



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and a Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, August 18, 2015 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Steve Swanson
- C. Pledge of Allegiance: By Invitation

### 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. PUBLIC HEARING – Beck Zone Change Request

The Planning Commission will review a request to change the zoning for property from CR-40,000 to CR-20,000.

#### B. Eagle Pointe PRD Final Plan - Mark Wells and Taylor Smith - Approx. 800 W 600 N

The Planning Commission will review a final plan for the proposed Eagle Pointe planned residential development.

#### C. Alpine Olde Towne Centre Lot “D” Office Building – 363 South Main Street – April Cooper

The Planning Commission will review a site plan for an office building on lot “D” of the already approved Alpine Olde Towne Centre Planned Commercial Development.

#### D. Virgil Keate Site Plan

The Planning Commission will review a site plan for a residential lot that is not in an approved subdivision.

#### E. T-mobile Cell Tower Modification (Lambert Park)

The Planning Commission will review a proposed modification to a wireless telecommunication tower located in Lambert Park.

### IV. COMMUNICATIONS

- V. APPROVAL OF PLANNING COMMISSION MINUTES: July 21, 2015  
July 28, 2015 (Work Session)  
August 4, 2015

### ADJOURN

Chairman Steve Cospier  
August 14, 2015

**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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://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: Beck Zone Change Request**

**FOR CONSIDERATION ON: 18 August 2015**

**PETITIONER: Dana and Annalisa Beck**

**ACTION REQUESTED BY PETITIONER: Approve the Zone Change**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.2 (Zone Change)**

### **BACKGROUND INFORMATION:**

Dana and Annalisa Beck are requesting that the zoning for their property located at 621 Westfield Road be changed from CR-40,000 zone to CR-20,000. The ordinance requires that the Planning Commission make a recommendation to the City Council. The City Council may approve or deny the proposed amendment to the zoning map, either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.

### **STAFF RECOMMENDATION:**

That the Planning Commission discuss the request for a zone change and make a recommendation to the City Council.

July 21, 2015

Alpine City Planning Commission  
Attn: Jason Bond  
20 North Main  
Alpine, Utah 84004

Jason

This is our formal request to change to zoning on our property (see attached legal description) from CR 40,000 to CR 20,000. Consideration should be made for the Walters property to the south, and the Gillman, Vance and Healey property to the north of us based on the owner's wishes and the Cities needs. We make this request for the following reasons:

As you are aware, the high pressure gas line is coming through Alpine. We have worked with the gas company and an engineer to make the best of this situation and to put a plan in place that works now and in the future. We have placed the gas line along the back of future lot lines and property lines. We based this placement off of ½ acre lots due to the input from the neighbors at the planning commission meeting in support of ½ acre lots.

We also request this change because that was the original zoning of the property when purchased in the 1980's and there was no owner input when the City arbitrarily re-zoned the property.

We thank you and the Planning Commission for your consideration.

Sincerely

Dana and Annalisa Beck



**PROPERTY INFORMATION**

Serial Number: 11:018:0102      Serial Life: 2007...

**Property Address:**

**Mailing Address:** 621 WESTFIELD RD ALPINE, UT 84004-1502

**Acreage:** 10.655146

**Last Document:** 15683-2010

**Legal Description:** COM N 89 DEG 48' 18" E 584.58 FT & N 651 FT FR SW COR. SEC. 24, T4S, R1E, SLB&M.; N 63 DEG 11' 36" E 133.26 FT; N 46 DEG 46' 58" E 110.26 FT; N 40 DEG 47' 14" E 113.96 FT; N 48 DEG 53' 58" E 88.84 FT; N 2 DEG 21' 54" E 119.23 FT; N 55 DEG 27' 2" W 57.3 FT; N 42 DEG 58' 0" E 192.5 FT; N 56 DEG 12' 30" E 208 FT; S 70 DEG 12' 0" E 214.25 FT; N 58 DEG 23' 19" E 64.75 FT; N 88 DEG 15' 0" E 50 FT; N 7 DEG 0' 35" E 63.39 FT; S 64 DEG 49' 45" E 203.49 FT; S 32 DEG 30' 45" E 147.36 FT; S 3 DEG 43' 29" W 174.56 FT; N 86 DEG 16' 31" W 168.29 FT; N 84 DEG 39' 14" W 133.88 FT; S 33 DEG 20' 0" W 358.39 FT; S 22 DEG 25' 0" W 83.5 FT; S 19 DEG 22' 0" W 106.27 FT; N 78 DEG 37' 0" W 402.24 FT; N 77 DEG 55' 0" W 214.1 FT TO BEG. AREA 10.655 AC.

<a href="#">Owner Names</a>	<a href="#">Value History</a>	<a href="#">Tax History</a>	<a href="#">Location</a>	<a href="#">Photos</a>	<a href="#">Documents</a>	<a href="#">Exp Legal</a>
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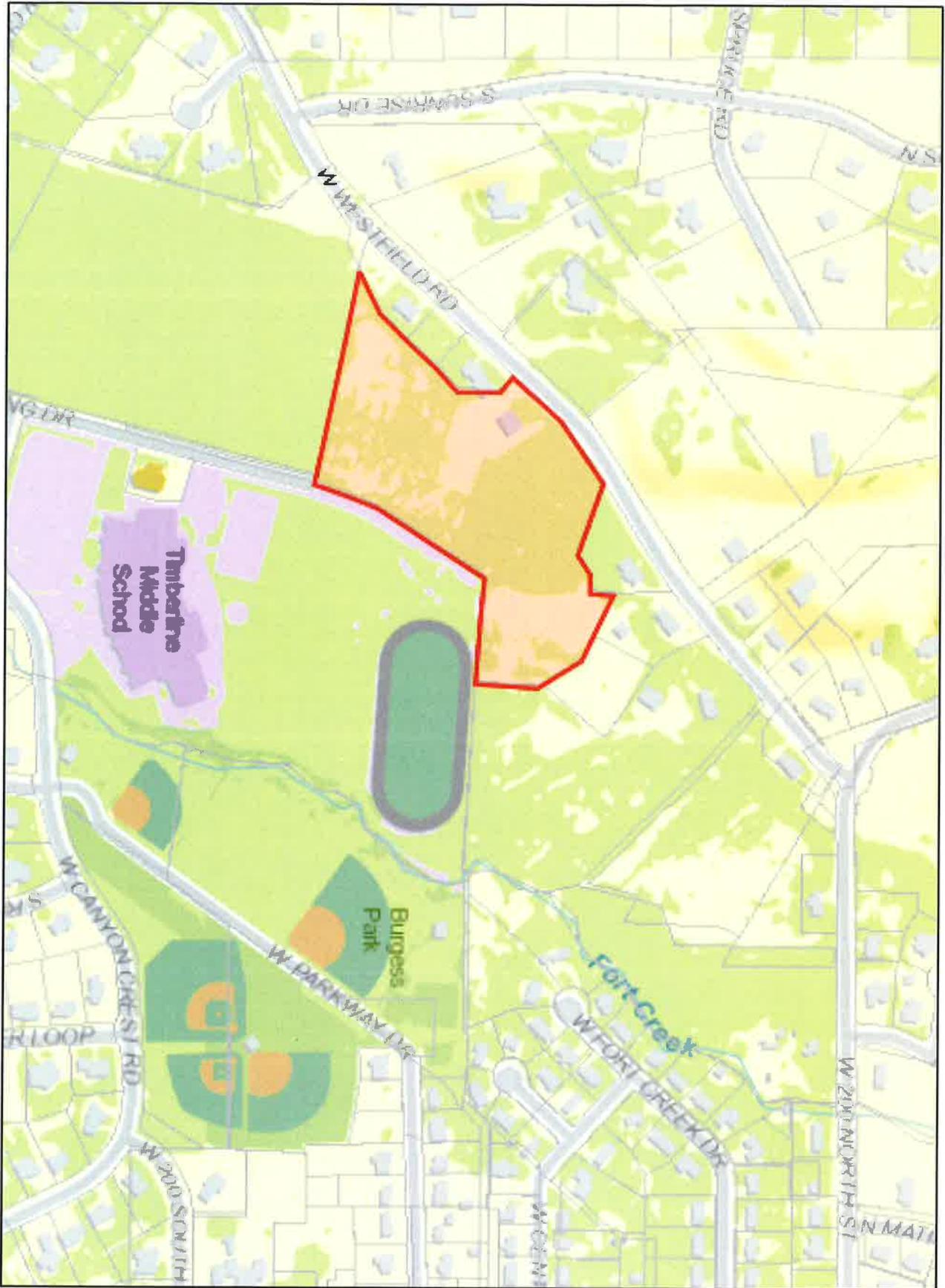
2011... [BECK, DANAR](#)  
 2007-2010 [SKYLINE PROPERTIES LLC](#)

[Additional Information](#)

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- [Documents/Owner/Parcel Information - Recorder's Office](#)
- [Address Change for Tax Notice](#)

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## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Eagle Pointe PRD Final Site Plan**

**FOR CONSIDERATION ON: 18 August 2015**

**PETITIONER: Taylor Smith and Mark Wells**

**ACTION REQUESTED BY PETITIONER: Recommend Approval of the Final Site Plan**

**APPLICABLE STATUTE OR ORDINANCE: See Engineer Review**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Pointe PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 13 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, section 3.9.6 The Development is located west of the Falcon Ridge Development. The proposed development includes approximately 17.54 acres (53.5%) of open space. The proposed development is in the CR-40,000 zone.

### **STAFF RECOMMENDATION:**

**Staff recommends that final approval of the proposed development be postponed until all of the following items are addressed:**

- **The Planning Commission and City Council make a decision as to the secondary access width, curb, crash gates and timing of construction.**
- **The Planning Commission and City Council make a decision as to whether or not grading onto city open space by 30 feet will be allowed.**
  - **If needed, the Developer provide a retaining wall design prior to construction or recordation of the plat, whichever comes first.**
- **The Developer submit a revegetation plan based on the recommendations of the geotechnical report.**
- **The Developer provide a booster station design prior to construction or recordation of the plat, whichever comes first.**
- **The Developer provide and engineer's cost estimate.**
- **The Developer meets the water policy.**
- **The Planning Commission discuss and provide direction to the Developer in regards to the Trail Master Plan (Section 3.17)**
- **The Develop address redlines on the plans.**



Date: August 12, 2015

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

**Subject: Eagle Point PRD Subdivision – Final Review  
14 lots on 32.929 acres**

### **Background**

This development was formerly known as the Vista Meadows PRD subdivision. The proposed Eagle Point PRD Subdivision consists of 14 lots on 32.929 acres. Technically there are only 13 new lots as Lot 14 is an amended Lot 3 of Falcon Ridge Plat A. The lots range in size from 23,190 to 71,766 square feet which meets the minimum lot size requirements as set forth in the PRD section of the Development Code, section 3.9.6. The development is located west of the Falcon Ridge development. The proposed development includes approximately 17.54 acres (53.3%) of open space. The proposed development is in the CR-40,000 zone.

