stationed within the proposed garden area.

We would like to see this adjusted so that it is under the ground or re-routed around the proposed garden.

Proposed Location of the Alpine Sculpture Garden



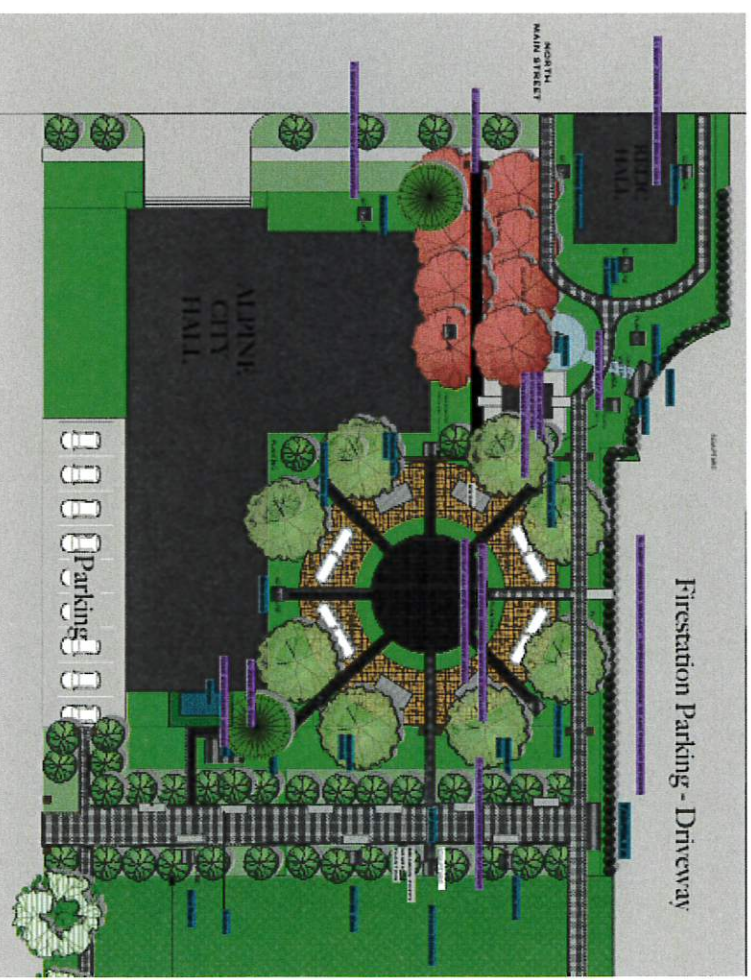
All Existing Concrete Pathways

Our current plan is to break-up/remove the existing concrete pathways along the **GREEN** areas within the garden space.

Proposed Location of the Alpine Sculpture Garden

General Notes:

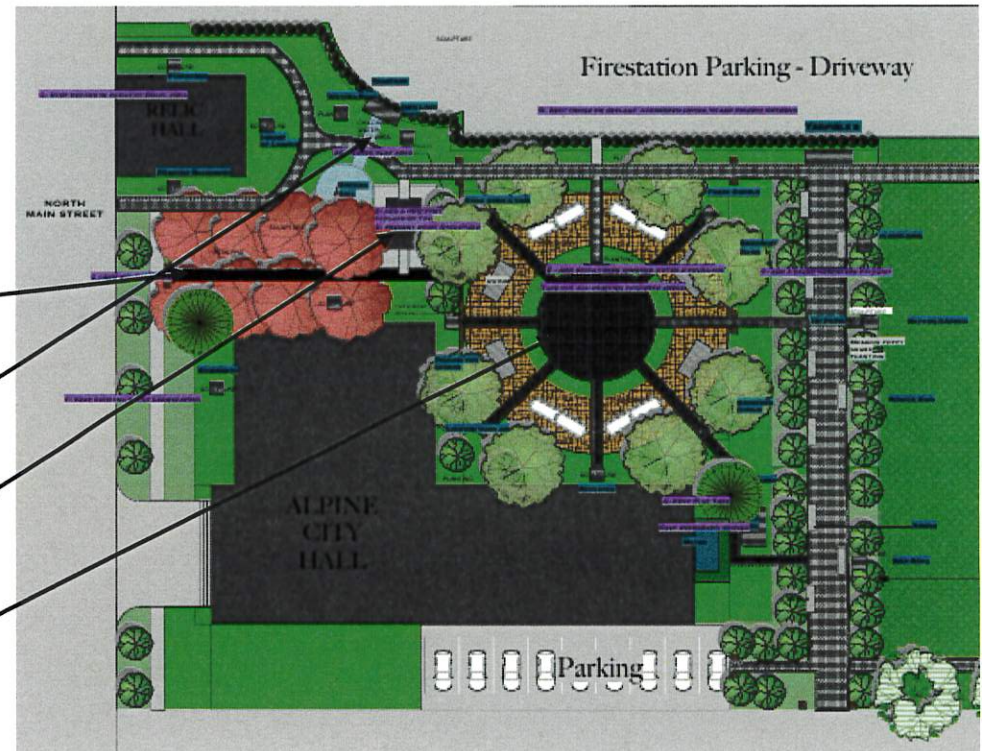
- No Changes to Landscape in Front of City Hall and Relic Hall (immediately west of each building).
- Brick Pavers/Hardscapes where you observe walkways and brown areas in center.
- The four (4) white rectangles around the center of the garden are picnic tables.
- The brown rectangles around the center of the garden are swings.
- Plant Trees, Hedges, Shrubs Where Reflected on Plan.
- To the extent we need to be flexible on the west side of the garden space (i.e., for fire station driveway), we will make adjustments to accommodate.
- Finally, we have not proposed sprinkler / irrigation system changes/additions. These will come when overall plan/layout is approved.



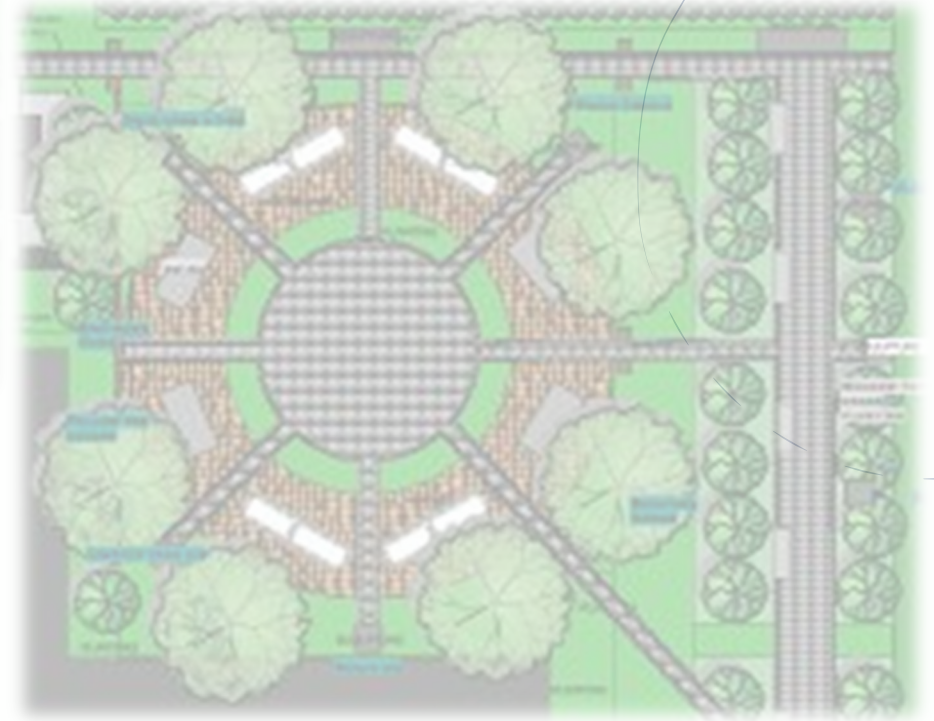
Proposed Location of the Alpine Sculpture Garden

Specific Notes:

- Add Brick Columns Here.
- Add a Water Play Area (not standing water), Which Could Be Accomplished via Redirecting Sprinkling System.
- Add "Fort" or "Treehouse" Here.
- Add a Pavillion (Possibly).



A Sculpture & Gathering Garden for Alpine



Introductions, Purpose & Overview

Introductions to Presenters . . .

- Ardice Lorscheider (Chair)
- Emily Brooks Wayment (Landscape)
- Robert Hanson (Heritage Arts Foundation)

Our Purpose Tonight

- Update on Committee's Work & Plan, to Date & Seek Approval . . .

Contingent Upon Final Review

A Quick Overview

- Vision, Location, Community Impact (Ardice)
- Site Plan, Landscape Design & Narrative (Emily)
- Funding & Related Items (Robert)



Vision, Location & Community Impact

Project Vision

- A sculpture garden that celebrates history, culture, and community.
- A space designed to bring multiple generations together.

The Proposed Location

- Considered Petersen & Legacy Parks
- One of Our 1st Decisions . . . the historic square is “ideal” for the sculpture garden.
- Integration with existing city plans and layout.
- Subservient to Fire Station, etc.



Legend

- Fire Station Renovation
- Community/Senior room and Library
- Sculpture Garden and Relic Hall
- Pathway/Open Space

Vision, Location & Community Impact

Why Dennis Smith for this Initial Project

- He is a **world-renowned sculptor** whose work graces public and private spaces across the globe, and
- He is a native **son of Alpine**, has **deep roots** and **raised his children in Alpine**, and
- He has devoted a vast majority of his work to **documenting and framing (literally) the history of Alpine through his art.**

Dennis Smith is **uniquely worthy of this spotlight** in the heart of the town he has long called home.



This Doesn't Have to be The Only Art Project in Alpine!



Narrative

A city's **narrative** is the evolving story it tells about itself (its **identity, values, culture, history, aspirations, and unique character**). It's the sum of its **past experiences, present realities, and future vision**.

Overarching Narrative “Bringing Multiple Generations Together”

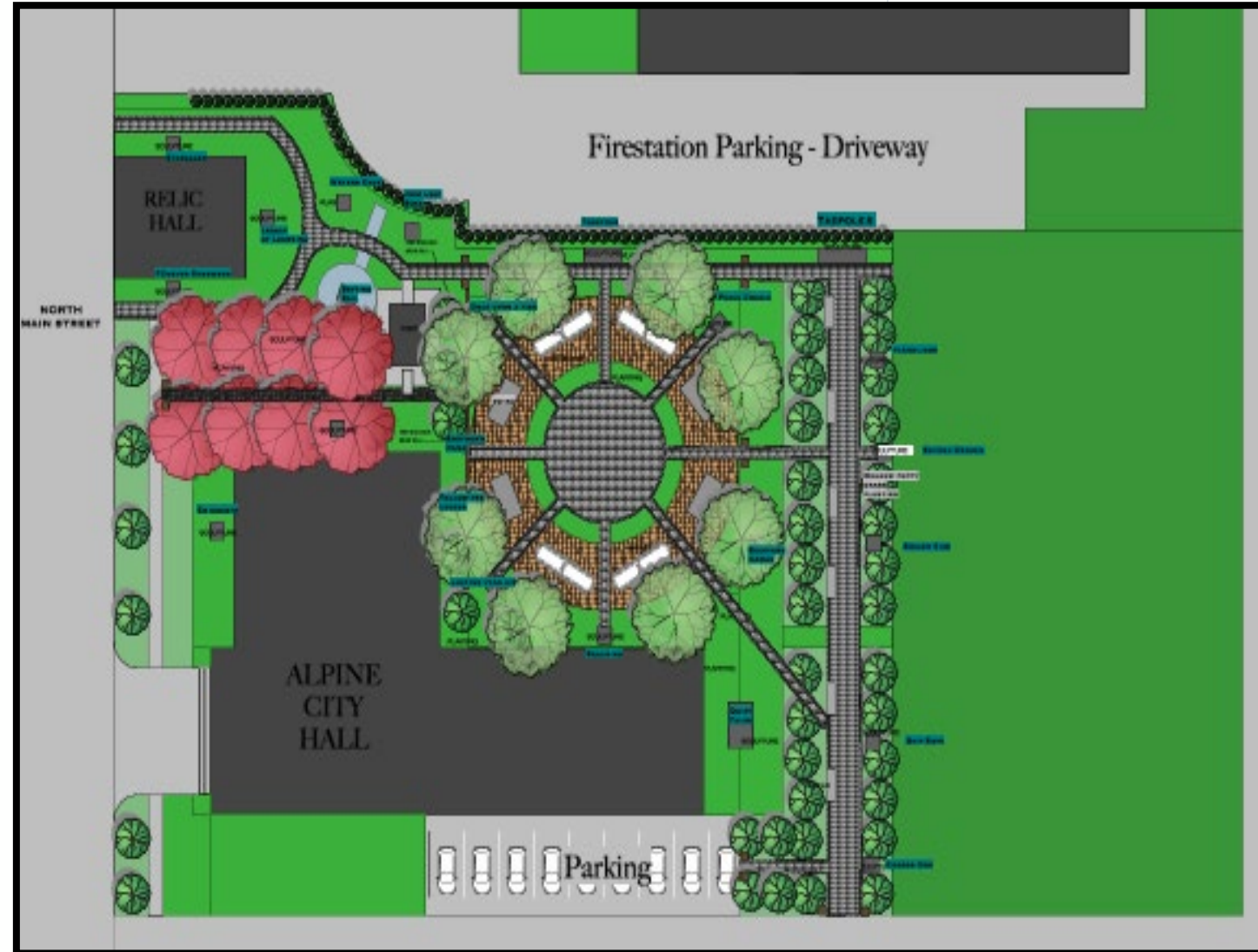
What this meant to the Committee:

- We must remember past generations and honor them and retell their stories
- We're a family-oriented community and we can honor the legacy of the first families by welcoming new families, young and old, to learn about and enjoy the history and beauty of Alpine together.
- It means a place to gather generations and reflect on the past, present and future. To be grateful and inspired for those that came before us and to inspire next generation.
- Alpine residents are patriotic, tight knit, we sacrifice, work hard, have integrity, vouchsafe family & children, extend kindness to all, composed of pioneers (past, present & future).

Site Plan & Landscape Design

Design & Layout Considerations

- Sculpture placement encourages exploration & storytelling
- Landscape elements complement and enhance sculptures.