From Preliminary Approval the Developer has modified and is proposing an altered secondary access which reduces the need for retaining walls greatly. Also, if permission is granted to grade onto city open space, walls can be completely eliminated. This will be discussed in more detail in the streets section.

The developer is also proposing to phase the development, developing the first 8 lots (re-numbered to lots 1-8, see attached) and associated roadway. Again, this will be discussed in more detail in the streets section.

### **PRD Requirements**

The development has previously been approved to be developed as PRD.

The developer did not submit a slope analysis for the property as per the PRD, however we completed our own slope analysis in 2010 and again with this submittal. Based on our analysis, we have determined that the allowable base density is 14 units. As currently drawn, the development would provide approximately 17.54 acres of open space, or 53.3 percent of the total

development area. This would provide sufficient open space to receive the maximum density bonus of 25 percent. Assuming the maximum density bonus, up to 17.52 lots (rounded to 18 lots) is possible if topography allows it. Because of the topographic challenges of the area, and the Development Code which protects the city from lots being developed on a hillside, the developer is proposing a plan with only 13 new lots. As mentioned earlier, Lot 14 is an existing lot (Lot 3 Falcon Ridge Plat A) which is proposed to be amended to accommodate the secondary access required by code. This existing lot is owned by an LLC which the developer is a part of.

The slope analysis has three main purposes; (1) is used to calculate base density, (2) helps evaluate building pads and (3) shows the percentage of land with slopes greater than 25% within a lot. The Developer has shown the building pads on the proposed Final Plat. The pads appear to meet section 3.1.11.7 which requires no areas of ground greater than 20% slope to be within the buildable area. Section 3.9.4 details how much slope above 25% that can be contained within a lot. All the new lots contain minor amounts of ground that is steeper than 25%. The Developer has been granted an exception for those slopes.

### **Street System**

The proposed development shows access from Lakeview Drive and Hog Hollow (600 North). The general layout of the development meets code in regards of frontage, road alignments, and road design.

The proposed plans show an approximate line where fill material would extend beyond the 50-foot clear zone as identified in the Cut/Fill Ordinance (Section 4.17). The original plan showed three minor retaining walls at the extension of Lakeview Drive so as to not require an exception to the ordinance regarding cut/fill slopes. The Engineering department recommended that the Developer eliminate these minor walls and request an exception for the 50-foot clear zone in this area. We are in support of an exception at this location as it is not wise to have a small retaining wall at the end of a long fill/cut slope, when the better design is to simply run the cut/fill slope another 10-20 feet to existing ground. An exception to the 50-foot clear zone (4.17) to eliminate three minor retaining walls has previously been recommended by the City Engineer, Planning Commission, and approved by the City Council as outlined in section 4.1.2 of the Development Code.

Secondary Access. Since Preliminary Approval the Developer has modified the secondary access road design to eliminate retaining walls. It is proposed with 18.5' of paved surface with curb and gutter on one side of road and crash gates on each end. With crash gates, the secondary access road would not be maintained/plowed through the winter months. The previously approved design was 26' of pavement with no crash gates, yet had significant retaining walls. There are four issues to discuss with the proposed design; crash gates, street width, curb and gutter, and timing of construction. The applicable section of code is included herewith for reference:

### **“3.12.7.4 ROADS**

- 3.12.7.4.1 Access.** *All developments in the Urban/Wildland Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.*
- 3.12.7.4.2 Exceptions.** *Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.*
- 3.12.7.4.3 Specifications.** *All secondary access roads shall have a minimum paved width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Article 9.02-2-1 of the Uniform Fire Code.”*

1. Crash Gates. The Preliminary Approval was for a secondary access road that was to be maintained year around for vehicular travel. The proposed option is to have crash gates to only allow access during an emergency. **The Planning Commission and City Council need to make a recommendation and decision as to whether or not crash gates will be accepted.**
2. Street Width. Section 3.12.7.4.3 requires a minimum of 20’ of paved width. Where only 18.5’ is proposed due to “terrain features or other physical obstacles” as mentioned in section 3.12.7.4.2, an exception would be required for this design. From an engineering stand point, the lesser width is not a cause for concern where the proposed road use is for secondary access only and gated off to ensure that use. If the crash gates are not installed as proposed, we would rather the road be 26’ as previously approved. The reason for the reduced width was strictly to eliminate retaining walls. An exhibit was submitted by the Developer to show the differences in wall design from Preliminary (approved) to this proposal. See attached. **The Fire Chief and Fire Marshall have both signed off on the proposed design width and crash gates, though an exception will still need to be recommended and granted for it.**
3. Curb and Gutter. The City standard road cross sections show curb and gutter on both sides. Having curb and gutter on both sides helps maintain and preserve the road integrity as well as facilitates drainage. **It would be recommended from Staff that curb be installed on both sides of the road per the standard road cross-sections. An exception to the design standards (4.1.2) for curb and gutter on just one side of the secondary access road is being requested by the Developer.**
4. Timing of Construction. The Developer has proposed to phase the development. It appears that the timing of construction of the secondary access wouldn’t occur until Phase 2 of the development. Section 3.12.7.4.1 requires all developments within the Urban/Wildland Interface area to have more than one access. **The Fire Marshal has written a letter requiring the secondary access road to be built during phase 1 of construction. This would be Staff’s recommendation as well.**

An exception has been granted for 2:1 cut/fill slopes shown on the plans which are steeper than

shown in the Cut/Fill Ordinance (4.17). This was granted based on the geotechnical report for the development which was backed up by a letter from Earthec Engineering ensuring that the report is still valid for the development. That report specifies the methods, material, and erosion control standards used to build 2:1 slopes. The City Engineer accepts and recommends the methods described in the report. **The plans need to specify a revegetation plan.** Revegetation of the slopes will be critical for stabilization of the cut/full slopes.

The use of retaining walls in a PRD (3.9.7.4) has been granted for this development. Previous designs showed walls upwards of 28 feet tall. Though preliminary approval for the design was granted, the developer has found alternate ways to eliminate or greatly reduce the height of the walls. This can be accomplished via the previously mentioned more narrow secondary access road. Vertical alignment of the road was also altered to follow the natural terrain more closely, which in turn helps reduce the need for retaining walls. The current plan shows one remaining retaining wall which is 325 feet long with a maximum height of 7 feet. The developer has mentioned that even this wall could potentially be eliminated if allowed to grade onto the city open space property by approximately 30 feet. The open space in question is a non-developable piece of property granted to the city as part of the Alpine Valley View Estates Plat A. That development was not a Planned Residential Development (PRD) with open space requirements. **Grading onto city open space property would require a recommendation from the Planning Commission and City Council approval.** If not allowed to grade onto city open space property, a final recommendation for retaining wall approval from the City Engineer's office would be subject to review of a final design, bearing in mind that the Planning Commission and City Council have already recommended and approved the Redi-Rock style and colors as proposed at Preliminary (see attached Exhibit A). Because of this approval, the engineering specifications for a retaining wall could come after Final Approval but before recordation or prior to construction, whichever comes first.

Due to some roadway cuts/fills that extend well into some of the lots, the developer was asked to and has submitted driveway alignments for lots 1-3 & 14 to show driveways can be built for the lots that would comply with ordinance (Dev. Code 3.1.11.7).

The improvements for this development cannot take place without an amendment to Lot 3 of Falcon Ridge Plat A. Lot 3 is proposed to be included in this plat, with a note on the final Eagle Point plat vacating Lot 3 of Falcon Ridge Plat A.

Currently Falcon Ridge Plat A shows an easement alignment for the road dedication of Lakeview Drive through the open space on the northerly road connection. For the southerly road connection there is a small piece of open space (931 SF) proposed to be dedicated to road right-of-way for the new road alignment. The Developer has previously received approval from the City Council for 931 SF of dedicated open space to be changed to road right of way in exchange for 7,280 SF of new open space taken from the existing Lot 3 of Falcon Ridge.

### **Sewer System**

The proposed plans show a new sewer system connecting to the existing line in 600 North which has been modeled and built to handle the flow. In the proposed Vista Point cul-de-sac, a portion of the new sewer line is shown to be constructed outside of the street. As the City has increased its efforts to flush sewer lines our awareness of the issues associated with lines being constructed outside of the street has also increased. One of these issues is access for maintenance. The plans do show an access road to the manhole being constructed outside the roadway which is acceptable. A commercial grade driveway approach for the access shown. Besides lot 14, which is an existing developed lot, new sewer laterals are shown for each new lot.

### **Culinary Water System**

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available to this zone is an existing 8-inch water line at the end of Lake View Drive. Based on current water modeling (see attached letter), 150' of that 8-inch line would need to be upsized to 12-inch, and that 12-inch line would need to be extended to the intersection of Vista Point and Lakeview Drive. The remaining portions of the development would require 10-inch and 8-inch lines as shown.

As proposed the system would provide minimum fire flows to the development. But on a larger scale, because this development would have service lines which are higher than any other service in the water pressure zone, if developed this development would lower the fire flow level of service to the entire pressure zone to which it is connected (affecting one third of the city). Please see memorandum letter dated October 2, 2014 "Development Hydraulic Modeling Results and Recommendations" from Horrocks Engineers. In order to maintain the existing fire flow level of service to the entire water pressure zone offsite improvements would be required. There are several options available for offsite improvements; the most likely solution is the construction of a new water tank just above the development. There are also culinary water improvements in the City's master plan that would improve fire flows in this area. However, the timing of construction of these improvements is unknown. Since Preliminary Approval the Developer has proposed the idea of constructing a booster station that would connect to the low zone water tank main line. This connection point would be made somewhere along the access road to the low zone water tank, located just north of Lake View Drive. The concept of the booster station is that during a fire flow emergency when fire flow would drop below acceptable levels, the booster station would be able to pull water from the low zone main line and boost it into the high zone line. Staff has discussed this with Horrocks Engineers and found the idea to be acceptable. **The timing of engineering approvals for the design of a booster station could be before recordation of the plat or prior to construction, whichever comes first.**

Lots 1 – 3 currently show areas within the lot above the 5350 elevation. The Public Works department frequently gets low water pressure complaints from home owners who have

landscaped above this elevation. The Developer has proposed to put a landscaping restriction on the plat for the portions of these lots which are above the 5350 elevation, which is has been discussed at the DRC and is acceptable to the City Engineer's office.

The Fire Chief has approved the locations of the proposed fire hydrants. 1-inch water laterals will need to be constructed for each new lot and are shown on the plan.

### **Pressurized Irrigation System**

With the previous development plan for this property we reviewed in detail and discussed many options of how best to provide outdoor water for this development. We have concluded that since this development is towards the upper end of the pressure zone and since we have experienced some pressure issues in the Grove pressure zone on the west side of the City, that the best option would be to require dry pressurized irrigation lines and services to be installed throughout this development that could be used at some point in the future when improvements increase the operating pressure in the irrigation system for this area. In this case, we would provide outdoor water for this development through the culinary system with adjusted culinary water rates (just like Box Elder). Since there is a relatively low demand on this water system as opposed to that of the irrigation system, more consistent pressure can be provided for outdoor use. A minimum 6-inch pressurized irrigation main would be required as shown on the plans, with 1-inch laterals to each lot.

### **Storm Water Drainage System**

Storm drain plans and calculations have been submitted and approved. The existing storm drain line in the Falcon Ridge subdivision and 600 North is shown to be extended to serve the development. As with the sewer system, some storm drain lines are shown to be constructed outside of the City streets. An access road is provided at station 18+00 for maintenance.

All storm water is collected and detained in four local detention ponds then released at pre-development run-off rates into the existing storm water system in 600 North. Storm drain calculations and a detailed design have been provided for what is shown and are accepted.

A storm water pollution prevention plan has been submitted for the site addressing best management practices that will be implemented to control erosion on the site during construction. Before construction this will be evaluated and any minor corrections would be made at that time. A Land Disturbance Permit and UPDES permit would be required prior to construction. As mentioned in the streets review section, **details pertaining to post construction revegetation need to be addressed per the geotechnical report and incorporated into the plans. A preliminary SWPPP (storm water pollution prevention plan) added to the plans could satisfy this requirement.**

### **General Subdivision Remarks**

The developer indicated on the application that a request will be made to meet the water policy with cash in lieu of water rights. This will be a condition of final approval.

Section 3.12 of the City's development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards with the City and other factors. Upon reviewing the hazard maps, it appears that Geologic Hazards and the Urban/Wildland Interface Overlay areas need to be addressed. The entire property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards. The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. A letter has been submitted by Earthtec Engineering assuring that the previously submitted studies are valid for what is currently being proposed. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The current plan does not show any trail easements within the development. It appears that there are one or more trails shown through this property on the trail master plan. **This should be discussed to provide direction for the Developer.**

**We recommend that final approval of the proposed development be postponed until the following items are addressed:**

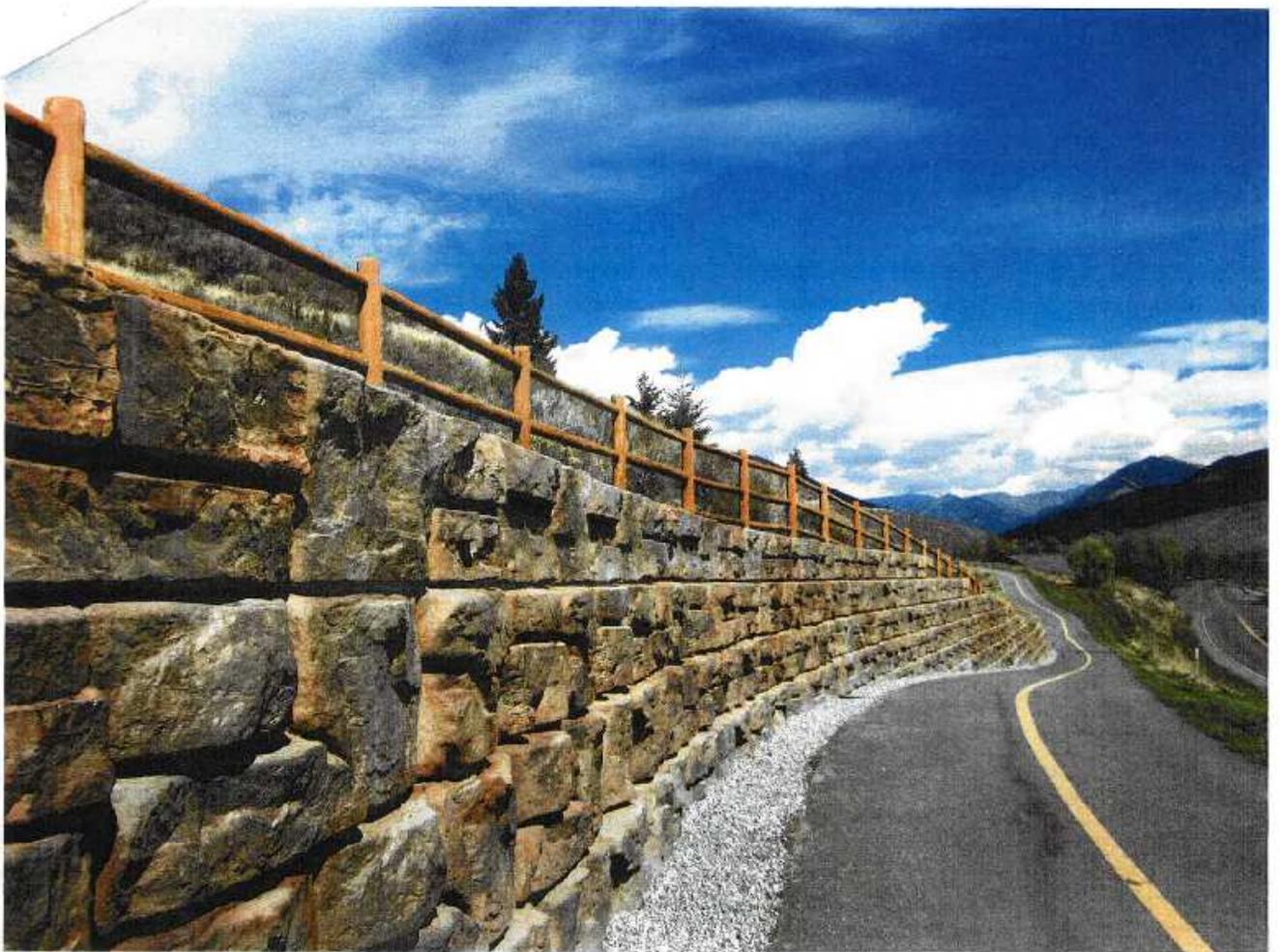
- **The Planning Commission and City Council make a decision as to the secondary access width, curb, crash gates, and timing of construction.**
- **The Planning Commission and City Council make a decision as to whether or not grading onto city open space by 30 feet will be allowed.**
  - **If needed, the Developer provide a retaining wall design prior to construction or recordation of the plat, whichever comes first.**
- **The Developer submit a revegetation plan based on the recommendations of the geotechnical report.**
- **The Developer provide a booster station design prior to construction or recordation of the plat, whichever comes first**
- **The Developer provide an engineer's cost estimate**
- **The Developer meets the water policy**
- **The Planning Commission discuss and provide direction to the Developer in regards to the Trail Master Plan (Section 3.17)**
- **The Developer address redlines on the plans**

**Attached:**

- **Exhibit A - Redi-Rock Retaining Wall Aesthetics**
- **Preliminary Approved to Proposed Retaining Wall Comparison (submitted by Developer)**

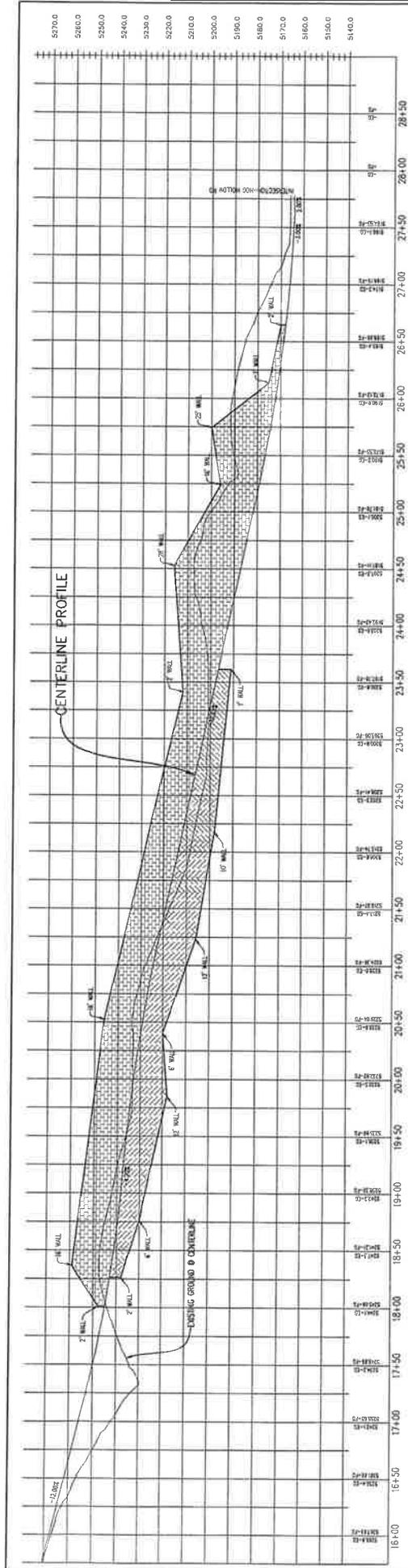
- **John E. Schiess, PE. Horrocks Engineers, “Development Hydraulic Modeling Results and Recommendations” October 2, 2014**
- **Timothy A. Mitchell, PE. Earthtec Engineering, “Update of Geotechnical Report (Revised)” December 5, 2014 (Includes all geotechnical files submitted)**
- **Fire Chief Letter of Approval**
- **Fire Marshal Letter of Approval**