Design & Layout Considerations



Site Plan & Landscape Design

Sustainability & Maintenance Considerations

- Selection of low-maintenance, native plants & pathway materials
- Ongoing care/upkeep of space via collaborations (discussed at end)



Funding & Related Items

Estimated Budget, Funding Sources & Calendars

- \$3.4m - \$3.8 (estimated)
- Foundations, Families & Corporations
- 2 Years for Campaign
- 3 Years for Sculptures & Landscaping

Donor Naming & Recognition

- Submit to Legal for Review



A Recap . . . Key Point & Benefits

Recap of Key Points

- Vision, Design, Funding & Long-term Sustainability
- Common Concerns Addressed:
 - Traffic and parking
 - Security and vandalism prevention
 - Ongoing maintenance/upkeep (*Utah Historical Society*)
- The project aligns with Alpine's values and long-term community goals.
- It is financially feasible and community driven

Civic & Cultural Benefits

- Enhances public spaces with artistic and historic value.
- Encourages engagement and educational opportunities for Alpine residents.
- Preserves the charm and history of Alpine.
- Adds to the city's identity and appeal.
- Funded through the Private Sector (i.e., **not tax dollars**)

Call to Action and Q&A

Request Approval (with Contingencies)

- We know more detail is required, but we'd like a vote to know we're headed in the right direction.
- Contingencies (Planning & Legal) . . .
 - ADA Compliance
 - City Ordinances & Procedures, as required
 - Donor Naming & Recognition



Q&A



Thank You

For Your
Time, Consideration & Vote

ALPINE CITY COUNCIL AGENDA

SUBJECT: Off-Street Parking Requirements Exception

FOR CONSIDERATION ON: April 29th, 2025

PETITIONER: Jecco Farms

ACTION REQUESTED BY PETITIONER: Recommend Approval of Off-Street Parking Requirements.

Review Type: Administrative

BACKGROUND INFORMATION:

Cherry Hill Farms at Burgess Orchards currently operates a produce stand located at 625 S Alpine Highway. The lot to the east, across from Bateman Lane (491 S Alpine Highway), was purchased to add additional parking spaces.

According to Alpine Development Code 3.24.020 – *Parking Lot Characteristics*, specific conditions must be met for off-street parking approval. However, exceptions may be granted if the applicant addresses these conditions adequately.

The applicant seeks exceptions to the following requirements:

- **Surface Material:** Rather than paving with asphalt or cement, the applicant proposes using a hard-packed surface, similar to their existing main parking lot.
- **Striping:** Parking spaces will be designated by wheel stops instead of painted lines.
- **Lighting:** No additional lighting is proposed, as their current Conditional Use Permit (CUP) requires the stand to close at sunset.

As required by Alpine Development Code 3.24.030, the applicant has submitted a separate document addressing these exception standards:

- The unique nature of the lot configuration or use justifies the exception.
- No historically significant structures or natural features will be removed or altered. A structure is considered historic if it is over 100 years old or listed on a federal, state, or local historical registry.
- The exception will not adversely affect public health, safety, or welfare.
- The design includes adequate measures to mitigate any potential adverse effects caused by the exceptions.

The applicant is also requesting an exception under Alpine Development Code 3.24.060 – *Location of Required Off-Street Parking*. To be granted, the following conditions must be met (addressed in a memo submitted by the applicant):

- The parking lot and the lot it serves are under the same ownership. If not, a legally binding agreement (e.g., easement, lease, or covenant) recorded with the Utah County Recorder's Office must be provided.
- All off-site parking spaces must be on an adjacent lot or within 200 feet of the main use, measured across or along a public street.
- Safe, accessible pedestrian routes must be provided between the parking area and the main use. This may include ADA-compliant sidewalks, lighting, and marked crosswalks.

- A traffic and parking site plan must demonstrate that off-site parking will not cause undue congestion or negatively affect nearby residential areas.

CITY CODE:

- [Alpine Development Code 3.24 Off-Street Parking](#)

NOTICING:

No Public Hearing is required by either State or City Code.

STAFF RECOMMENDATION:

Review the proposed application against the current standards as found in the Alpine City Code. Staff recommends the following be included in a motion to the City Council.

- **Pedestrian Safety:** The applicant shall install "No Parking" signs approximately every 50 feet along Bateman Lane adjacent to the proposed off-site parking. Signage must be approved by the Alpine City Public Works Department and include the city logo.
- **Neighborhood Impact Mitigation:** To prevent congestion and preserve neighborhood aesthetics, the applicant shall submit an example of fencing (e.g., masonry wall or solid visual barrier) to be constructed along the neighboring property lines. Approval is required before City Council approval.
- **Additional Neighborhood Impact Mitigation:** "No Fruit Stand Parking Beyond This Point" signs shall be placed at the intersection of Bateman Lane and Cascade Avenue. These signs must include the Alpine City logo and be approved by the Public Works Department.
- **Pedestrian Crossing:** The applicant shall work with the City Engineering and Public Works departments to identify potential crosswalk locations or alternative pedestrian crossing solutions for Bateman Lane.

SAMPLE MOTION TO APPROVE: I move to approve the off-street parking exception located at 645 S Alpine Highway as proposed.

SAMPLE MOTION TO APPROVE WITH CHANGES: I move to approve the off-street parking exception located at 645 S Alpine Highway with the following conditions:

Insert Finding

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the off-street parking exception located at 645 S Alpine Highway as proposed based on the following:

Insert Finding

Memo

To: Alpine City
From: Ken R. Berg, PE
Date: 4/25/2025
Re: Jecco Farms – Burgess Farm Stand Location of Off-site Parking

3.24.060 Location Of Required Off-Street Parking

All required off-street parking spaces shall be located on-site on the same lot or parcel as the use or building it serves. No portion of the setback area adjacent to a street shall be used for off-street parking. Exceptions to the off-street parking location requirement may be approved by the City Council after a recommendation by the Planning Commission if the Applicant shows all of the following:

1. The parking lot and the lot or parcel on which the use or building it serves are under the same ownership. If they are not under the same ownership the applicant must provide a legally binding agreement (such as an easement, lease, or covenant) between the property owner and the parking lot owner allowing such use. The agreement must be recorded with the Utah County Recorder's office.

*The proposed off-site parking lot parcel is under the same ownership
[JECCO FARMS LLC]*

2. All of the off-site parking spaces are on an adjacent lot, or within two hundred feet (200') from the main use or building measured along or across a public street.

The proposed off-site parking spaces are located on the property that is north of the farm stand across Bateman Lane. The parcel is also within two hundred feet of the farm stand main entrance.

3. Safe and accessible pedestrian routes are provided between the alternative parking lot and the primary use. This may include well-lit, ADA-compliant sidewalks, crosswalks, or other features to ensure pedestrian safety.

A 4 foot wide concrete sidewalk is proposed from the off-site parking lot to the intersection of Bateman Lane and Alpine Hwy to the crosswalk to ensure pedestrian safety.

4. A traffic and parking site plan confirming that the off-site parking will not create undue congestion or negative effects on the surrounding neighborhood if adjacent to residential uses.

The proposed parking lot is requested to alleviate the congestion that occurs at times along Bateman Lane. This parking lot is to mitigate negative effects on the surrounding neighborhood.

Memo

To: Alpine City
From: Ken R. Berg, PE
Date: 4/25/2025
Re: Jecco Farms – Burgess Farm Stand Off-site Parking Exceptions

Requested Parking Exceptions

Due to the incidental produce stand associated with this parking lot the following exceptions are requested:

- Paving - a hard pack surface is proposed for the parking lot. (this is the same surface as the existing farm stand)
- Striping - (no striping is proposed, the wheel stops will designate the parking spaces)
- Lighting - the conditional use of the fruit stand is during daylight hours, therefore no parking lot lighting is proposed.

3.24.030 Exception To Off-Street Parking Characteristics

Requests for an exception to the off-street parking characteristics required in Section 3.24.020 may be recommended by the Planning Commission and approved by the City Council if the Applicant shows all of the following:

1. The unique nature of the existing or proposed lot configuration or use justifies the exception.
The unique use of the farm stand justifies the extension of the proposed off-site parking lot to match the existing parking lot exceptions given to the existing farm stand
2. The exception would not require removing or altering a historically significant structure or natural feature. A structure may be considered historic if it is older than 100 years. A structure is considered historic if it is listed on a federal, state, or local historical registry.
No historic buildings exist on the proposed off-site parking lot
3. The exception will not adversely affect public health, safety, or welfare.
The proposed exception does not adversely affect the public health, safety or welfare. The proposed off-site parking lot is to provide a safer parking area instead of the existing parking along the public street.
4. The project design includes adequate measures to mitigate any potential adverse effects of exceptions to the parking characteristics.
The design of the parking lot matches the existing on-site parking lot that has shown that the requested exceptions can mitigate any potential effects.

PROPOSED # OF PARKING SPACES 43 STALLS

- 1 ASPHALT PAVING
- 2 HARD PACK PAVING
- 3 LANDSCAPE COBBLE PARKING EDGING
- 4 4' WIDE CONCRETE SIDEWALK
- 5 FLARED DRIVE APPROACH
- 6 WHEEL STOPS (USED TO DESIGNATE PARKING SPACES)

3" ASPHALT
6" ROAD BASE

2" HARD PACK
6" ROAD BASE

DRIVEWAY/PARKING

3-4" RIVER COBBLE ROCK
12" WIDTH

CURB/DRIVEWAY/ROADWAY

3-4" RIVER COBBLE ROCK

EXISTING GROUND /
FINISH GRADE

ROAD BASE COURSE

4" TYP

4" MIN

12" TYP

6"

18" TYP

NOTES:

1. SET STONES FLUSH WITH FINAL GRADE AND STABILIZED / COMPACTED ROAD BASE
2. 3-4" RIVER COBBLE TO MATCH MATCH STONE AND COLOR USED AT RIVER LODGE SHOULDERS
3. SHOULDER TO BE 4" DEEP AND 18" WIDE, AN LEVEL W/ DRIVE AND/OR ROADWAY

4' SIDEWALK

MAX CROSS SLOPE = 2%

4" THICK CONCRETE**

6" UNTREATED BASE COURSE

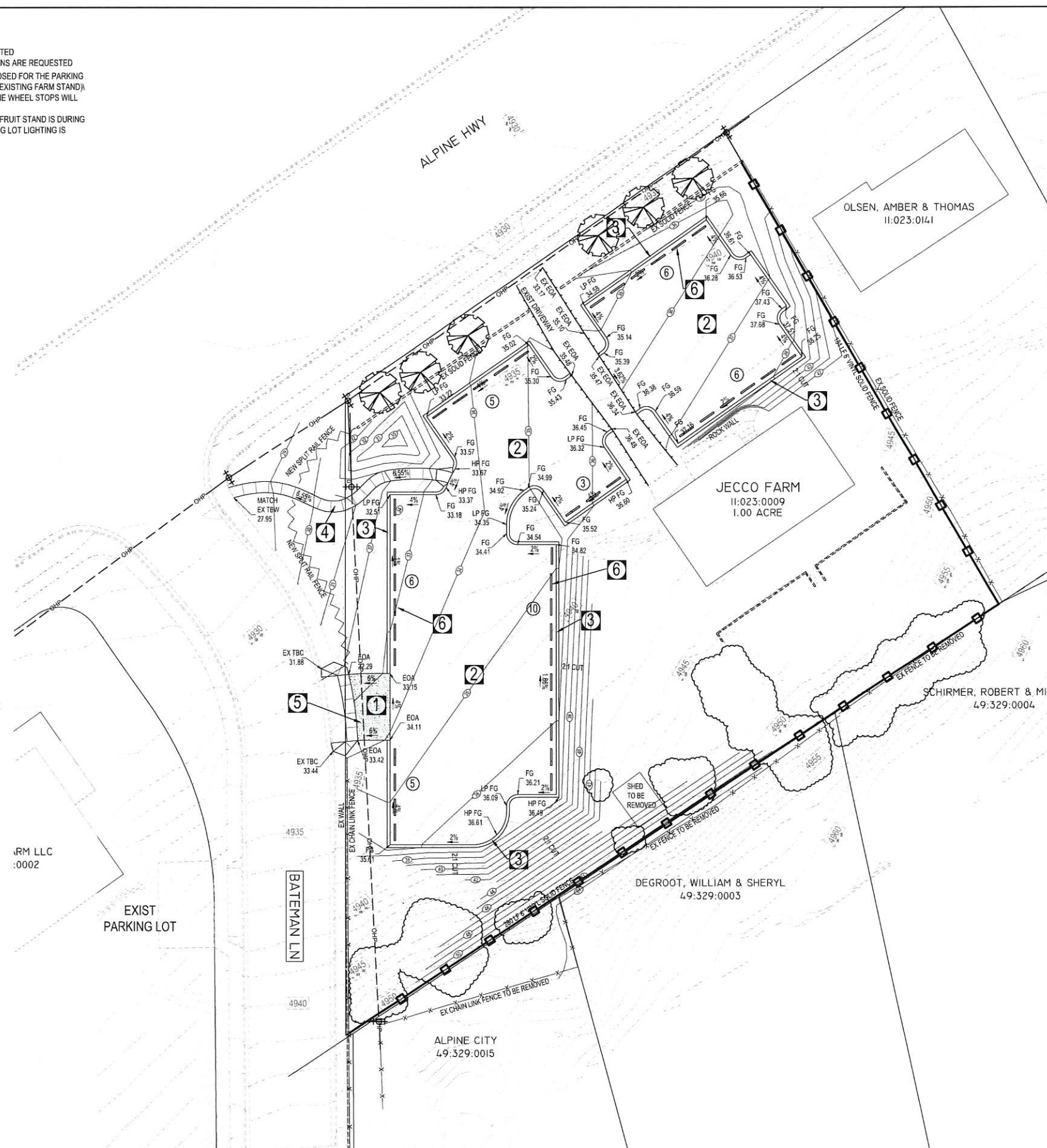
Diagram illustrating the cross-section of an oblique curb and gutter. The diagram shows a concrete curb (Note 2) on top of an untreated base course (Note 1). The curb is labeled "OBLIQUE" and "WARP". Dimensions include a minimum width of 4'-0" and a minimum height of 6'-5". A cold joint is shown with No. 4 rebar (Note 5) and 24" x 24" o.c. spacing. The diagram also shows a "WARP" and "COLD JOINT" with "NO. 4 REBAR (NOTE 5) 24" x 24" O.C. SPACING". The diagram is labeled "OBLIQUE" and "WARP".