## EXHIBIT A - Redi-Rock Retaining Wall Aesthetics

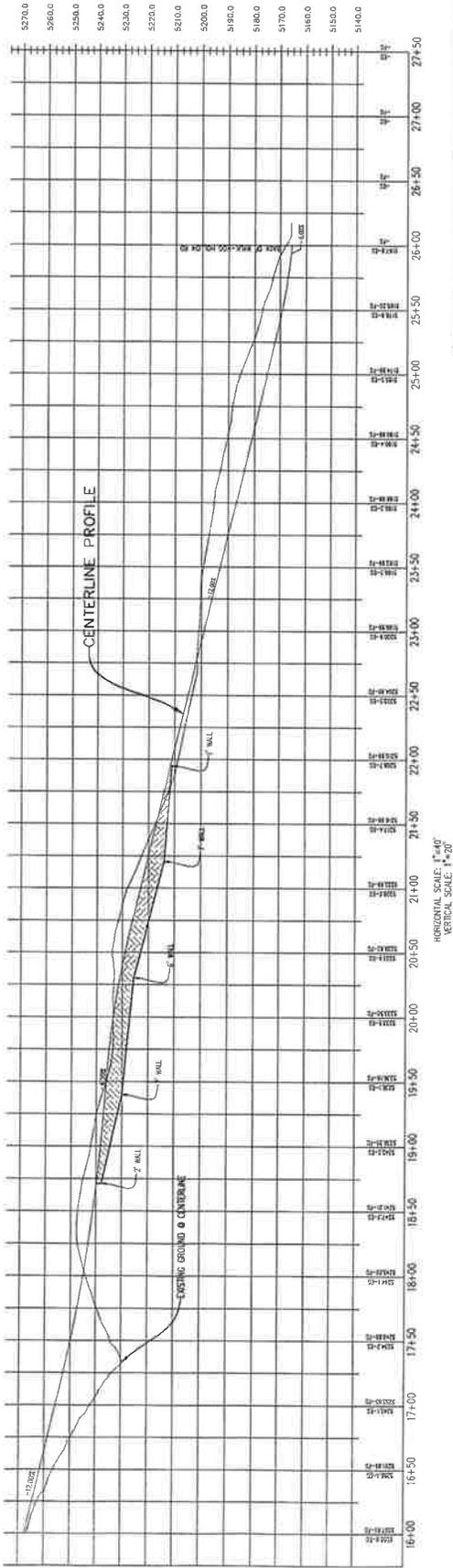


**The above photo was submitted as an example of a Redi-Rock retaining wall, with proposed colors to match existing terrain. This was the style proposed for the walls within Eagle Point on March 10, 2015 to the City Council. The use of retaining walls was approved based on the looks and style. Following is the motion that was made:**

*“**MOTION:** Will Jones moved to approve the use of retaining walls with Ready Rock and the darker coloration shown to match the hillside. Lon Lott seconded. Ayes: 4 Nays: 1. Will Jones, Lon Lott, Troy Stout, Roger Bennett voted aye. Kimberly Bryant voted nay. Motion passed”*



LAKEVIEW DR. -- PRELIMINARY PLAT DESIGN



LAKEVIEW DR. -- NEW FINAL PLAT DESIGN

Eagle Pointe Subdivision 1000 Hollow Rd/Waterford Dr. Alpine City, Utah 84003		Scale: 1"=40' Date: 07/02/15 Drawn by: [Name] Checked by: [Name]
EXCHL ENGINEERING 12500 W. 2000 S., Suite 201, Provo, UT 84603 Phone: 801-726-4511		WALL PROFILE COMPARISON 1 OF 1

To: Shane Sorensen, P.E.  
Jed Muhlestein, P.E.  
Alpine City

From: John E. Schiess, P.E.

Date: October 2, 2014

Memorandum

Subject: Development Hydraulic Modeling Results and Recommendations

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The proposed Eagle Point development consist of 15 lots at the end of Lakeview Drive in the Northwest part of the City. The proposed culinary water improvements are to connect to the existing 8 inch line in Lakeview Drive and extend 10 inch lines throughout the development. The pressure zone is the Grove Zone. This analysis has been completed in the latest updated water model which includes the latest connections and latest State drinking water supply standards.

Currently the highest service lateral in the Grove Zone is at the east end of Lakeview Drive which is an elevation of 5275 feet. Pressures during the peak day are approximately 67 psi and available fire flow is approximately 1,707 gpm at this location. The proposed Eagle point development as designed will have a high service lateral location of approximately 5314 which is 39 feet higher than the previous high point in the zone. The pressure would be approximately 51 psi with a fire flow available of 950 gpm.

As designed the improvements will meet minimum standards for pressure but will not meet the minimum standards for fire flow (1000 gpm for 3,600 sf home). It is assumed that the proposed homes in the area will be larger than 3,600 sf. In addition the proposed improvements actually decrease the amount of fire flow available in the rest of the pressure zone. At the current high point in the zone the available fire flow decreases from approximately 1,707 gpm to 1,080 gpm. The reason for this decrease is because the definition of available fire flow is the amount of flow available at any one location without dropping the pressure below 20 psi at any point in the pressure zone. This development will have a higher service lateral than anywhere else in the zone and effectively lowers the fire flow available everywhere in the zone.

In order to bring the fire flows up to the minimum standards of 1,000 gpm I recommend replacing the existing 150 feet of 8 inch waterline in Lakeview Drive with 12 inch and extending the 12 inch line to the intersection of Vista Point and Lakeview. This will allow for the construction of 3,600 sf homes in the proposed subdivision. If fire sprinklers are installed the size of home allowed goes up to 6,200 sf. These changes to the proposed water system will not address the reduction in fire flows for the rest of the zone. Significant offsite improvements are required to address the reduction in fire flows and to increase the available fire flows in the subdivision itself.

One possible solution to both the development needs for additional fire flow and the loss of available fire flow in the overall Grove Zone would be the construction of a tank in the northwest portion of the City on the Grove pressure zone. The required elevation of the tank is above the proposed subdivision boundary. In addition the elevation should match the existing Willow Canyon Tank as the master plan calls for the reconstruction of the Grove Tank to match Willow Canyon elevation. The size of the tank should be based on the fire flow needs of the proposed homes to be constructed (a 10,000 sf home would need 330,000 gallons). Another tank location would be up Fort Canyon which would be better for the overall zone but may not provide the fire flow necessary for the Eagle Point without additional pipeline improvements. It would provide up to 2,250 gpm which would be adequate for a 7,700 sf home.

When and if the development moves forward with a tank I should review proposed sizes and locations to fine tune the model and any recommendations. Please let me know if you have any questions.



1497 West 40 South  
Lindon, Utah - 84042  
Phone (801) 225-5711

3662 West 2100 South  
Salt Lake City, Utah - 84120  
Phone (801) 808-9310

1596 W. 2650 S. #108  
Ogden, Utah - 84401  
Phone (801) 399-9516

December 5, 2014

Mr. Taylor Smith  
c/o Excel Engineering  
12 West 100 North, Suite 201  
American Fork, UT 84003

**Re: Update of Geotechnical Report (Revised)  
Eagle Pointe Subdivision  
Lakeview Drive Extension  
Alpine, Utah  
Project No. 141303**

Mr. Smith:

A geotechnical study<sup>1</sup> and geological hazards assessment<sup>2</sup> for the subject site was performed by Earthtec Testing & Engineering, P.C. in 2005 at the time of the original report the subdivision was Summit Hills Development. Since then the name of the subdivision has change to Vista Meadow in 2006, and now is known as Eagle Pointe Subdivision. Multiple design<sup>3,4</sup>, additional explorations<sup>5</sup> and multiple response<sup>6,7,8,9</sup> letters have been written between 2005 and 2007 Since completion of the studies and letters construction activities on the subdivision has not been started. We understand that the plans of Lakeview Drive and Eagle Pointe Subdivision have been slightly modified but have not changed the validity of the work completed. It is our opinion that the referenced geotechnical report and letters remain valid for developing the remainder of the project.

The geotechnical report, responses to UGS and TGE, and the Supplemental Wall design have all included 2H:1V or steeper slopes with multiple slope stability analysis performed for this

<sup>1</sup> Geotechnical Study, Summit Hills Development & Lakeview Drive Extension, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, August, 18, 2005.

<sup>2</sup> Geological Hazards Assessment, Study, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, September 20, 2005

<sup>3</sup> Retaining Wall Recommendations Proposed Lakeview Drive, Summit Hill (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, April 19, 2006

<sup>4</sup> Supplemental Wall Recommendations, Proposed Lakeview Drive, Vista Meadows, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, February 5, 2007

<sup>5</sup> Additional Field Exploration, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 29, 2005

<sup>6</sup> Response to UGS Review, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 17, 2005

<sup>7</sup> Additional Information, Stability of Slope Below Lot 16, Summit Hills Development, Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, January 26, 2006

<sup>8</sup> Response to Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, October 3, 2006

<sup>9</sup> Response to 2<sup>nd</sup> TGE Review, Proposed Lakeview Drive, Summit Hills (Vista Meadows), Alpine, Utah, Earthtec Testing & Engineering, P.C. Job No. 051709, November 3, 2006

project. A 2H:1V slope is acceptable provided all of the recommendations are completely followed.

The information presented in this letter applies only to the information that is included in the referenced reports and letters. The update presented in this letter was conducted within the limits prescribed by our client, with the usual thoroughness and competence of the engineering profession in the area. No warranty or representation is intended in our proposals, contracts, reports, or letters.

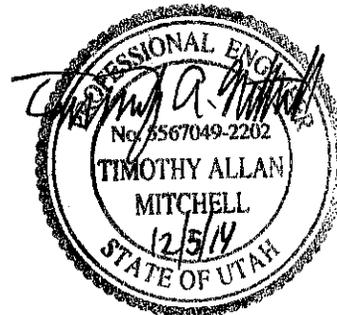
We appreciate the opportunity of providing our services on this project. If we can answer questions or be of further service, please contact us at (801) 225-5711.

Respectfully;  
**EARTHTEC ENGINEERING**



Caleb R. Allred, E.I.T.  
Staff Engineer

CA/tm



Timothy A. Mitchell, P.E.  
Geotechnical Engineer



*Lone Peak Fire District*

Date: Aug. 4<sup>th</sup>, 2015

To Whom it May Concern,

I have reviewed the Eagle Pointe Subdivision and the exit and find it acceptable for safety reasons. I fully approve this planned development as designed which includes a secondary access road.

Thank You,

A handwritten signature in blue ink, which appears to read "Brad Freeman", is written over a horizontal line. The signature is fluid and cursive.

Chief Brad Freeman, Lone Peak Fire District



**Lone Peak Fire District  
5582 Parkway West  
Highland, UT 84003  
801-420-2529**

**Benjamin D. Bailey, BS, EMTP  
Fire Marshal / Battalion Chief**

August 5, 2015

Jed Muhlestein  
Assistant City Engineer  
Alpine City

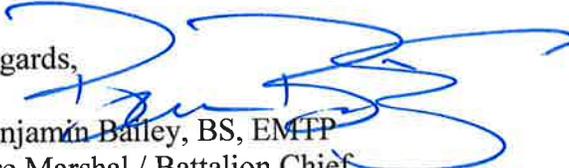
RE: Eagle Pointe Subdivision Secondary Access

Jed,

I spoke with Chief Freeman today and it was decided that both the primary and secondary access road, to the Eagle Pointe Subdivision, must be completed during Phase 1 construction.

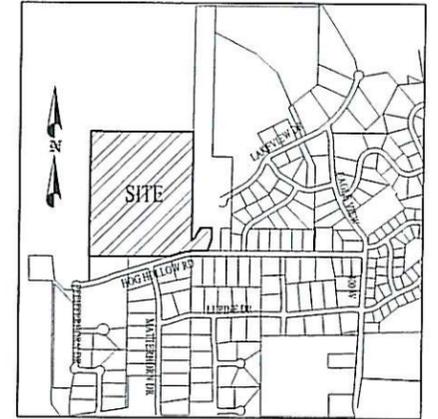
Please contact me with any questions you have.

Regards,

  
Benjamin Bailey, BS, EMTP  
Fire Marshal / Battalion Chief  
Lone Peak Public Safety District

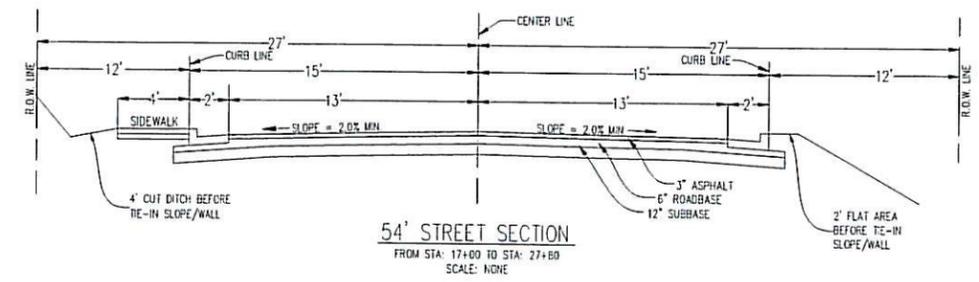
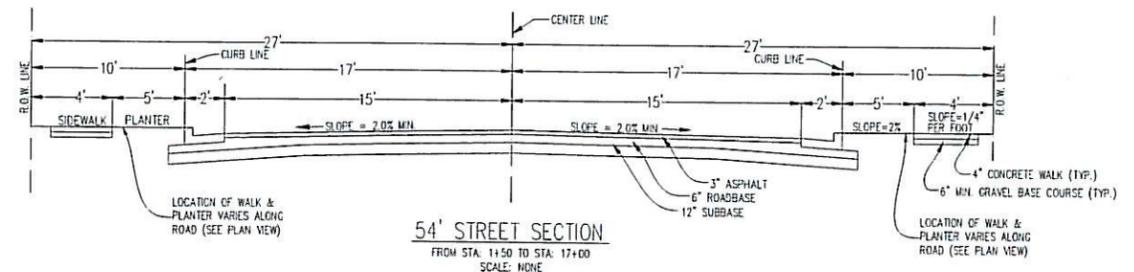
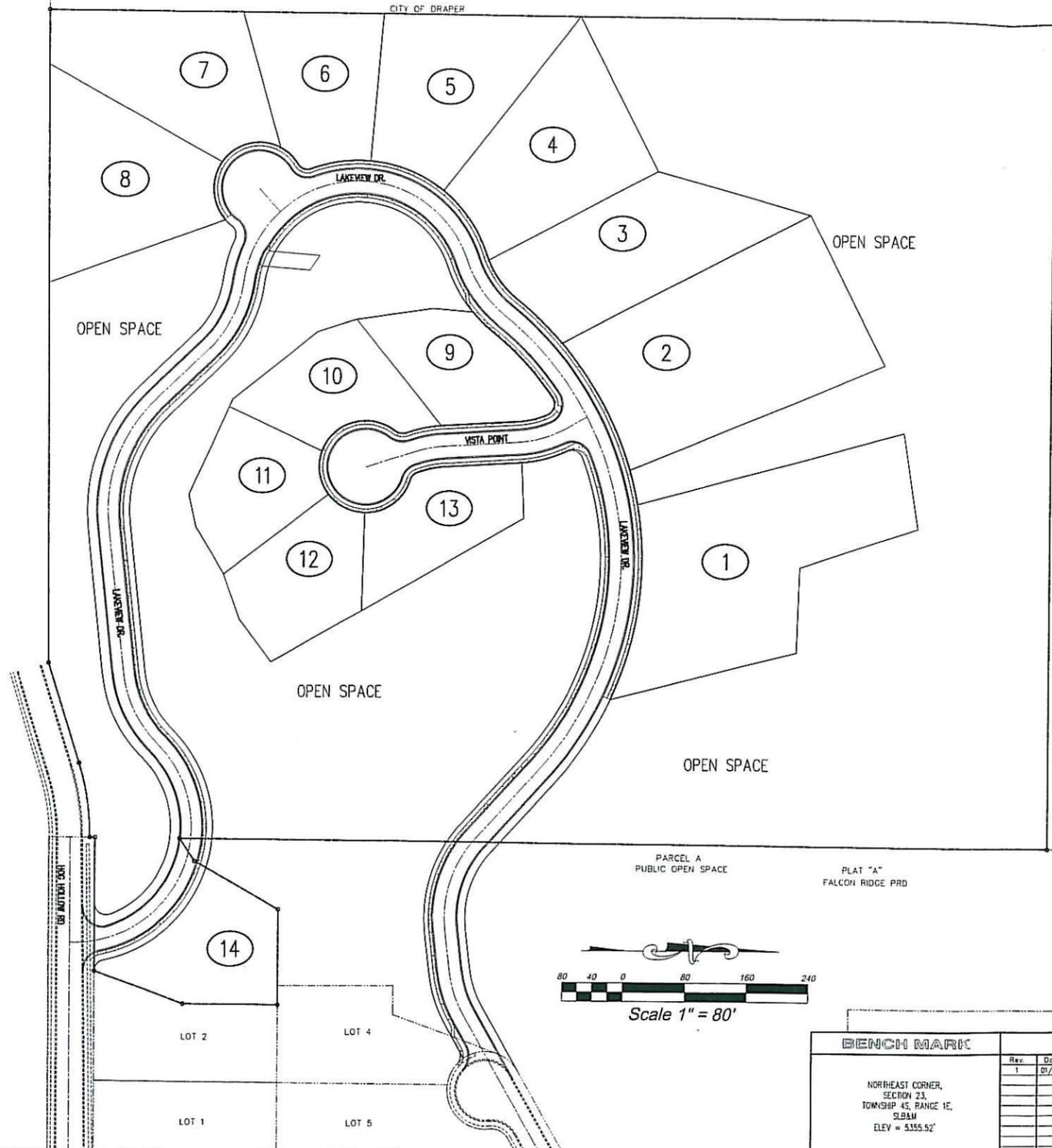
# EAGLE POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



VICINITY SKETCH

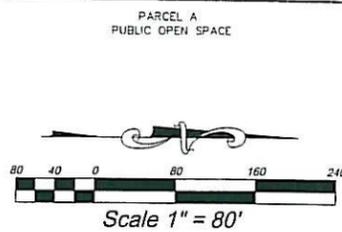
SHEET INDEX	
CV1	COVER SHEET
CV2	PRELIMINARY PLAT
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	LAKEVIEW DR. PLAN/PROFILE
PP2	LAKEVIEW DR. PLAN/PROFILE
PP3	LAKEVIEW DR. PLAN/PROFILE
PP4	VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE
PP5	STORM DRAIN PONDS PLAN/PROFILE
SWPPI	EROSION CONTROL PLAN
D1	STORM DRAIN CALCULATIONS



TABULATIONS	
ZONE:	CR-40,000 (1 ACRE)
TOTAL ACRES:	32.929 ACRES
LOT AREA:	12.595 ACRES
ROADS:	3.520 ACRES
OPEN SPACE:	16.813 ACRES (51.1%)
LOTS:	14
DENSITY:	0.43 LOTS/ACRE

*Richard B. [Signature]*  
FIRE MARSHAL  
UPFD  
2/2/15

RECEIVED JAN 07 2015



BENCHMARK		REVISIONS		Developer:		EAGLE POINTE SUBDIVISION	
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, S.L.B.M. ELEV = 5355.52'		Rev.	Date	Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636		ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH	
		1	01/08/15	REVISED AS PER CITY COMMENTS DATED 9/26/14		Scale: 1"=80'	
						Date: 09/03/14	
						Designed by: G.J.Y.	
						Checked by: D.W.P.	
						COVER SHEET	
						CV1	

July 21, 2015

Mark Wells  
992 W Pfeifferhorn Dr  
Alpine, UT 84004

RECEIVED JUL 21 2015

Taylor Smith  
359 N Pfeifferhorn Dr  
Alpine, UT 84004

RECEIVED JUL 22 2015

Alpine Planning Commission  
20 North Main  
Alpine, UT 84004

### Proposal Summary Statement

Dear Alpine City Planning Commission Members,

Thank you for your review of our final plat submission for the Eagle Pointe Subdivision.

Per city ordinance 4.6.3.2(2) we have divided the subdivision into two phases: Phase 1, and Phase 2. Phase 1 includes 8 lots, and Phase 2 includes 6 lots. (Please refer to the "Eagle Point Phase 1 Plat" and "Eagle Point Phase 2 Plat".)

There is one significant improvement to the final plat from the preliminary plat. That is the almost complete REMOVAL of retaining walls for the lower road. This is accomplished with a secondary access road that is very similar in design to the one approved by the city this year. (Please see ordinance 3.12.7.4.3). Brad Freeman, Fire Chief, has reviewed the secondary access road design and given his approval.

Please refer to the drawing "Wall Comparison Profile" which illustrates the drastic reduction in retaining walls. The entire upper retaining wall portion is eliminated and the lower retaining wall portion is reduced to a maximum of seven feet in height along a much shorter length.

Per ordinance 4.6.3.2(1) we believe that this lower road design reflects a great improvement in design and ask for your review and approval. The final plat requires no exceptions beyond which has already been granted for the preliminary plat.