STREET TYPE	LENGTH	WIDTH
RESIDENTIAL	6"	8"
OTHER	24"	8"

OBlique

DUE TO THE INCIDENTAL PRODUCE STAND ASSOCIATED WITH THIS PARKING LOT THE FOLLOWING EXCEPTIONS ARE REQUESTED

1. PAVING - A HARD PACK SURFACE IS PROPOSED FOR THE PARKING LOT. (THIS IS THE SAME SURFACE AS THE EXISTING FARM STAND)
2. STRIPING - (NO STRIPING IS PROPOSED, THE WHEEL STOPS WILL DESIGNATE THE PARKING SPACES)
3. LIGHTING - THE CONDITIONAL USE OF THE FRUIT STAND IS DURING DAYLIGHT HOURS, THEREFORE NO PARKING LOT LIGHTING IS PROPOSED.

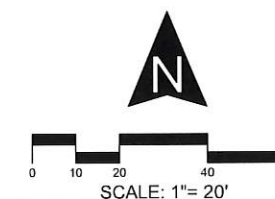


DEVELOPER

645 S. ALPINE HWY
ALPINE, UT 84004

DEVELOPMENT

*JECCO
FARMS*



CIVIL ENGINEERING
1018 N. Deer Crest Lane
Alpine Ut, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONDITIONAL USE	4/14/2025

PROJECT

*JECCO
FARMS*

DESCRIPTION

FARM STAND
ADDITIONAL
PARKING

SHEET NAME

SHEET NUMBER

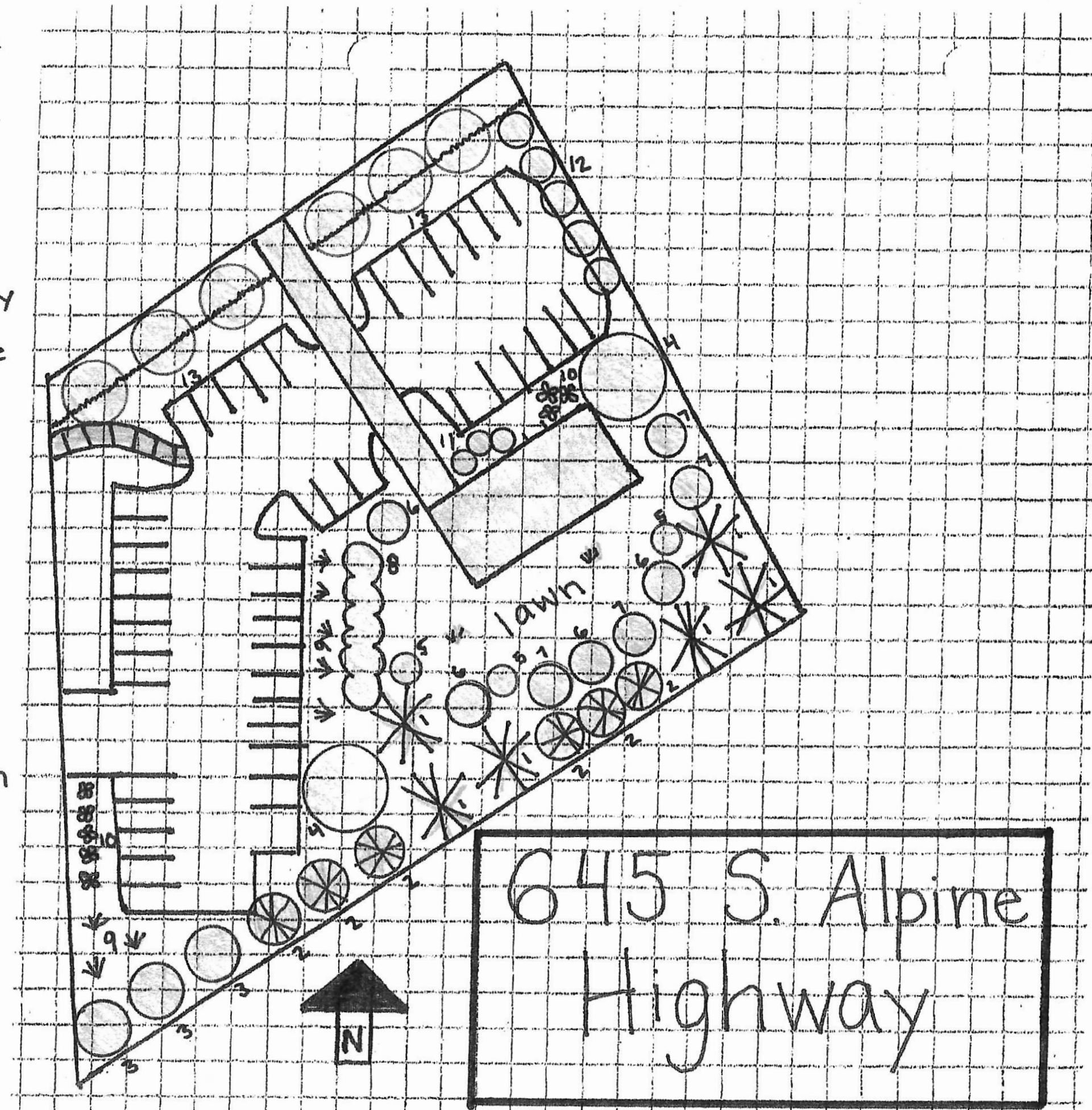
SITE PLAN

C1

Plant List

1. Colorado Blue Spruce
2. Cupressina Spruce
3. Prairie Fire Crabapple
4. Autumn Purple Ash
5. Black Lace Elderberry
6. Crimson Sunset Maple
7. Japanese Zelkova
8. Charles Jolly Lilac
9. Karl Forester Feather
Reed Grass
10. Perennial Salvia
11. Rose of Sharon
12. Snowball Viburnum
13. Existing Trees

Prepared by
Laura Wright



1. Colorado Blue Spruce

A medium to large evergreen conifer with a pyramidal shape and striking silvery blue-green needles.



2. Cupressina Norway Spruce

An elegant, columnar evergreen tree with dense, dark green needles, offering a narrow growth habit ideal for limited spaces.



3. Prairifire Crabapple

A deciduous tree showcasing abundant dark pink to red flowers in spring, followed by purplish-red fruits that persist into winter.



4. Autumn Purple Ash

A fast-growing deciduous tree with a dense, rounded canopy, known for its deep purple to mahogany fall foliage.



5. Black Lace Elderberry

A deciduous shrub with deeply cut, dark purple foliage and lemon-scented pink flowers, followed by blackish-red elderberries.



6. Crimson Sunset Maple

A hybrid maple with a compact, upright form and deep purple foliage that turns maroon to reddish-bronze in fall.



7. Japanese Zelkova

A medium to large deciduous tree with a vase-shaped crown, known for its attractive exfoliating bark and vibrant fall colors.



8. Charles Joly Lilac

An upright deciduous shrub featuring fragrant, double magenta flowers in late spring, attracting pollinators.



9. Karl Foerster Feather Reed Grass

A cool-season ornamental grass with upright green foliage and feathery, wheat-colored plumes appearing in early summer.



10. Perennial Salvia

A hardy perennial producing spikes of violet-blue flowers from late spring to early fall, attracting hummingbirds and butterflies.



11. Rose of Sharon

A deciduous shrub or small tree with large, trumpet-shaped flowers in various colors, blooming from late summer to fall.



12. Snowball Viburnum

A deciduous shrub known for its large, spherical clusters of white flowers resembling snowballs, blooming in mid to late spring.



ALPINE CITY COUNCIL AGENDA

SUBJECT: Review of Guest Houses Proposal

FOR CONSIDERATION ON: April 29th, 2025

PETITIONER: Davido Biesinger- Contractor

ACTION REQUESTED BY PETITIONER: Recommend Approval of Proposed Guest House

Review Type: Administrative

BACKGROUND INFORMATION:

A proposal has been submitted to construct a guest house on the property located at 1831 N Fort Canyon Road. The property is currently owned by Mary Young, who owns over 15 acres across various adjoining parcels near her primary residence. The neighboring parcel that will be closest to the proposed guest house is owned by Mary Young and due to the slopes on the lot, unlikely to ever be developed. The side yard has a 12' setback as is required for a guest house and is over 30' away from the main dwelling.

This property is located within the CR-40,000 zone, where guest houses are permitted through a Conditional Use Permit (CUP). Additional standards for such uses are outlined in Section 3.23.060, "Review Conditions and Criteria for Certain Conditional Uses," of the Alpine Development Code.

City staff have reviewed the application in accordance with Section 3.23 and found that the required standards have been met. Since guest houses are a conditional use within this zone, the City may impose additional conditions to mitigate any potential detrimental impacts of the proposed use.

If the City Council approves this application, further review will be conducted by City staff and the Building Department for such things as setbacks, height of buildings, and building code requirements.

Conditional Use Permits (CUP)

A **Conditional Use Permit (CUP)** is a zoning tool that allows specific land uses listed in each zone, that due to its unique nature may need additional conditions to mitigate any impacts in a given area. Examples of potential impacts may include increased traffic, noise, or environmental effects, and therefore require additional review and regulation.

Under **Utah law (Utah Code § 10-9a-507)** for municipalities, a CUP must be approved if reasonable conditions can mitigate any anticipated detrimental effects of the proposed use.

CITY CODE:

- Alpine Development Code 3.04.030 Conditional Uses
- Alpine Development Code 3.23 Conditional Uses

Guest Houses (Ord. 94-06, 5/24/94). Guest houses may be allowed as a conditional use, upon approval of the designated land use authority and subject to compliance with the following:

1. Guest Houses are listed as a conditional use within the zone.
2. The lot or parcel upon which the guesthouse is proposed to be placed shall have a lot area of not less than five (5) acres.

3. The guesthouse shall be located not less than 30 ft. to the rear of the primary dwelling and not closer than twelve (12) ft. to any side or rear property line.
4. The water and sewer service shall be the same as for the principal dwelling.
5. The hookup fees for a single-unit dwelling with a guest house shall be one and one-half (1 and 1/2) times the rate for a single-family dwelling.
6. The guesthouse shall be an integral part of the site plan for the principle dwelling and attendant lot area. Vehicular access to the guest house shall be over the same driveway as for the primary dwelling, unless a secondary driveway can be accessed from another public right of way.
7. Prior to approval, a site plan showing the proposed location of the guesthouse and provision for utilities, vehicular access and other standards and conditions shall be submitted and approved by the Planning Commission.
8. Any person desiring to construct a guest house shall convey to the City water rights in the amount of 1/2 acre foot.

NOTICING:

No Public Hearing is required by the State or City Code for this agenda item.

STAFF RECOMMENDATION:

Based on the information provided by the applicant and the review conducted, staff finds that the standards outlined in the Alpine Development Code have been met. If the Planning Commission identifies any detrimental impacts, appropriate conditions may be imposed to mitigate those impacts.

The Alpine City Code prohibits more than one family living in a guest house, use of the guest house as a short-term rental, or any form of commercial use and would not need to be addressed as a condition of a conditional use permit.

Motion to Approve:

I move to recommend approval of a Conditional Use Permit for a guest house located at 1831 N Fort Canyon Road as proposed.

Motion to Approve with Conditions:

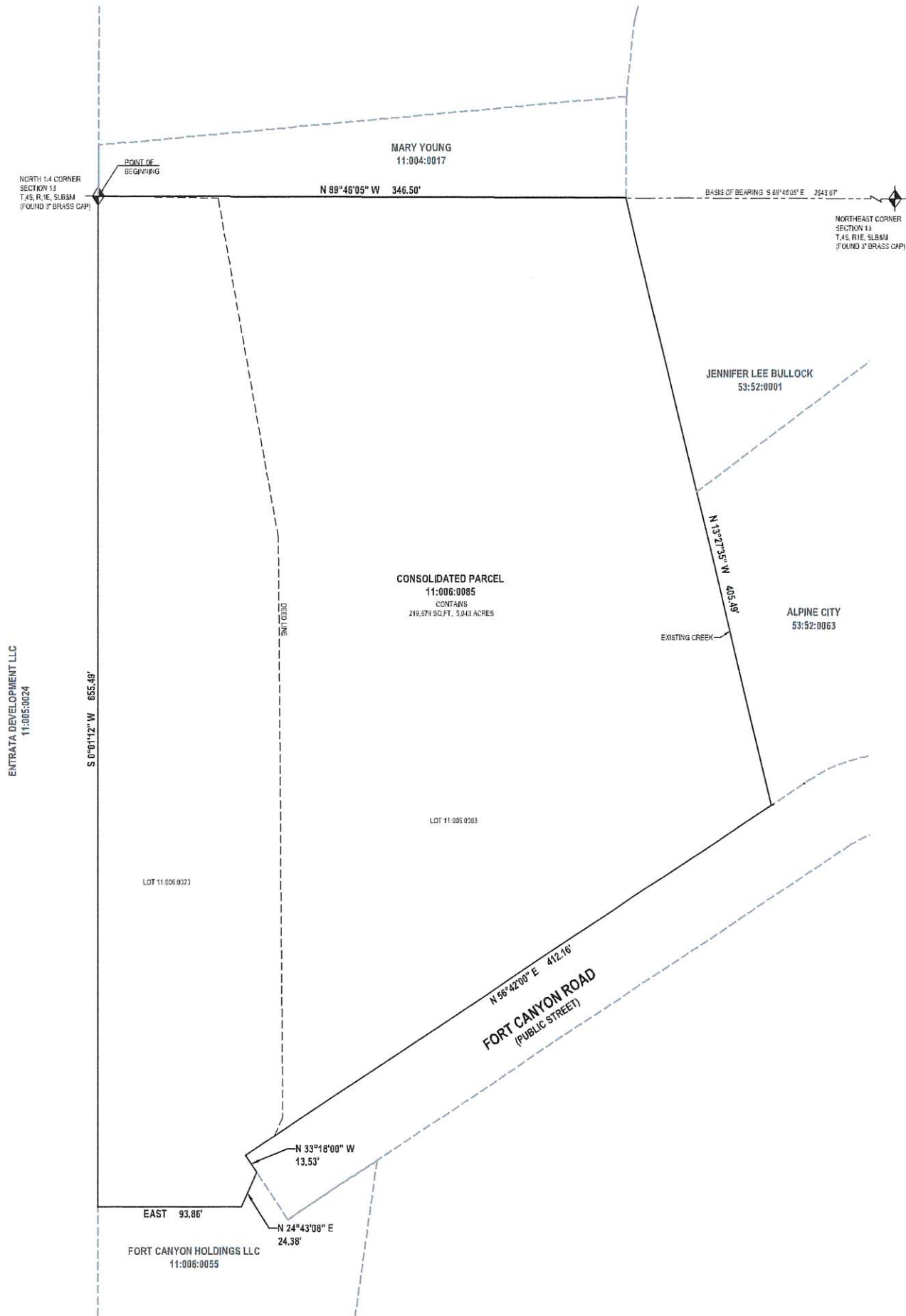
I move to recommend approval a Conditional Use Permit for a guest house located at 1831 N Fort Canyon Road as proposed, with the following conditions:

- ***Insert Findings***

Motion to Table or Deny:

I move to table/deny the Conditional Use Permit for a guest house located at 1831 N Fort Canyon Road as proposed, based on the following:

- ***Insert Findings***



SURVEYOR'S NARRATIVE

I, Benjamin Hanel, do hereby state that I am a Professional Land Surveyor and that I hold License No. 12985042 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Lot Consolidation Survey to our client. The Basis of Bearing is the True North Quarter corner and the Northeast corner of Section 13, Township 4 South, Range 1 East, Salt Lake Base & Meridian, measuring South 88°46'05" East 2643.07 feet.

PARCEL NO. 11:006:0033

Beginning at a point on the East side of the Fort Canyon Road, which point is West 2546.35 feet and South 511.34 feet from the Northeast corner of Section 13, Township 4 South, Range 1 East of the Salt Lake Base and Meridian, and which point is also the point of beginning of a dedicated right-of-way leading to the East; thence North 59°42' East 442.16 feet, more or less, along the Northern boundary of said right-of-way, to the center of a stream; thence Northerly along the center of said stream to a point where the center of said stream intersects the North section line of said Section 13; thence West along the said section line to the East edge of the aforementioned Fort Canyon Road; thence Southerly along the East edge of said Fort Canyon Road to the point of beginning.

PARCEL NO. 11:006:0038

Commencing at the North quarter corner of Section 13, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°02'51" East 78.38 feet; thence South 19°26' East 224.46 feet; thence South 0°37' East 975.10 feet; thence South 24°44'09" West 64.22 feet; thence West 53.55 feet to the quarter section line; thence North 0°12'19" West 555.49 feet to the point of beginning.

CONSOLIDATED PARCEL NO. 11:006:0085

A parcel of land situated in the Northeast Quarter of Section 13, Township 4 South, Range 1 East, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at the North Quarter Corner of Section 13, Township 4 South, Range 1 East, Salt Lake Base & Meridian, and running:

thence South 0°01'12" West 555.49 feet along the section line;
thence East 93.86 feet;
thence North 24°43'08" East 24.42 feet;
thence North 33°18'00" West 13.53 feet to the northerly right-of-way line of Fort Canyon Road;
thence North 55°42'00" East 412.16 feet along the northerly right-of-way line of Fort Canyon Road to the centerline of the creek and the southeast corner of the Public Open Space "F" of the Three Falls Subdivision, Entry No. 94712-2015;
thence North 13°27'35" West 405.43 feet more or less along the centerline of the creek to the southeast corner of Parcel 3 as described in this warranty deed (Entry No. 42045-2011) and the westerly line of said Three Falls Subdivision to a point where the center of the stream intersects the northerly section line of said Section 13;
thence North 88°46'05" West 2643.07 feet along the section line to the point of beginning.

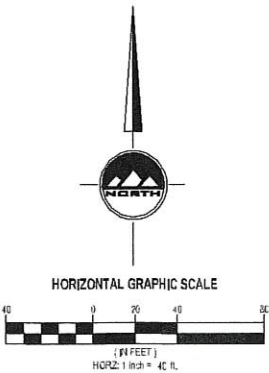
Contains 219,673 sq. ft. or 5.043 acres

4/24/25
Date

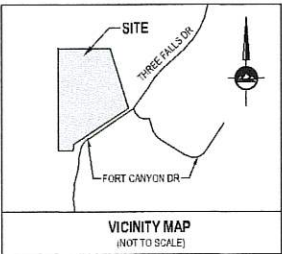
B. Hanel
Benjamin Hanel
License No. 12985042

LEGEND

- SECTION CORNER-BRASS CAP
- MONUMENT
- EXIST REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- ADJACENT RIGHT OF WAY
- RIGHT OF WAY
- CENTERLINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEED LINE
- TANGENT LINE
- EASEMENT LINE
- SECTION LINE



LOCATED IN THE NORTHEAST
QUARTER OF SECTION 13
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ALPINE, UTAH COUNTY, UTAH



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.886.2883

WWW.ENSIGNENG.COM

FOR:
DAVID BESINGER
PO BOX 1435
OREM, UT 84059

CONTACT:
DAVID BESINGER
PHONE: 501-380-2020

MARY YOUNG PROPERTY
PARCEL CONSOLIDATION SURVEY
1831 NORTH FORT CANYON ROAD
ALPINE, UTAH



PARCEL CONSOLIDATION
SURVEY

PROJECT NUMBER
11013C
PROJECT OWNER
ENTRATA DEVELOPMENT LLC

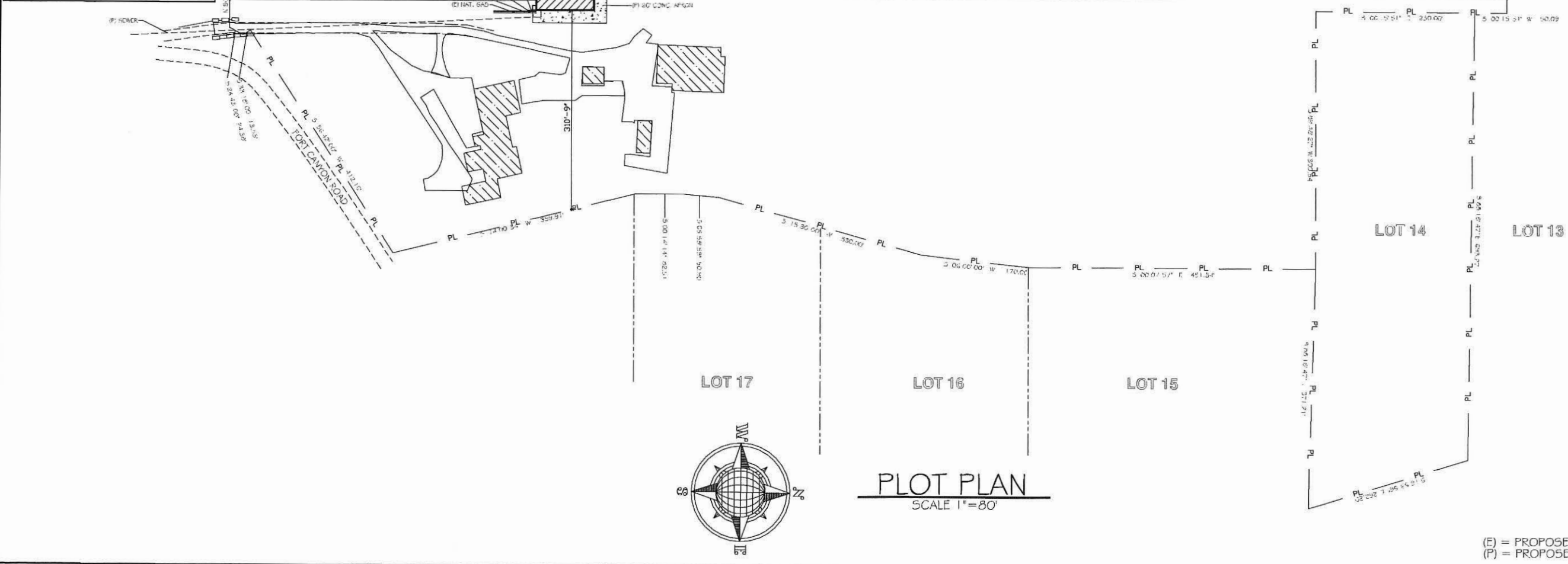
DATE
2025-04-24

DRAWN BY

SHEET INDEX	
A2.1	PLOT PLAN
A2.1	ELEVATIONS
A2.2	FOUNDATION PLAN, CROSS SECTIONS
A2.3	MAIN FLOOR PLAN
A2.3	POOR FRAMING & CROSS SECTION PLANS
A3.0	PGS-FOUND, PICKLE BALL CRT.
A3.1	BASEMENT PLAN
A3.1	MAIN FL. PLAN
A3.1	2ND FL. PLAN
EN	TYPICAL NOTES

PROJECT NOTES	
OWNER: MARY YOUNG	
PROPERTY 1531 N. FORT CANYON RD.	
ADDRESS: ALPINE, UT 84603	
BUILDER: DAVIDO BILSINGER	
801-350-3000	
X	
X	
MAIN FLOOR (SHOP/GARAGE)	4000 S.F.
2ND FL. (GUEST HOUSE)	2702 S.F.
2ND FL. (DECK)	209 S.F.
BASEMENT	2367 S.F.
PICKLE BALL COURT	2233 S.F.
APN #:	
ZONING: R.R.	
CONSTRUCTION TYPE: V-S	
SUB. MAP:	
LOT SIZE: 56,654 S.F.	

LEGEND	
	P.U.E. LINE
	EXT. CONCRETE
	DRAINAGE DIRECTION



A GUEST HOUSE FOR:
YOUNG

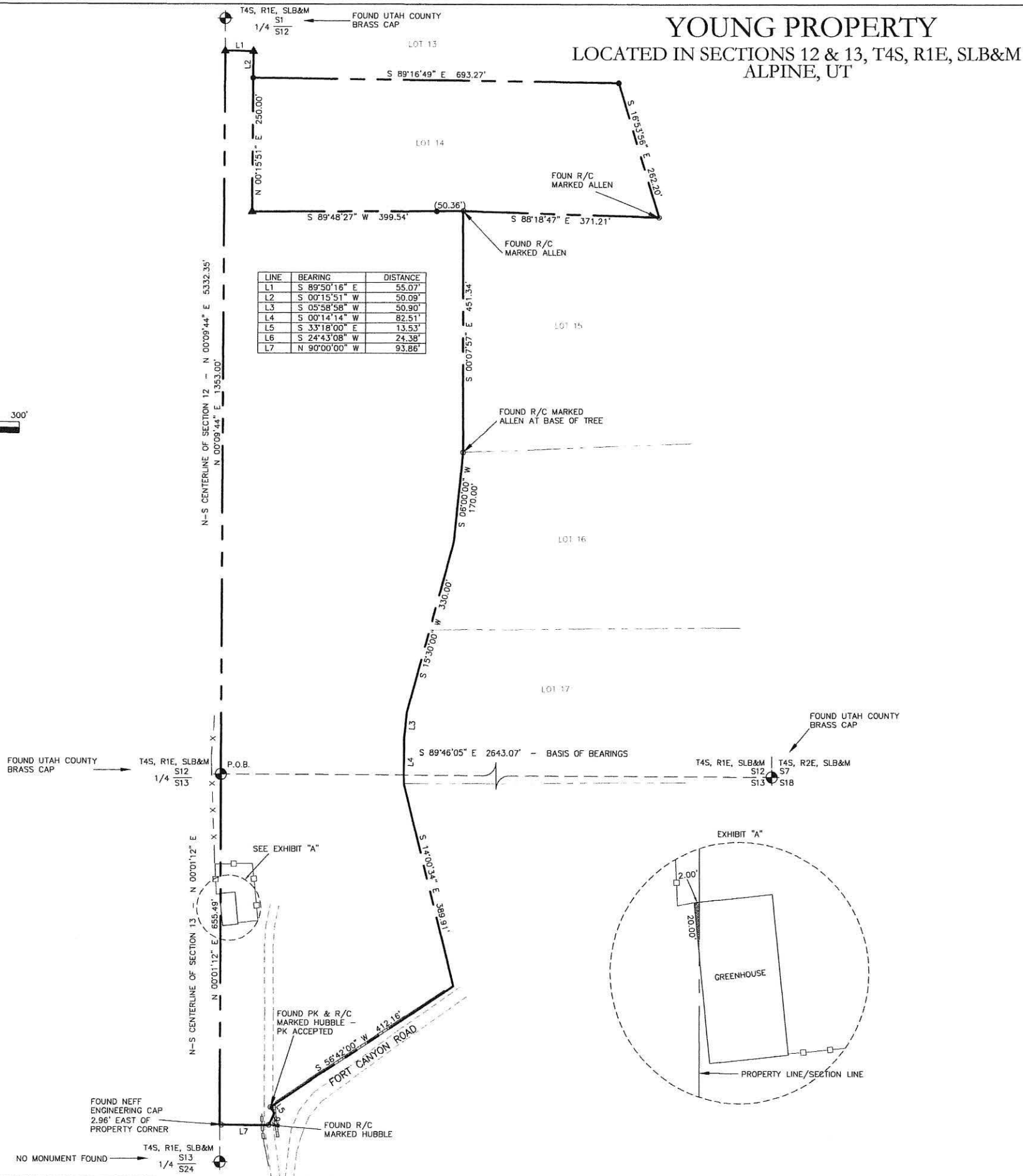
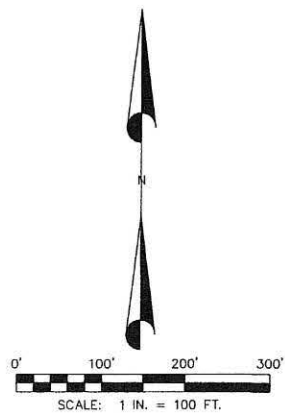
J FISK DESIGNS L.C.
785 SO. 200 E. SPRINGVILLE, UTAH, 84603
(801-358-9789)

A GUEST HOUSE FOR:
FELLINGHAM
LOCATION:
1231 N. FORT CANYON RD, ALPINE, UT 84603

PLOT PLAN

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

1



YOUNG PROPERTY
LOCATED IN SECTIONS 12 & 13, T4S, R1E, SLB&M
ALPINE, UT

LINE	BEARING	DISTANCE
L1	S 89°50'16" E	55.07'
L2	S 00°15'51" W	50.09'
L3	S 05°58'58" W	50.90'
L4	S 00°14'14" W	82.51'
L5	S 33°18'00" E	13.53'
L6	S 24°43'08" W	24.38'
L7	N 90°00'00" W	93.86'