Sincerely,

Mark Wells

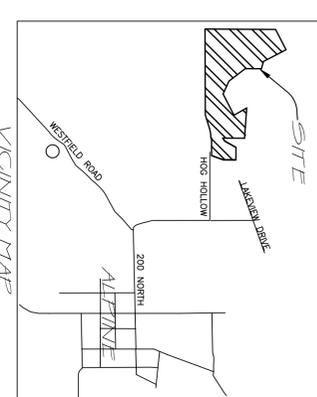
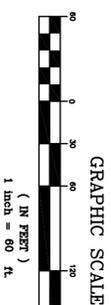
  
S. Taylor Smith

S. Taylor Smith



# EAGLE POINTE PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

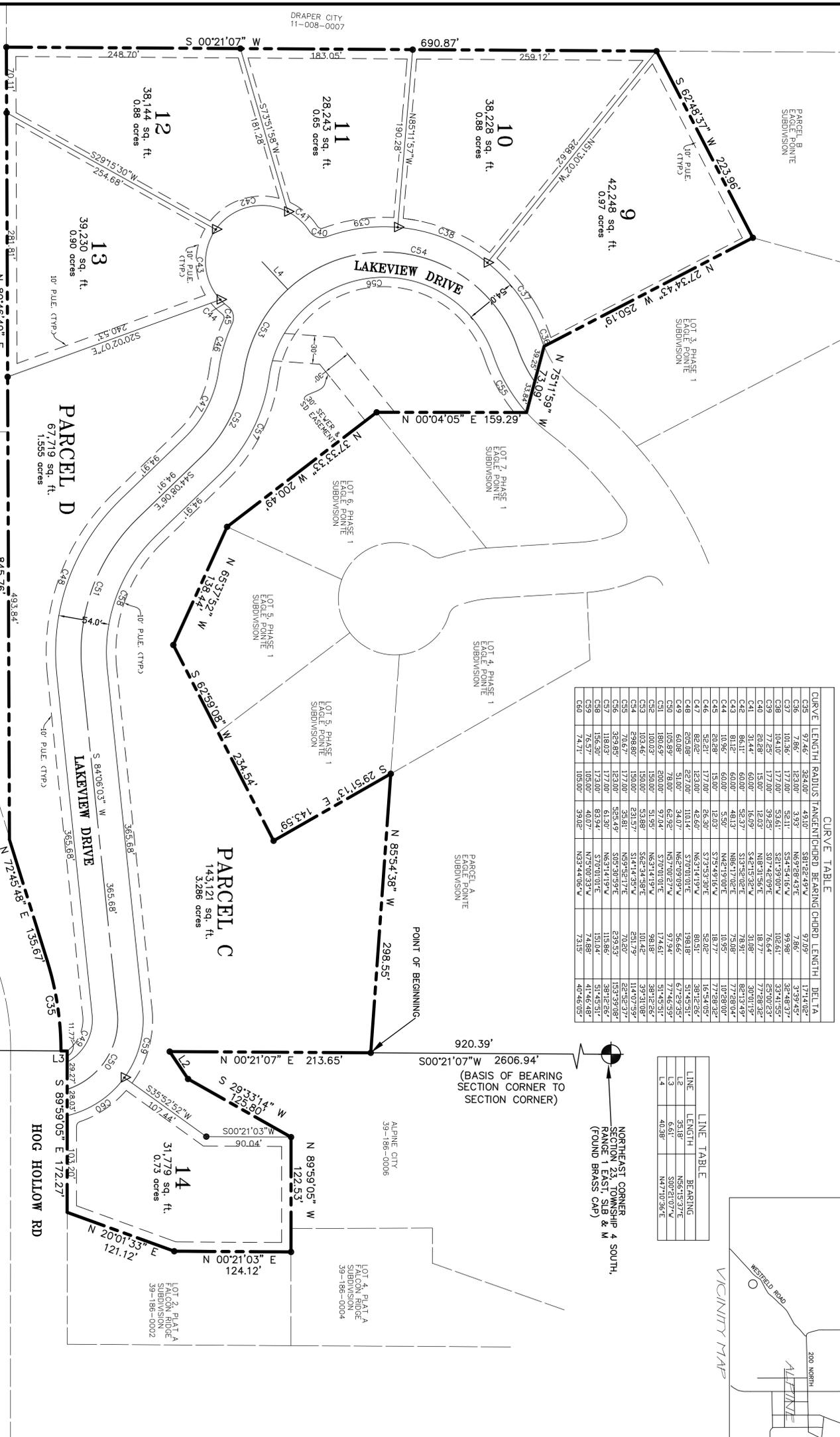


CURVE	LENGTH	RADIUS	TANGENT(Chord)	BEARING	CHORD LENGTH	DELTA
C35	97.46'	324.00'	49.10'	S81°32'43"W	97.09'	171°14'02"
C36	7.86'	123.00'	3.93'	N69°28'43"E	7.86'	37°59'45"
C37	101.36'	177.00'	52.11'	S54°54'16"W	99.98'	32°48'37"
C38	107.40'	177.00'	53.61'	S1°39'00"W	106.61'	33°41'55"
C39	107.40'	177.00'	53.61'	S1°39'00"W	106.61'	33°41'55"
C40	20.42'	15.00'	12.03'	N18°31'56"E	18.77'	77°28'32"
C41	31.44'	60.00'	16.69'	S42°15'28"W	31.08'	30°01'19"
C42	86.11'	60.00'	52.37'	S13°52'02"E	78.91'	82°13'49"
C43	81.12'	60.00'	48.13'	N66°17'02"E	75.08'	77°28'04"
C44	10.96'	60.00'	5.50'	N42°19'00"E	10.95'	10°28'00"
C45	52.58'	15.00'	42.38'	S73°53'56"E	48.12'	16°42'32"
C46	82.02'	123.00'	42.60'	N63°14'19"W	80.51'	38°12'52"
C47	205.08'	227.00'	110.14'	S70°01'01"E	198.18'	51°45'51"
C48	60.08'	51.00'	34.07'	N62°09'09"W	56.66'	67°29'35"
C49	105.89'	78.00'	62.82'	N57°00'27"W	97.94'	77°46'59"
C50	105.89'	78.00'	62.82'	N57°00'27"W	97.94'	77°46'59"
C51	18.06'	60.00'	97.04'	S70°01'01"E	174.61'	51°45'51"
C52	103.42'	150.00'	53.88'	S62°34'58"E	101.42'	39°31'08"
C53	298.80'	150.00'	231.87'	S14°14'35"W	251.79'	114°07'59"
C54	716.67'	177.00'	35.81'	N59°52'17"E	70.20'	22°52'37"
C55	329.85'	123.00'	525.49'	S05°30'59"E	239.53'	153°39'08"
C56	118.03'	177.00'	61.30'	N63°14'19"W	115.66'	38°12'52"
C57	156.30'	173.00'	83.94'	S70°01'01"E	151.04'	51°45'51"
C58	74.27'	105.00'	39.02'	N33°44'06"W	73.52'	40°46'05"
C60	74.27'	105.00'	39.02'	N33°44'06"W	73.52'	40°46'05"

LINE	LENGTH	BEARING
L1	351.8'	S82°15'37"E
L2	351.8'	S82°15'37"E
L3	6.61'	S00°21'07"E
L4	40.98'	N47°10'58"E

NORTHEAST CORNER SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB & M (FOUND BRASS CAP)

(BASIS OF BEARING SECTION CORNER TO SECTION CORNER)



473 WEST LAKEVIEW ROAD  
LINDON, UTAH 84042  
(801) 367-7409

ALPINE CITY  
66-017-0028

ALPINE CITY  
34-292-0020

**TABLATIONS**

CURRENT ZONE = CR-40.000 (1)  
ALL OPEN SPACE TO BE PUBLIC (ALPINE CITY)  
TOTAL AREA OF PROJECT = 11,554 ACRES  
TOTAL AREA OF LOTS = 5,004 ACRES  
TOTAL AREA OF ROAD = 1,719 ACRES  
TOTAL AREA OF OPEN SPACE = 4,840 ACRES

**SYMBOL LEGEND**

- UTAH COUNTY MONUMENT
- SET/FOUND REBAR & CAP
- SET PLUG IN CURB ON THE LOT LINE EXTENSION

**RECORDING INFORMATION BLOCK**

Recorded in the Official Records of Utah County, State of Utah, on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M, as Entry No. \_\_\_\_\_ and Map Filing No. \_\_\_\_\_

At the request of \_\_\_\_\_  
Fee \_\_\_\_\_ Utah County Recorder

APPROVAL AS TO FORM \_\_\_\_\_

APPROVED AS TO FORM THIS DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6813 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A TRUE AND CORRECT COPY 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 HAVE SAVED AND SHOWN THE CORNERS AND POINTS OF BEGINNING OF SAID LOTS AND BLOCKS ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

COMMENCING AT A POINT LOCATED SOUTH 00°21'07" WEST ALONG THE SECTION LINE 920.39 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°54'38" W	298.55'	
S 29°53'14" W	143.59'	
S 62°58'08" W	234.54'	
N 69°37'53" W	138.44'	
N 37°33'33" W	200.49'	
N 00°04'05" E	159.29'	
N 75°11'59" W	73.09'	
N 27°34'43" W	250.19'	
S 67°48'37" W	223.96'	
S 00°21'07" W	690.87'	
N 89°48'49" E	845.76'	
N 72°45'48" E	135.67'	
N 00°04'05" E	159.29'	
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S 67°48'37" W	223.96'	
S 00°21'07" W	690.87'	
N 89°48'49" E	845.76'	
N 72°45'48" E	135.67'	
N 00°04'05" E	159.29'	
N 75°11'59" W	73.09'	
N 27°34'43" W	250.19'	
S 67°48'37" W	223.96'	
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N 75°11'59" W	73.09'	
N 27°34'43" W		