SURVEYOR'S CERTIFICATE

I, SCOTT M. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6845090 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE, 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 SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

THE FOLLOWING DESCRIPTION DESCRIBED THE TOTAL EXTERIOR BOUNDARY OF THE YOUNG PROPERTY:

BEGINNING AT THE SOUTH ONE QUARTER SECTION CORNER OF SECTION 12, T4S, R1E, SLB&M; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 12 N00°09'44"E 1353.00 FEET; THENCE S89°50'16"E 55.07 FEET TO THE WEST LINE OF ILANGENI ESTATES SUBDIVISION; THENCE ALONG SUBDIVISION S00°15'51"W 50.09 FEET TO THE NORTHWEST CORNER OF LOT 14 ILANGENI ESTATES SUBDIVISION; THENCE ALONG LOT 14 THE FOLLOWING THREE (3) CALLS: 1. S89°16'49"E 693.27 FEET; 2. S16°53'56"E 262.20 FEET; 3. N88°18'47"W 371.21 FEET; THENCE THE FOLLOWING FIVE (5) CALLS ALONG THE WEST LINE OF THE ILANGENI ESTATES SUBDIVISION: 1. S00°07'57"E 451.34 FEET; 2. S06°00'00"W 170.00 FEET; 3. S15°30'00"W 330.00 FEET; 4. S05°58'58"W 50.90 FEET; 5. S00°14'14"W 82.51 FEET TO THE CENTERLINE OF CREEK; THENCE ALONG CENTER OF CREEK S14°00'34"E 389.91 FEET TO THE NORTH LINE OF FORT CANYON ROAD; THENCE ALONG NORTH LINE OF FORT CANYON ROAD S56°42'00"W 412.16 FEET; THENCE S33°18'00"E 13.53 FEET; THENCE S24°43'08"W 24.38 FEET; THENCE WEST 93.86 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 13, T4S, R1E, SLB&M; THENCE ALONG SECTION LINE N00°01'12"E 655.49 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS S89°46'05"E ALONG THE SECTION LINE BETWEEN THE SOUTH ONE QUARTER SECTION CORNER OF SECTION 12 AND THE SOUTHEAST SECTION CORNER OF SECTION 12, T4S, R1E, SLB&M - GRID NORTH, UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 27.

SCOTT M. PETERSON
SURVEYOR

DECEMBER 5, 2008
DATE

SURVEYOR'S NOTES

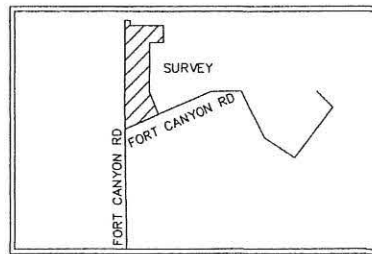
THE PURPOSE OF THIS SURVEY WAS TO MARK THE EXTERIOR BOUNDARIES OF THE GARY AND MARY YOUNG PROPERTY ACCORDING TO ENTRY NO. 17809, BOOK 4975, PAGE 483, AS FOUND IN THE UTAH COUNTY RECORDER'S OFFICE AND ACCORDING TO LOT 14, ILANGENI ESTATES SUBDIVISION FILED AS MAP NO. 3163 IN THE UTAH COUNTY RECORDER'S OFFICE.

FORT CANYON ROAD WAS DETERMINED BY A DEDICATION DEED RECORDED AS ENTRY 9280, BOOK 1192, PAGE 111 IN THE UTAH COUNTY RECORDER'S OFFICE.

THE WEST LINE OF THE YOUNG PROPERTY IS CONTROLLED BY THE NORTH-SOUTH CENTERLINE OF SECTIONS 12 & 13, T4S, R1E, SLB&M. A PORTION OF THE EAST LINE OF SUBJECT PROPERTY IS CONTROLLED BY THE ILANGENI ESTATES SUBDIVISION.

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED IN NOVEMBER AND DECEMBER OF 2008.

IT WAS REQUESTED THAT WE NOT MONUMENT THE WESTERLY CORNERS OF LOTS 16 AND 17 OF ILANGENI ESTATES SUBDIVISION. THE CORNERS FOUND OR MONUMENTED ARE THOSE AS SHOWN HEREON.



LEGEND

- UTAH COUNTY SURVEY MONUMENT
- 5/8" REBAR, 2' LONG, WITH 2" DIAM. ALUM. ALLOY CAP MKD. OAK HILLS SURVEYING LS 317443 OR PLASTIC CAP MKD. LS 317443
- FOUND MONUMENT AS NOTED ON PLAT
- FOUND 5/8" REBAR AND CAP MARKED PSOMAS
- CHAIN LINK FENCE
- VINYL FENCE
- CINDERBLOCK WALL

RECORD OF SURVEY FOR: GARY YOUNG

PROJECT ADDRESS: ALPINE, UT

SECTION: 12 & 13

TOWNSHIP: 4S

RANGE: 1E

BASE MERIDIAN: S.L.B.&M.

PROJECT NO. 08-243

DRAWN BY: SMP

REVIEWED BY: KSB

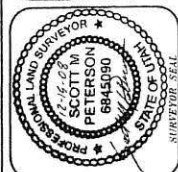
DATE APPROVED: 12/5/2008

SCALE: 1"=100'

SHEET NO:

1 of 1

OAK HILLS SURVEYING
ASSOCIATES, L.C.
230 EAST STATE STREET, SUITE #6
PLEASANT GROVE, UT 84062
BUS: (801) 786-3828
FAX: (801) 786-3733
oakhillsurveying@comcast.net
MEMBER UCLIS/NSPS



09-125

74-136

KEY NOTES	
1	1/2" CONCRETE BASE BY JAMES HARRIS
2	1/2" CONCRETE BASE BY JAMES HARRIS
3	1/2" CONCRETE BASE BY JAMES HARRIS
4	1/2" CONCRETE BASE BY JAMES HARRIS
5	1/2" CONCRETE BASE BY JAMES HARRIS
6	1/2" CONCRETE BASE BY JAMES HARRIS
7	1/2" CONCRETE BASE BY JAMES HARRIS



(EAST)
LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

J. FISK DESIGNS L.C.

1000 E SPRINGVILLE, UTAH 84403

GUEST HOUSE

J. FISK DESIGNS L.C.

1000 E SPRINGVILLE, UTAH 84403

EAST & WEST ELEVATIONS

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

A2.1

KEY NOTES	
1	VERT. CURTAIN PATTERNS BY JAMES HARDIE
2	SHUCCO EXTERIOR
3	42" CORR. RAIL W/ B.N. SPACED NO 4" SPHERE CAN PASS
4	
5	
6	
7	METAL ROOF SYSTEM

J. FISK DESIGNS L.C.

705 SO. 200 E. SPRINGVILLE, UTAH 84773
801.426.9169

GUEST HOUSE

A GUEST HOUSE FOR:

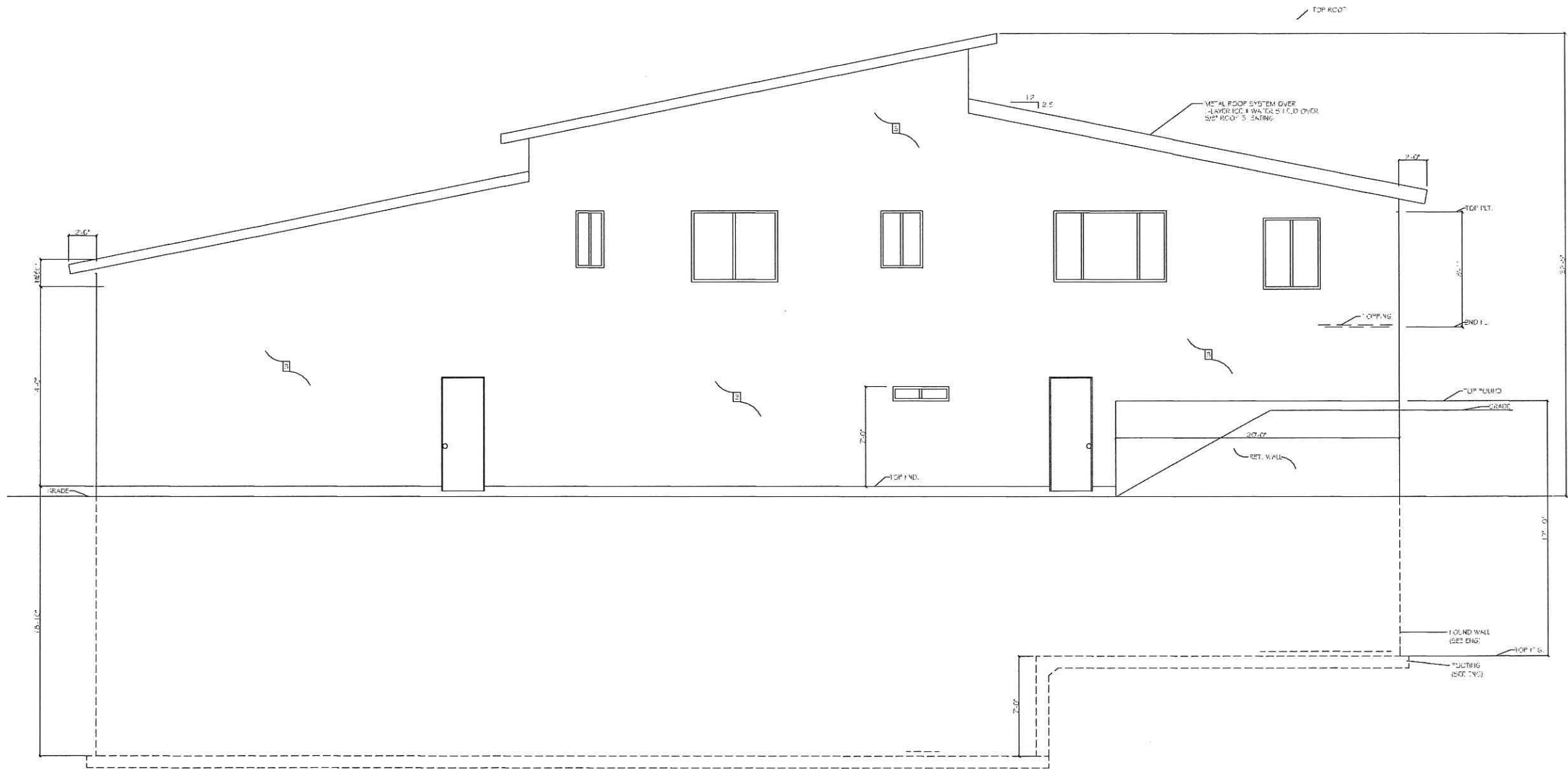
YOUNG

LOCATION: 1831 N. FORT CANYON RD. ALPINE, UTAH

NORTH & SOUTH ELEVATIONS

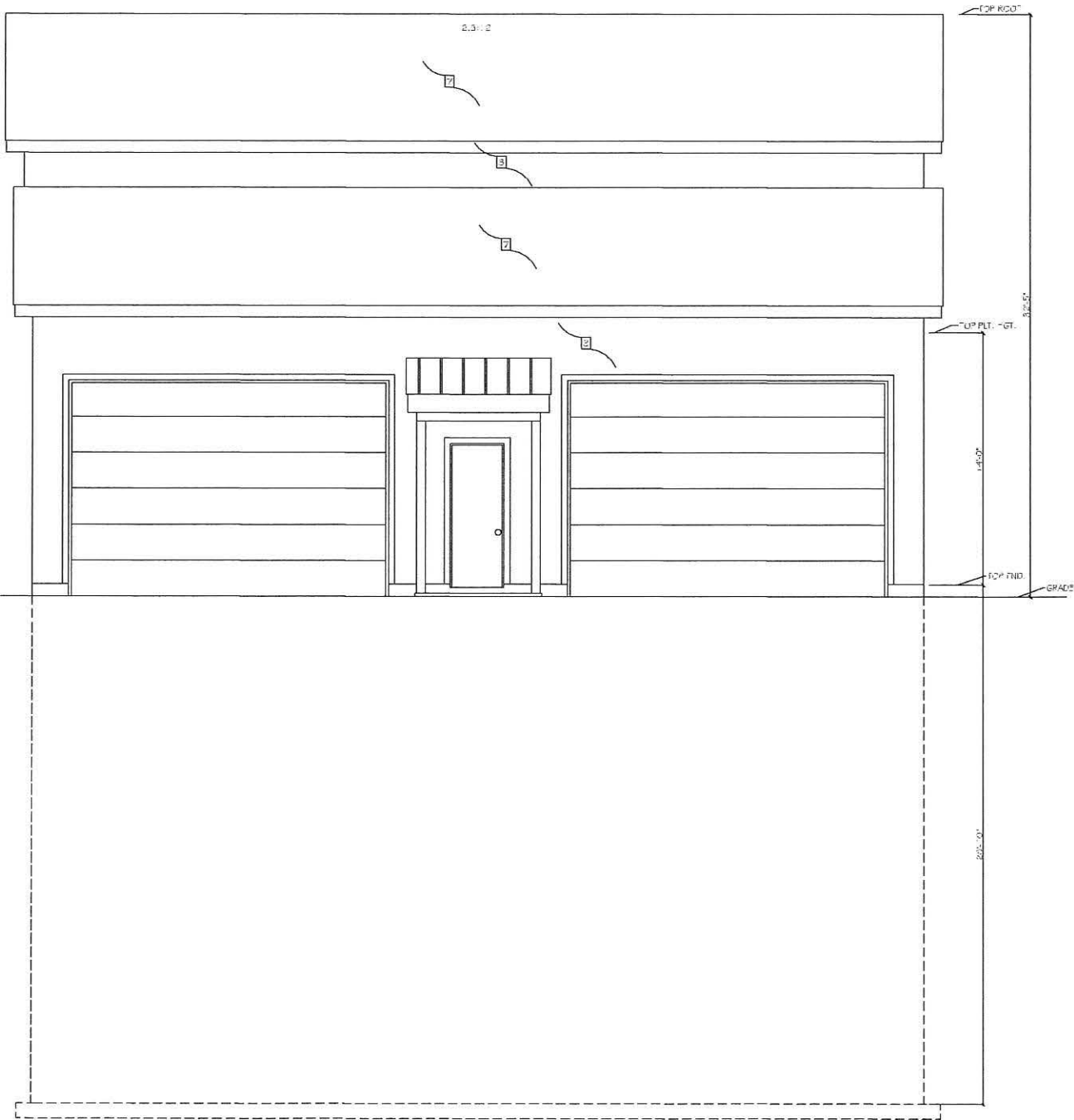
CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