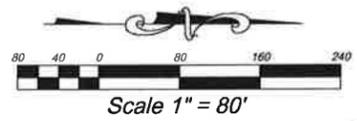
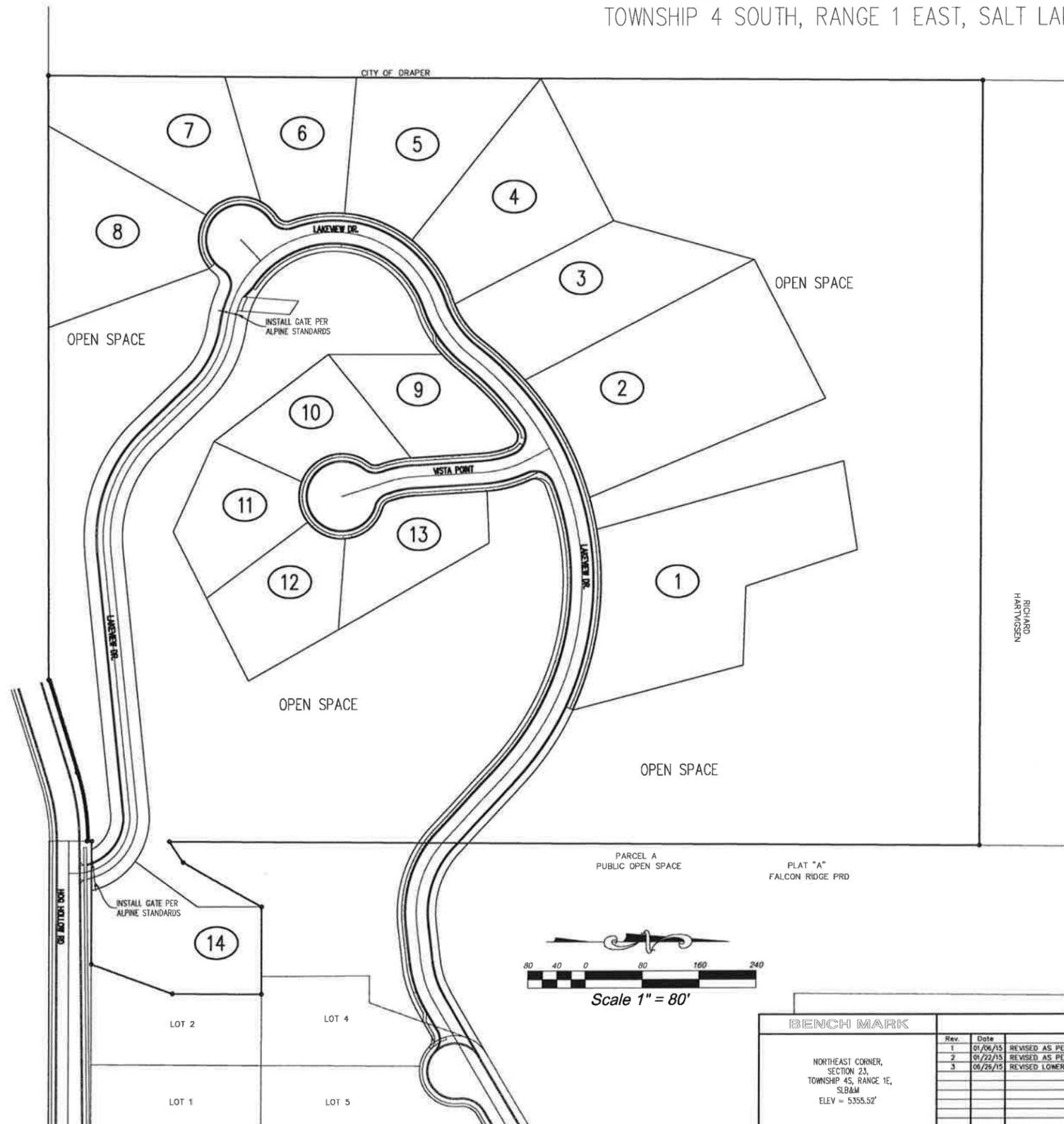
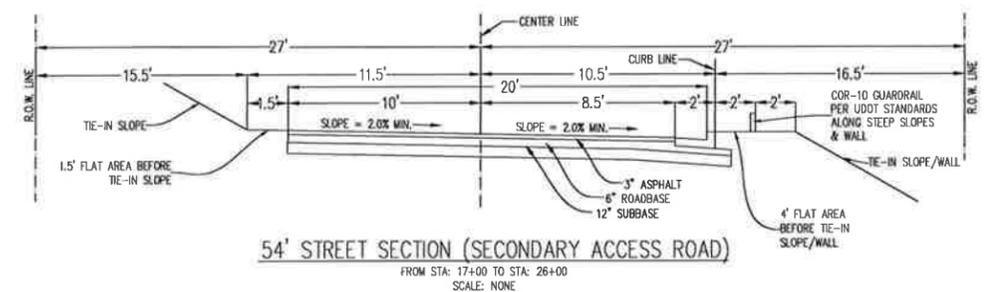
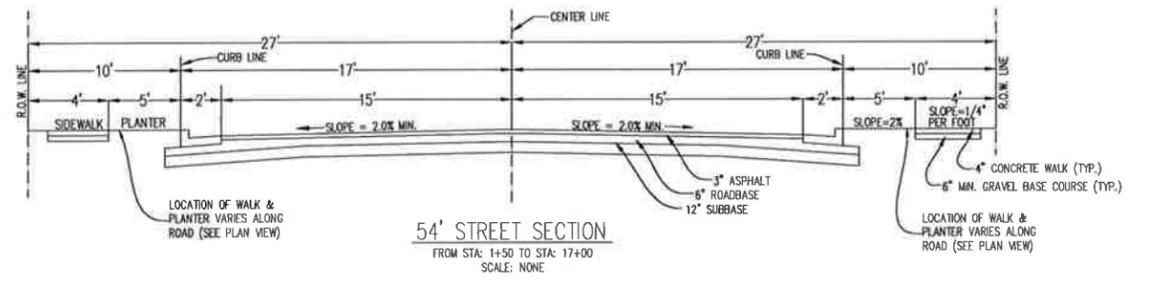
# EAGLE POINTE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN



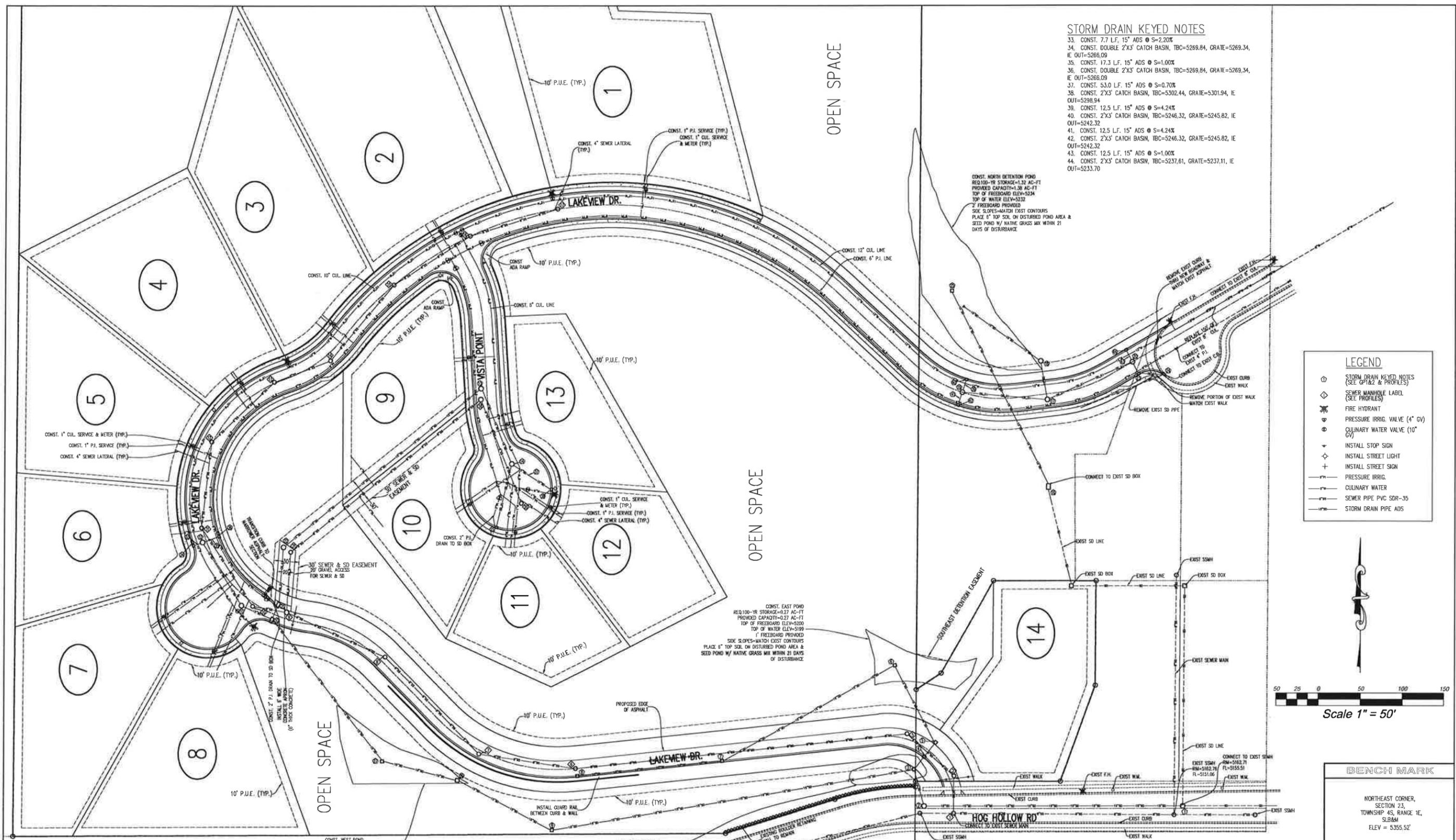
VICINITY SKETCH

SHEET INDEX	
CV1	COVER SHEET
OU1	OVERALL UTILITY PLAN
GP1	GRADING & DRAINAGE PLAN
GP2	GRADING & DRAINAGE PLAN
PP1	LAKEVIEW DR. PLAN/PROFILE
PP2	LAKEVIEW DR. PLAN/PROFILE
PP3	LAKEVIEW DR. PLAN/PROFILE
PP4	VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE
PP5	STORM DRAIN NORTH & EAST PONDS PLAN/PROFILE
PP6	STORM DRAIN WEST & SOUTH PONDS PLAN/PROFILE
SWPP1	EROSION CONTROL PLAN
D1	STORM DRAIN CALCULATIONS



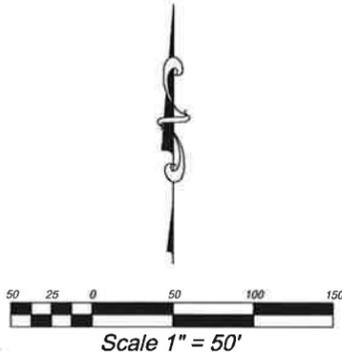
TABULATIONS	
ZONE:	CR-40,000 (1 ACRE)
TOTAL ACRES:	32.929 ACRES
LOT AREA:	12,012 ACRES
ROADS:	3,348 ACRES
OPEN SPACE:	17,568 ACRES (53.4%)
LOTS:	14
DENSITY:	0.43 LOTS/ACRE

BENCH MARK		REVISIONS		Developer:		EAGLE POINTE SUBDIVISION				
NORTHEAST CORNER, SECTION 23, TOWNSHIP 4S, RANGE 1E, SLB&M ELEV = 5355.52'		Rev.	Date	Description		Capital Property Management Series Eagle Pointe P.O. Box 1212 American Fork, UT 84003 (801) 367-1636		ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
		1	01/06/15	REVISED AS PER CITY COMMENTS DATED 9/26/14		<b>EXCEL ENGINEERING</b>		Drawn by: G.J.Y.		Scale: 1"=80'
		2	05/22/15	REVISED AS PER CITY COMMENTS		David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; F: (801) 756-4511		Designed by: G.J.Y.		Date: 09/03/14
		3	09/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE				Checked by: D.W.P.		CV1