A2.2

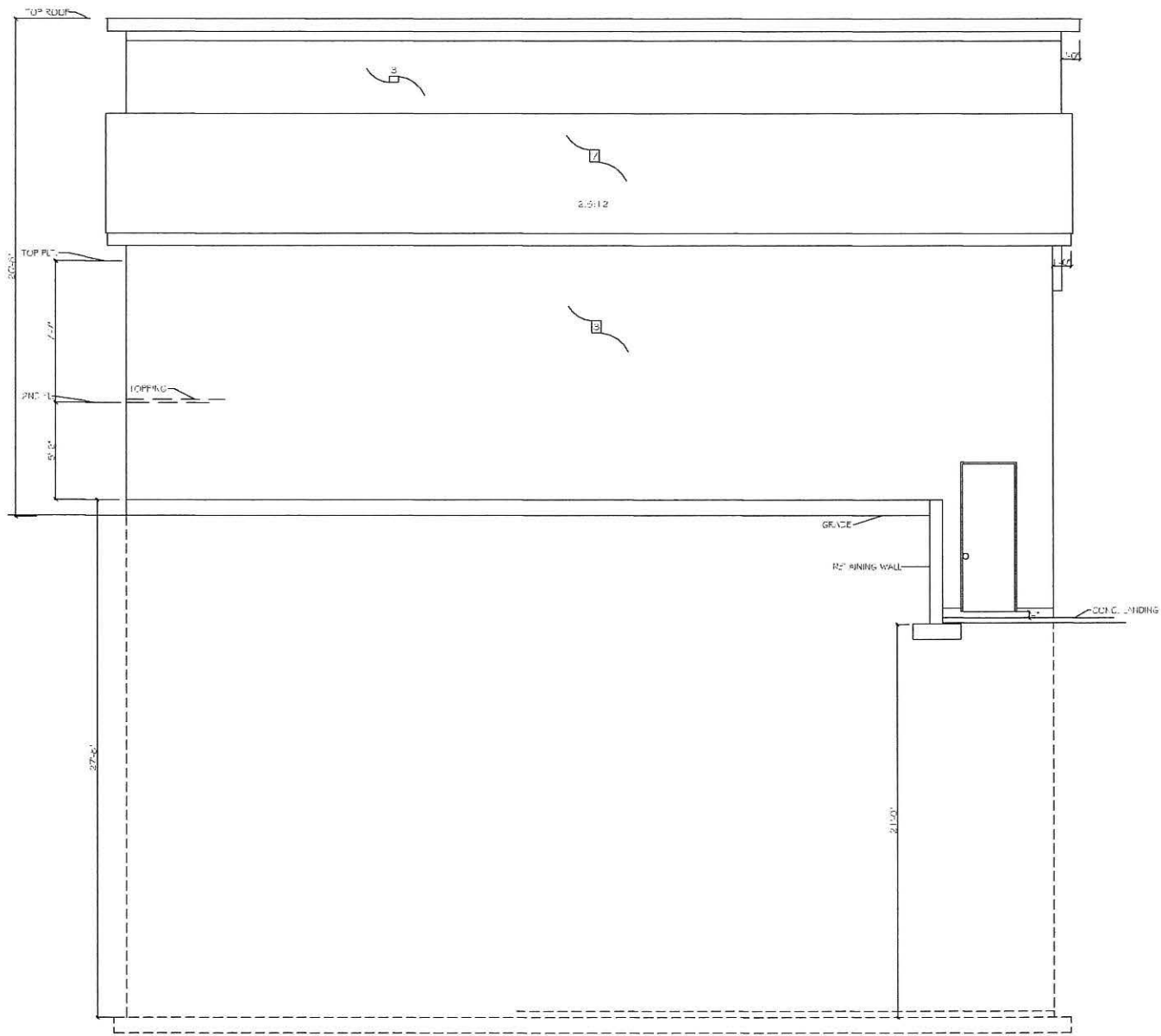


(WEST)
RIGHT SIDE ELEVATION
SCALE 1/4\"/>

KEY NOTES	
1	VER. GEMEN. S&H-RED SID AC BY JAMES TRADE
2	STUCCO EXTERIOR
3	12" GUARD RAIL BY RAL - SPACED SO 4" SPACING CANNOT PASS
4	CONCRETE FLOOR FINISH
5	METAL ROOF SYSTEM



(NORTH)
FRONT ELEVATION
SCALE 1/4" = 1'-0"



(SOUTH)
REAR ELEVATION
SCALE 1/4" = 1'-0"

GUEST HOUSE

FOR:

YOUNG

1031 N. FORT CANYON RD. ALPINE, UTAH

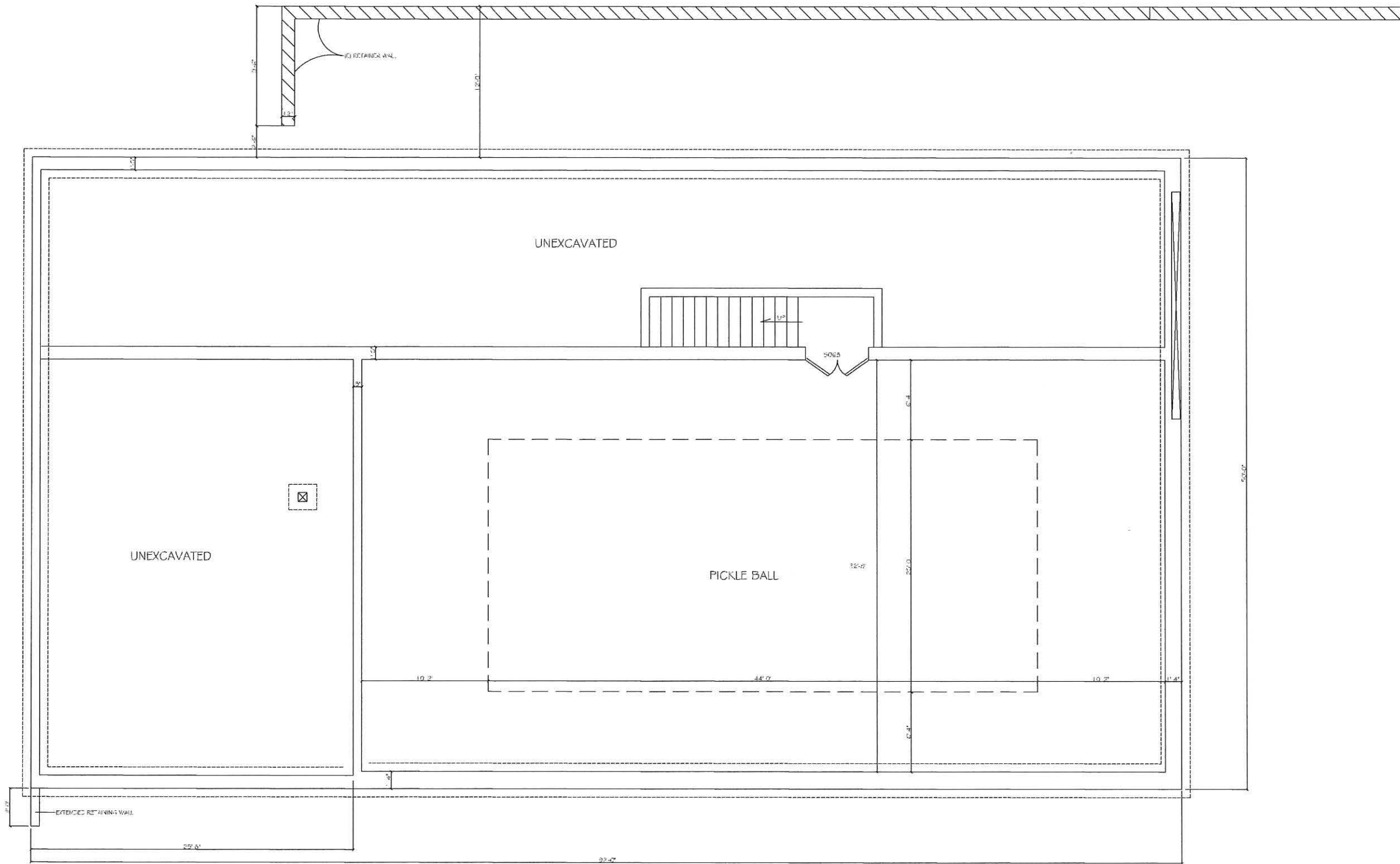
NORTH & SOUTH ELEVATIONS

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

A2.3

J. FISK DESIGNS L.C.

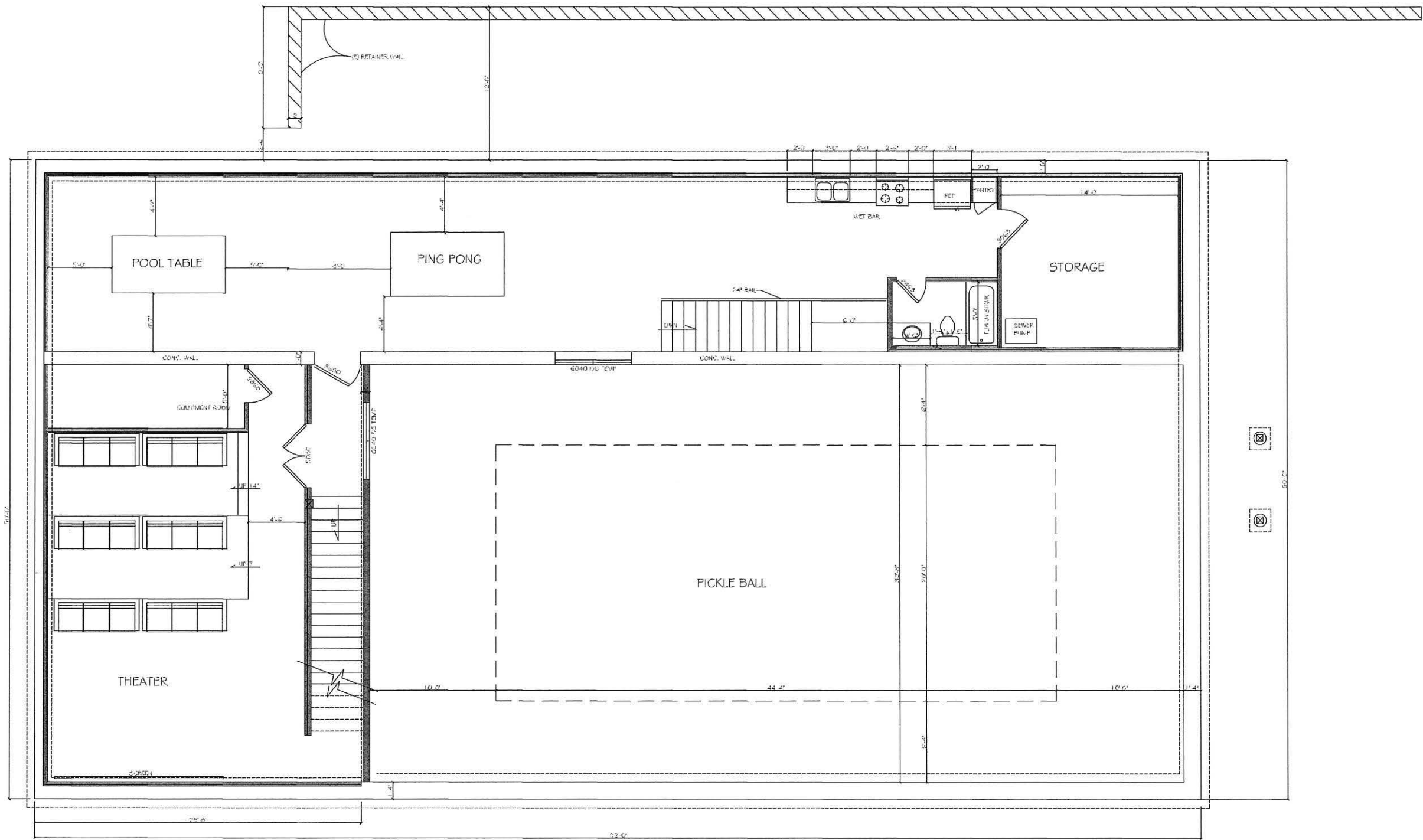
775 N. 300 E. SPRINGVILLE, UT 84403
801.398.9729



FOOTING & FOUNDATION PICKLE BALL CRT. PLAN 2233 S.F.
SCALE: 1/4"=1'-0"

FOUNDATION

KEY OF SYMBOLS	KEY NOTES
 RETAINING WALL 10" THICK + 4" BRICK	
 FRAMED WALL	



RADIANT HEAT IN FLOOR WITH 4" CONCRETE
BASEMENT PLAN
SCALE 1/4" = 1'-0"

2367 S.F.

BASEMENT

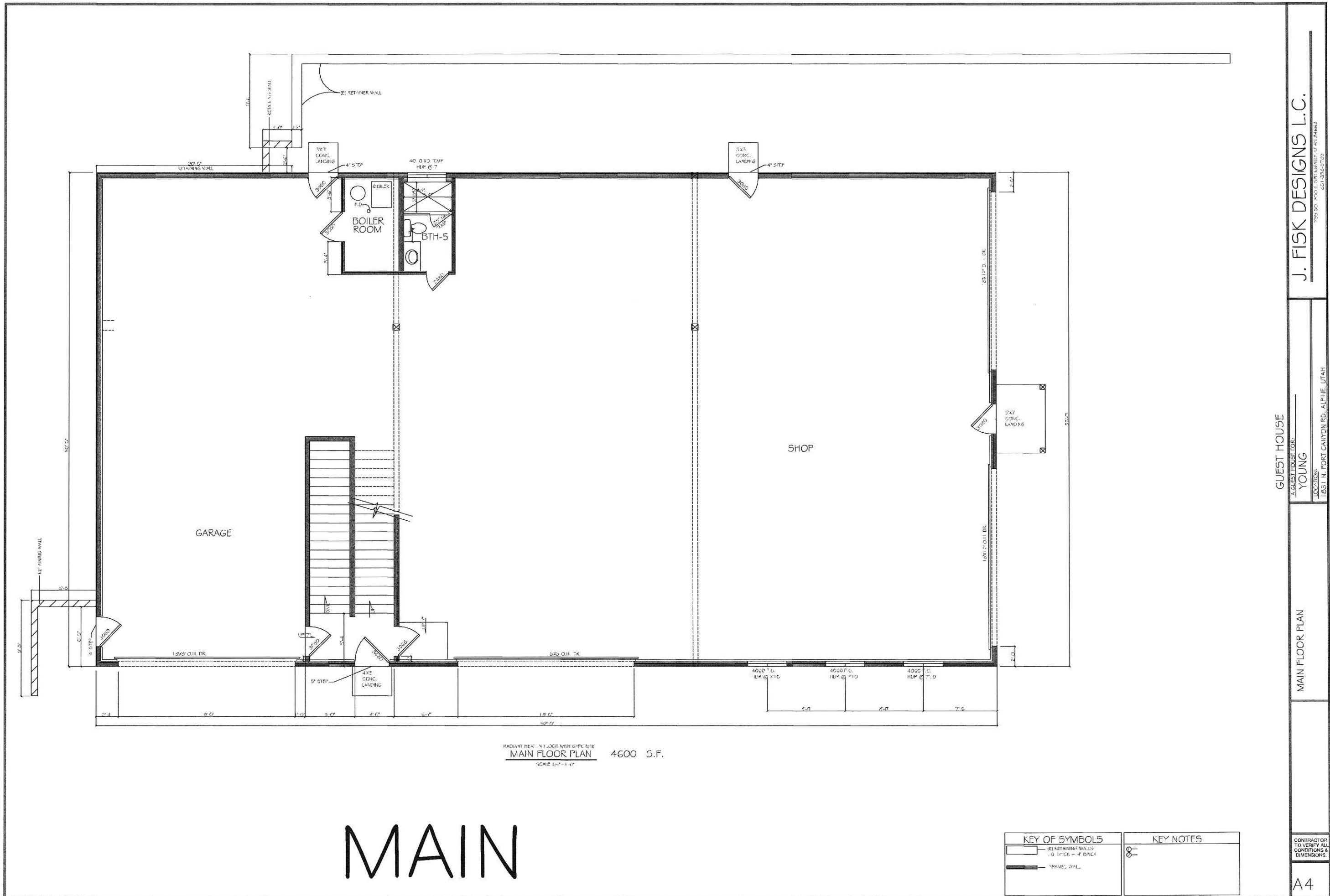
KEY OF SYMBOLS	KEY NOTES

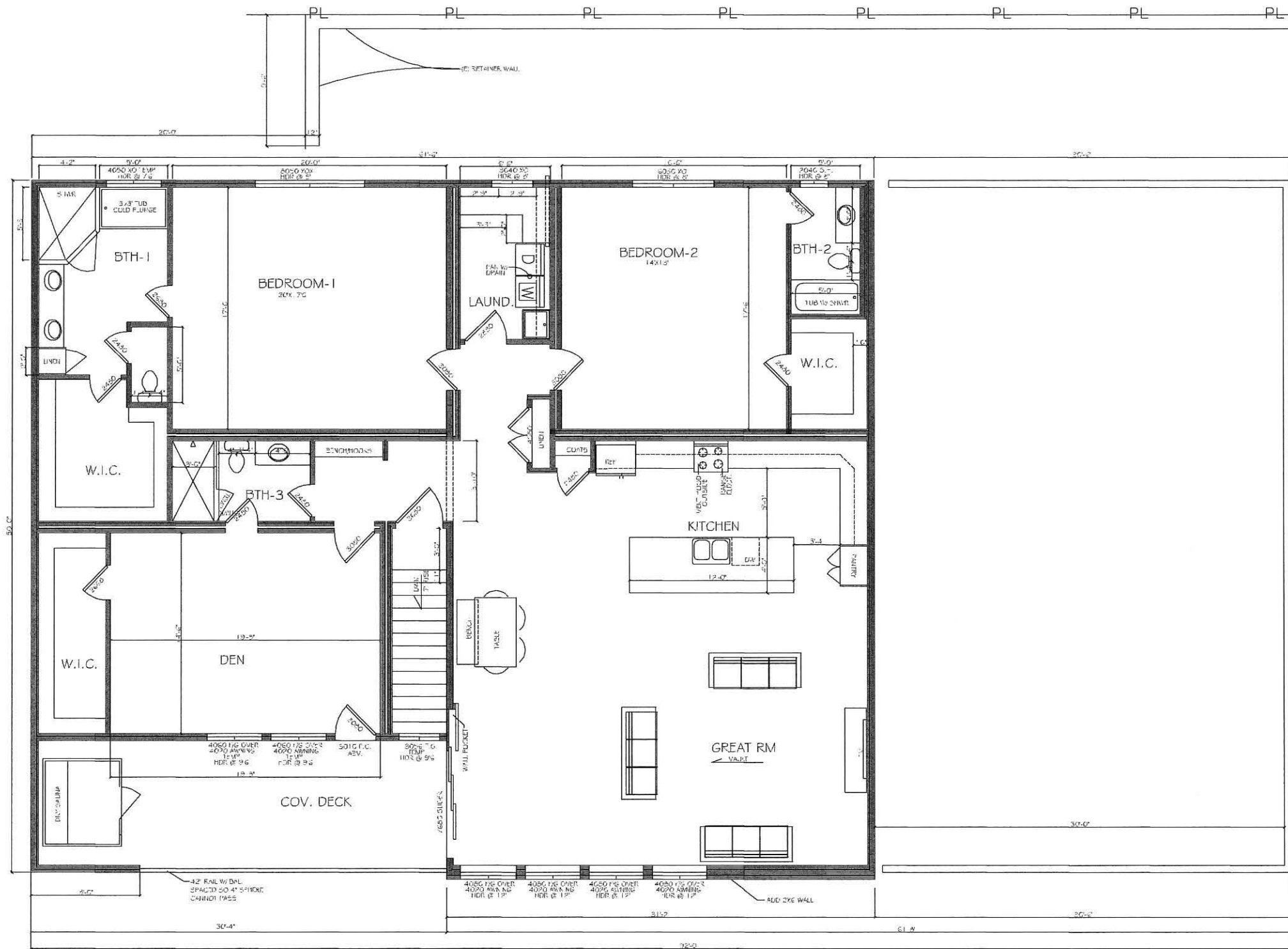
GUEST HOUSE

J. FISK DESIGNS L.C.

FOOTING & FOUNDATION PLAN

A3.1





PAD MNT HEN 2ND FL. FLOOR WITH 5\"/>

2ND FL. — 2782 S.F.
2ND FL. DECK — 289 S.F.

SECOND

GUEST HOUSE

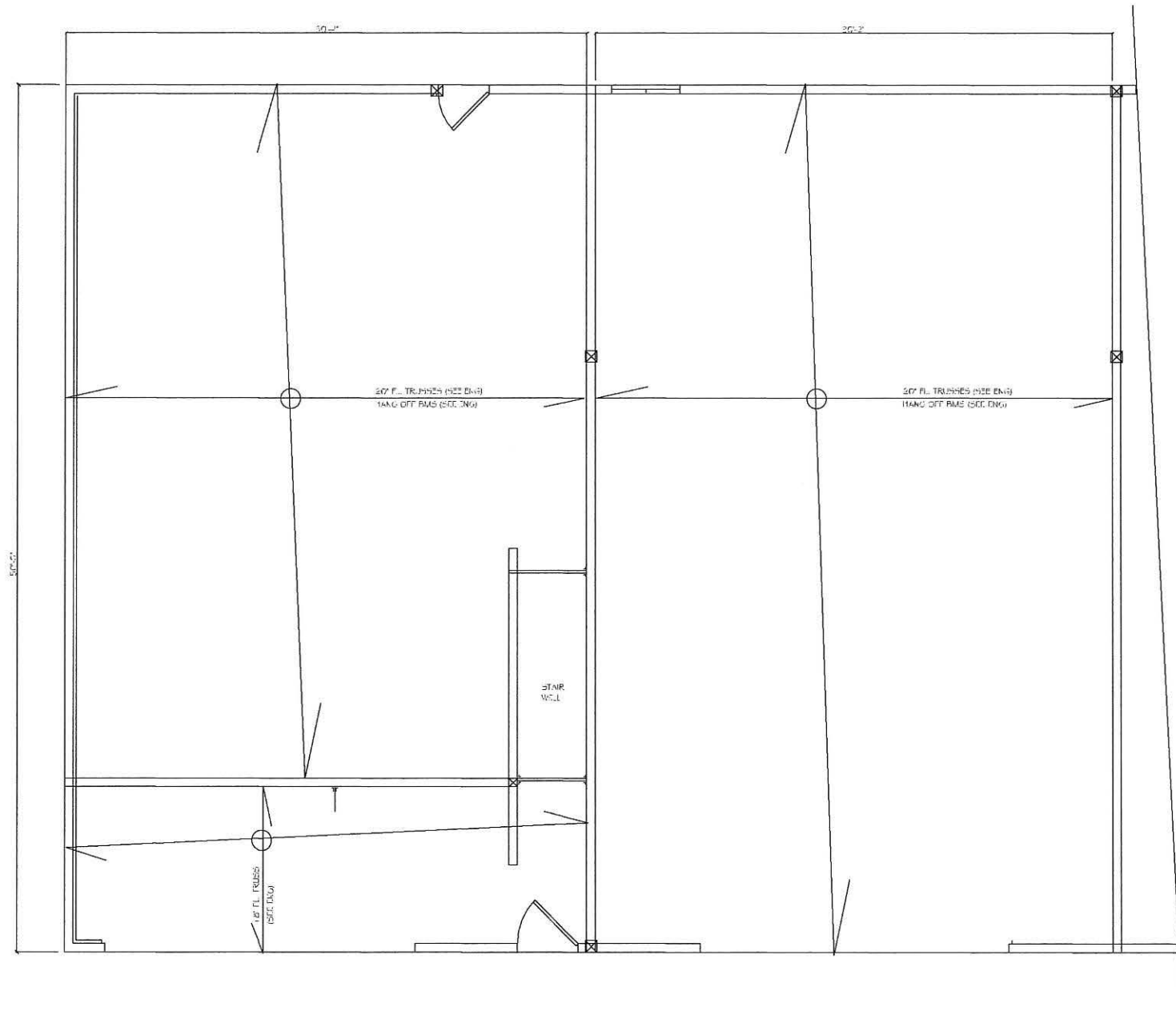
J. FISK DESIGNS L.C.

A GUEST HOUSE FOR:
YOUNG
LOCATION: 1831 N. FORT CANYON RD. ALPINE, UTAH

2ND FL. ADU

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS.

A5



RADIANT HEAT IN FLOOR WITH GYPSUM
2nd FL. JOIST PLACEMENT PLAN
SCALE 1/4" = 1'-0"

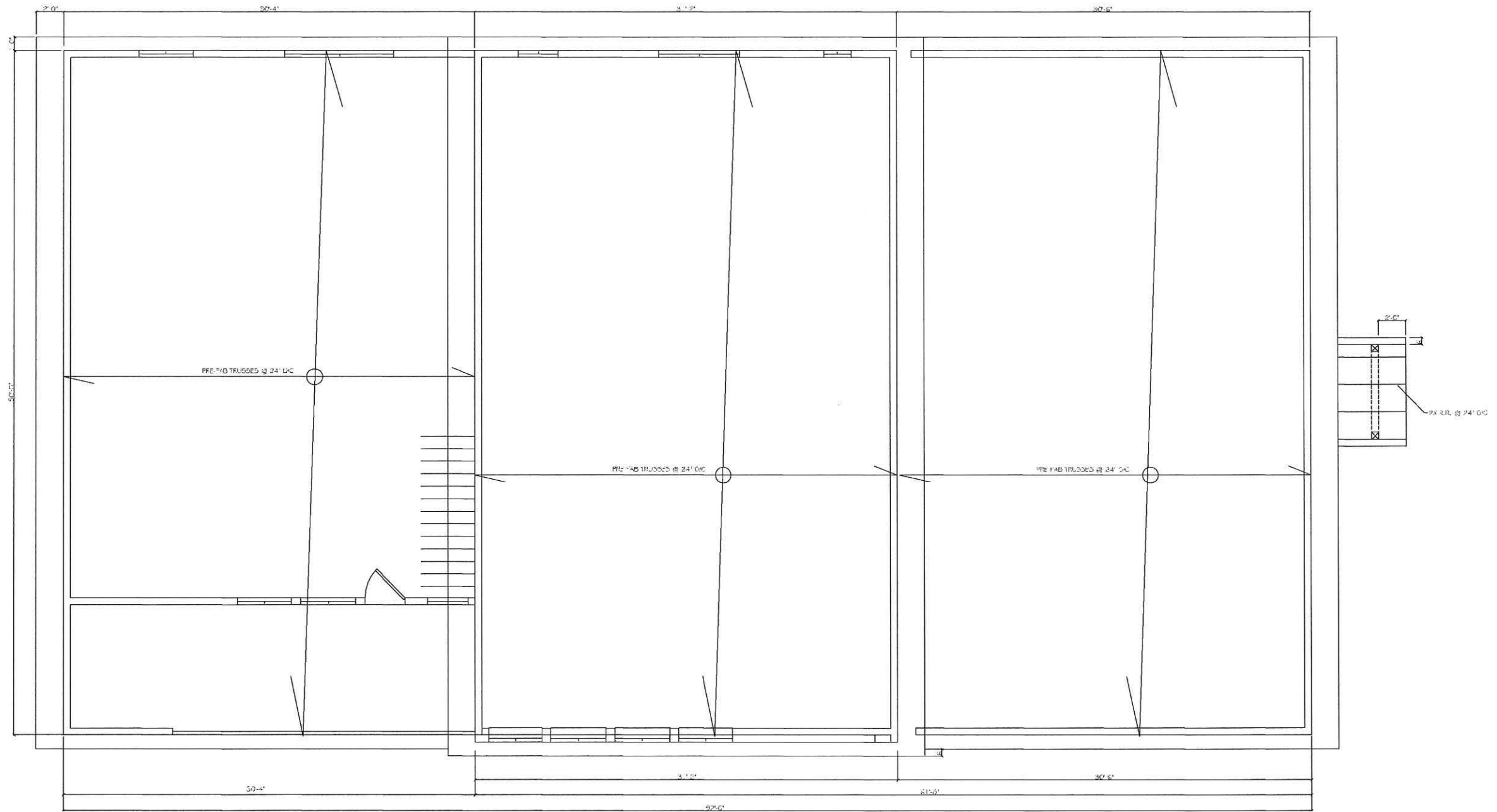
GUEST HOUSE

J. FISK DESIGNS L.C.
2025-2026 F. SPAN/DOOR, LIFT/STAIRS

2ND FL. JOIST PLACEMENT PLAN

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

A6.1



J. FISK DESIGNS L.C.

700 SO. 200 E. SPRINGVILLE, UT 84603
801-322-5769

GUEST HOUSE

DESIGNED FOR

YOUNG

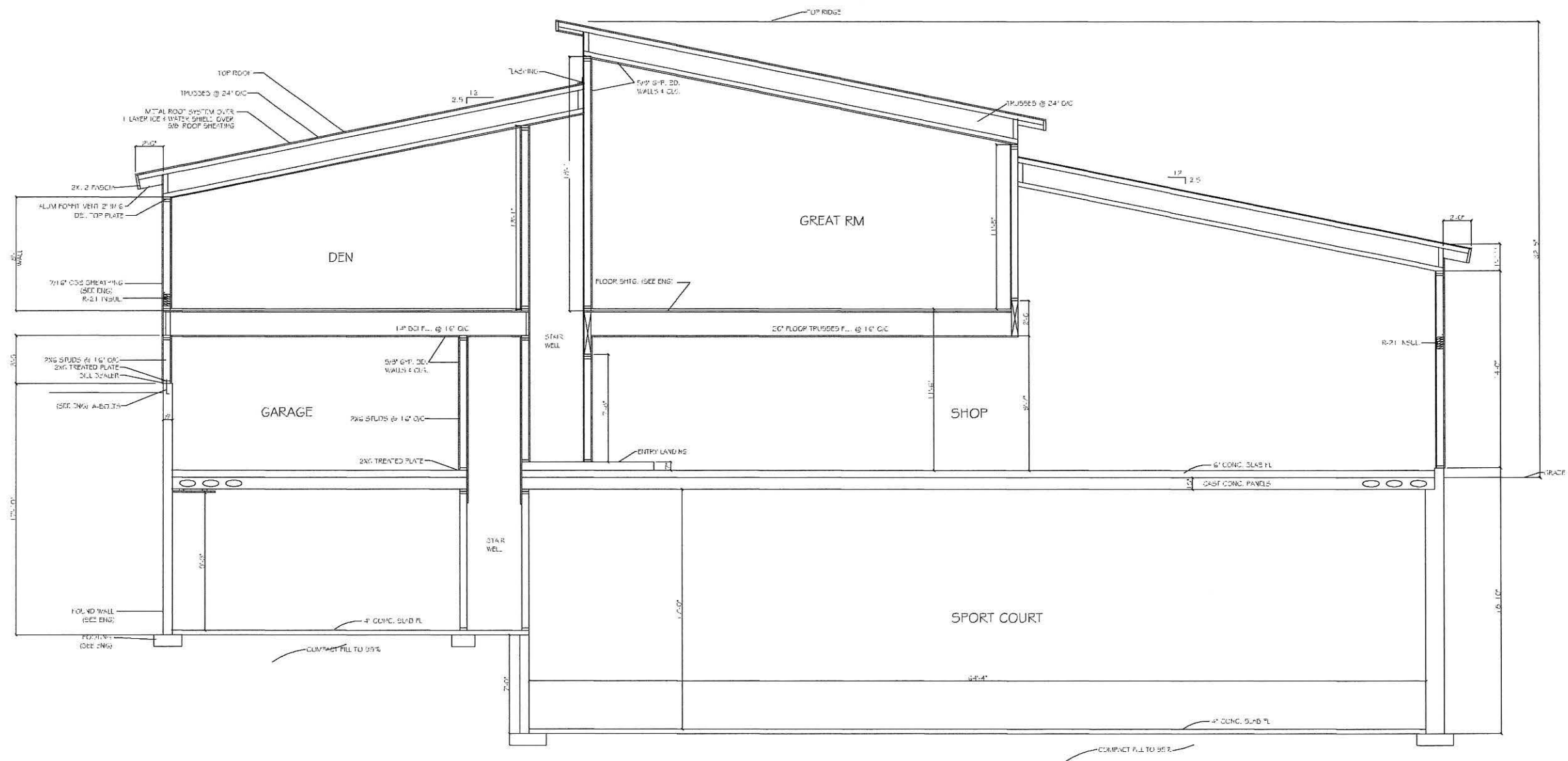
LOCATION

1831 N. FORT CANYON RD. ALPINE, UTAH

ROOF RAFTER PLACEMENT PLAN

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

A6.2



CROSS SECTION (A)
SCALE 1/4" = 1'-0"

J. FISK DESIGNS L.C.

GUEST HOUSE

DESIGNED BY
YOUNG

LOCATION:
1831 N. PORT CANYON RD. ALPHINE, UTAH

CROSS SECTION

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Creation of Double-Frontage Lot

FOR CONSIDERATION ON: April 29th, 2025

PETITIONER: Greg Young-Contractor

ACTION REQUESTED BY PETITIONER: Recommend Approval Creation of Double-Frontage Lot.

Review Type: Legislative

BACKGROUND INFORMATION:

An application has been submitted to consolidate three existing lots—578 N Country Manor Ln, 614 N Country Manor Ln, and 601 N Bald Mountain Drive—into a single lot.

According to Alpine Development Code Section 4.07.030 (Lots), all lots in a subdivision must have frontage on a public street. The same section prohibits the creation of double-frontage lots unless recommended by the Planning Commission and approved by the City Council.

Section 3.01.110 (Definitions) defines a double-frontage lot as: *A lot where the front and rear lot lines both front on a street.*

The proposed combined lot also creates a lot with more than five-sides. This will also require an exception as allowed in Section 3.01.110 Definitions of a lot: **LOT.** *A tract of land regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the Office of the County Recorder. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.*

The applicant is requesting approval to create a double-frontage lot from the parcels listed above. A single-family home currently exists at 601 N Bald Mountain Drive. This structure will be demolished, and a new residence will be constructed facing Country Manor Ln. The applicant has also proposed installing a fence with no access along the Bald Mountain Drive frontage.

Historically, cities have discouraged double-frontage lots due to concerns related to traffic and safety, aesthetics and urban design, and zoning complications.

CITY CODE:

- Alpine Development Code 3.01.110 Definitions
- Alpine Development Code 4.07.030 Lots

NOTICING:

No public hearing is required for this item by the State or City Codes.

STAFF RECOMMENDATION:

Section 4.07.030 of the Alpine Development Code allows the Planning Commission to recommend the creation of double-frontage lots to the City Council. However, the code does not include specific standards for evaluating such requests.

Given the applicant's proposal to construct a fence along the Bald Mountain Drive frontage—effectively eliminating secondary access—staff does not have concerns with approving the proposed double-frontage lot as proposed.

Motion to Approve:

I move to approve the creation of a single double-frontage lot with more than five sides including the parcels at 578 N Country Manor Ln, 614 N Country Manor Ln, and 601 N Bald Mountain Drive as proposed.

Motion to Approve with Changes:

I move to approve the creation of a single double-frontage lot with more than five sides including the parcels at 578 N Country Manor Ln, 614 N Country Manor Ln, and 601 N Bald Mountain Drive, subject to the following changes:

- Insert Findings or Conditions Here

Motion to Table or Deny:

I move to table or deny the proposed creation of a single double-frontage lot with more than five sides, which includes the parcels at 578 N Country Manor Ln, 614 N Country Manor Ln, and 601 N Bald Mountain Drive.

- *Insert Findings Here*



11:052:0015
FIVE C J PROPERTIES LLC (ET AL...
Value: \$2,549,800 -- 18.09 acres
Entry# 15377-2006 (MORE)
S90°00'00"E 1,062.60

35:637:0005
DENNEY, RYAN and LAURA...
646 N COUNTRY MANOR LN - ALPINE
Value: \$3,161,800 -- 1.01 acres
Entry# 67512-2013

55:408:0022
GRAY, TESSIE L and LENNY B...
636 N BALD MOUNTAIN DR - ALPINE
Value: \$733,500 -- 0.57 acres
Entry# 190737-2020

35:637:0004
CAHILL, MICHAEL R (ET AL)...
614 N COUNTRY MANOR LN - ALPINE
Value: \$828,700 -- 0.92 acres
Entry# 64590-2024

55:408:0021
CAHILL, MICHAEL R (ET AL)...
601 N BALD MOUNTAIN DR - ALPINE
Value: \$1,713,700 -- 0.62 acres
Entry# 64587-2024

35:637:0003
CAHILL, MICHAEL R (ET AL)...
578 N COUNTRY MANOR LN - ALPINE
Value: \$832,400 -- 0.94 acres
Entry# 64588-2024

55:408:0020
BASIL, MARK F and STEFANIE...
575 N BALD MOUNTAIN DR - ALPINE
Value: \$1,433,600 -- 0.58 acres
Entry# 77797-2012

35:637:0002
THATCHER, JEREMY A and KIM PARK...
544 N COUNTRY MANOR LN - ALPINE
Value: \$827,900 -- 0.92 acres
Entry# 68303-2024

55:408:0019
HARMON, ROBERT and JESIKA...
553 N BALD MOUNTAIN DR - ALPINE
Value: \$1,359,500 -- 0.58 acres
Entry# 25339-2024

55:408:0023
BRIMHALL, KELLY and EMILY...
580 N BALD MOUNTAIN DR - ALPINE
Value: \$2,205,200 -- 0.66 acres
Entry# 28800-2024

595 LLC...
RY MANOR LN - ALPINE
500 -- 0.94 acres
2019

639:0002
LSIPHER, SCOTT D and JENNIFER...
N COUNTRY MANOR LN - ALPINE
ue: \$2,299,500 -- 0.93 acres
ry# 32814-2022

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
March 18, 2025

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:00 p.m. by Alan Macdonald.
The following were present and constituted a quorum:

Chair: Alan Macdonald

Commission Members: Troy Slade, Michelle Schirmer, Greg Butterfield, John MacKay, Susan Whittenburg

Excused: Jeff Davis

Staff: Ryan Robinson, Marla Fox

Others: Davido

B. Prayer/Opening Comments: Greg Butterfield

C. Pledge of Allegiance: Michelle Schirmer

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

A. Public Hearing: Review of Fitzgerald Annexation Request

Ryan Robinson said our ordinance allows guest houses on five acres or more. Currently an applicant has to come to Planning Commission and City Council for approval. Tonight, we are looking to see if the ordinance could be changed so staff could review these applications and approve them if they meet the ordinance. Ryan Robinson said he spoke with some of the City Council members to see if that is something they would approve and the response he got back was that they would still like to review them.

Ryan Robinson said a **Conditional Use Permit (CUP)** is a zoning tool that allows specific land uses listed in each zone, that due to its unique nature may need additional conditions to mitigate any impacts in a given area. Examples of potential impacts may include increased traffic, noise, or environmental effects, and therefore require additional review and regulation.

CUPs in Alpine City

Alpine City currently allows guest houses to be built on properties with an existing single-family dwelling, provided that specific standards are met. In most zoning districts within the city, guest houses are classified as a Conditional Use Permit (CUP).

Since CUPs are administrative in nature, meaning they apply existing zoning codes rather than creating new ones—approval should be granted if the applicant meets the required standards. It is rare for a conditional or permitted use to be denied. If there are detrimental effects of the proposed use, the designated land use authority can apply conditions to mitigate these perceived impacts.

Proposed Process Change

Each CUP application for a guest house must demonstrate compliance with a specific set of standards (see attached). Recently, city staff reviewed this approval process and recommended removing the requirement for the Planning Commission to review the site plan, keeping the City Council as the sole approval authority. This change is intended to streamline the process as the Council focuses only on verifying compliance with the established standards.

Alan Macdonald opened the Public Hearing. There were no comments, and Alan Macdonald closed the Public Hearing.

MOTION: Planning Commission member John MacKay moved to recommend approval of Ordinance 2025-05, amending the standards for review related to guest houses as proposed.

Susan Whittenburg seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Nays:

Excused

Michelle Schirmer
Troy Slade
Greg Butterfield
Susan Whittenburg
Alan Macdonald
John MacKay

IV. COMMUNICATIONS

Ryan Robinson said our next Planning Commission meeting will be on April 29th, due to conflicts on the third week.

Susan Whittenburg gave a report on the Main Street Planning Meeting. She said there were over one hundred people there with a lot of opposition to change in Alpine and Main Street. She said the first thing that needs to be done is something about the traffic on Main Street due to the school.

Alan Macdonald said Alpine needs to decide if they are going to be a nimby city or a yimby city. He said parents complain that there isn't affordable housing for their kids, but they also don't want that kind of housing in Alpine.

Greg Butterfield said you need to live here and understand the area if you want to make a change. He said you need to have multiple town hall meetings to get feedback.

Susan Whittenburg asked how Main Street improvements would be paid for because residents are not going to want higher taxes. Ryan Robinson said we could apply for grants or through development and said we could look at impact fees. The Planning Commission said that some people may want to donate to the project as well.

Greg Butterfield said we really need to look at aesthetics in the Gateway Historic.

1 Troy Slade said he agreed that we need to have more input than just a couple of meetings before going
 2 forward with something. Ryan Robinson said we are putting a survey together to get more responses from
 3 the residents.

4
 5 Ryan Robinson said we are looking at options for moderate income housing. We are not looking at
 6 apartment buildings but at other missing housing options.

7
 8 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** March 4, 2025

9
 10 **MOTION:** Planning Commissioner Susan Whittenburg moved to approve the minutes for February 18,
 11 2025, as written.

12
 13 Michelle Schirmer seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion
 14 passed.

15
 16 **Ayes:**

16 **Nays:**

16 **Excused:**

17 Michelle Schirmer
 18 Troy Slade
 19 Greg Butterfield
 20 Susan Whittenburg
 21 Alan Macdonald
 22 John MacKay

23
 24 **MOTION:** Planning Commissioner moved to adjourn the meeting.

25
 26 Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

27 **Ayes:**

27 **Nays:**

27 **Excused**

28 Michelle Schirmer
 29 Troy Slade
 30 Greg Butterfield
 31 Susan Whittenburg
 32 Alan Macdonald
 33 John MacKay

34
 35 The meeting was adjourned at 6:56 p.m.