- STORM DRAIN KEYED NOTES**
- 33. CONST. 7.7 L.F. 15" ADS @ S=2.20%
  - 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
  - 35. CONST. 17.3 L.F. 15" ADS @ S=1.00%
  - 36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
  - 37. CONST. 53.0 L.F. 15" ADS @ S=0.70%
  - 38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.94
  - 39. CONST. 12.5 L.F. 15" ADS @ S=4.24%
  - 40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  - 41. CONST. 12.5 L.F. 15" ADS @ S=4.24%
  - 42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  - 43. CONST. 12.5 L.F. 15" ADS @ S=1.00%
  - 44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70

- LEGEND**
- ⊕ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
  - ⊕ SEWER MANHOLE LABEL (SEE PROFILES)
  - ⊕ FIRE HYDRANT
  - ⊕ PRESSURE IRRIG. VALVE (4" GV)
  - ⊕ CULINARY WATER VALVE (10" GV)
  - ⊕ INSTALL STOP SIGN
  - ⊕ INSTALL STREET LIGHT
  - ⊕ INSTALL STREET SIGN
  - PRESSURE IRRIG.
  - CULINARY WATER
  - SEWER PIPE PVC SDR-35
  - STORM DRAIN PIPE ADS



**BENCH MARK**

NORTHEAST CORNER,  
SECTION 23,  
TOWNSHIP 4S, RANGE 1E,  
SLB&M  
ELEV = 5355.52'

**CONST. WEST POND**  
REQ 100-YR STORAGE=0.54 AC-FIT  
PROVIDED CAPACITY=0.50 AC-FIT  
TOP OF FREEBOARD ELEV=5172  
TOP OF WATER ELEV=5170  
1' FREEBOARD PROVIDED  
SIDE SLOPES=MATCH EXIST CONTOURS  
PLACE 6" TOP SOIL ON DISTURBED POND AREA & SEED POND W/ NATIVE GRASS MIX WITHIN 21 DAYS OF DISTURBANCE

**CONST. SOUTH POND**  
REQ 100-YR STORAGE=0.09 AC-FIT  
PROVIDED CAPACITY=0.05 AC-FIT  
TOP OF FREEBOARD ELEV=5170  
TOP OF WATER ELEV=5169  
1' FREEBOARD PROVIDED  
SIDE SLOPES=MATCH EXIST CONTOURS  
SEED POND SHALL BE SEED W/ WILD SEED MIX & SPRINKLED W/ AUTOMATIC SPRINKLING SYSTEM AS PER ALPINE CITY STANDARDS

**CONST. EAST POND**  
REQ 100-YR STORAGE=0.27 AC-FIT  
PROVIDED CAPACITY=0.27 AC-FIT  
TOP OF FREEBOARD ELEV=5190  
TOP OF WATER ELEV=5189  
1' FREEBOARD PROVIDED  
SIDE SLOPES=MATCH EXIST CONTOURS  
PLACE 6" TOP SOIL ON DISTURBED POND AREA & SEED POND W/ NATIVE GRASS MIX WITHIN 21 DAYS OF DISTURBANCE

**REVISIONS**

Rev	Date	Description
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	07/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

**Prepared by:**  
Capital Property Management Services Eagle Pointe  
P.O. Box 1213  
American Fork, UT 84003  
(801) 367-1636

**ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P. (801) 756-4504; F. (801) 756-4511

**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

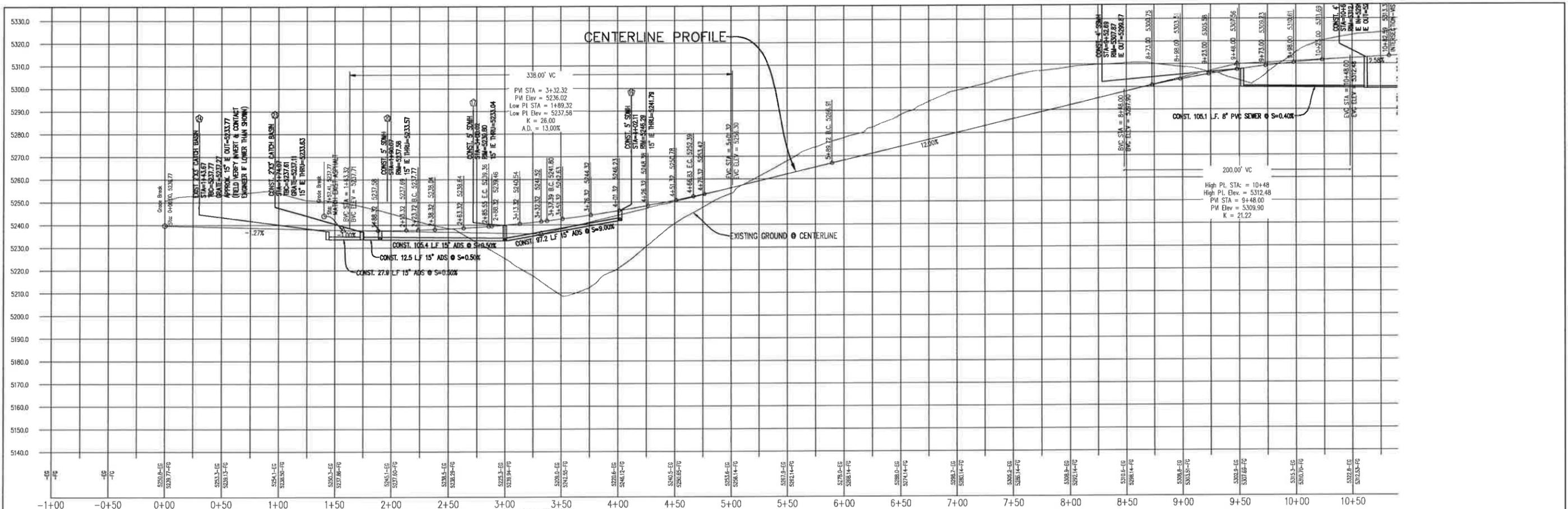
Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

**OVERALL UTILITY PLAN**

Scale: 1"=50'  
Date: 09/03/14  
OU1

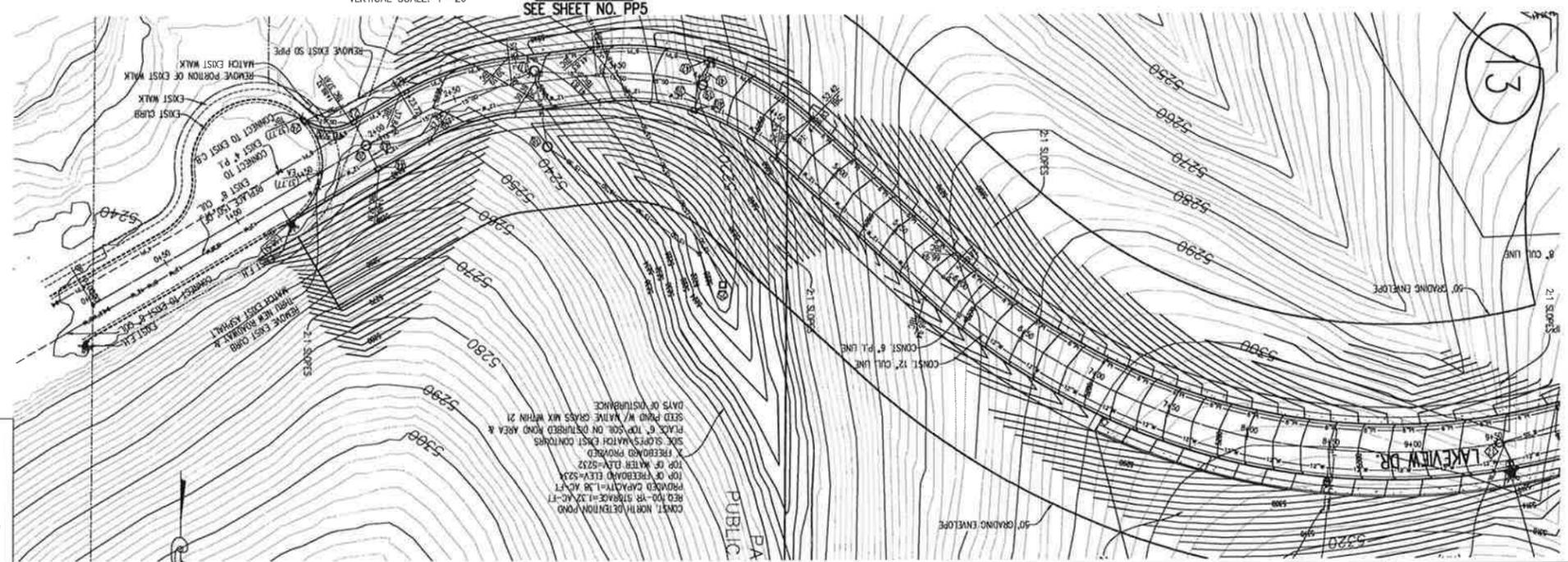






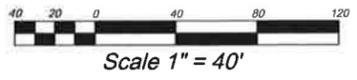
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'

SD NORTH  
SEE SHEET NO. PP5



- STORM DRAIN KEYED NOTES**
- 33. CONST. 7.7 LF. 15" ADS @ S=2.20%
  - 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
  - 35. CONST. 12.3 LF. 15" ADS @ S=1.00%
  - 36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
  - 37. CONST. 53.0 LF. 15" ADS @ S=0.70%
  - 38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5289.94
  - 39. CONST. 12.5 LF. 15" ADS @ S=4.24%
  - 40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  - 41. CONST. 12.5 LF. 15" ADS @ S=4.24%
  - 42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  - 43. CONST. 12.5 LF. 15" ADS @ S=1.00%
  - 44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70

- LEGEND**
- ⬡ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
  - ⬢ SEWER MANHOLE LABEL (SEE PROFILES)
  - ⊕ FIRE HYDRANT
  - ⊕ PRESSURE IRRIG. VALVE (4" CV)
  - ⊕ CULINARY WATER VALVE (10" CV)
  - ⊕ INSTALL STOP SIGN
  - ⊕ INSTALL STREET LIGHT
  - ⊕ INSTALL STREET SIGN
  - +—+—+ PRESSURE IRRIG.
  - +—+—+ CULINARY WATER
  - +—+—+ SEWER PIPE PVC SDR-35
  - +—+—+ STORM DRAIN PIPE ADS



**LAKEVIEW DR. PLAN/PROFILE**

**REVISIONS**

Rev.	Date	Description
1	01/06/15	REVISED AS PER CITY COMMENTS DATED 5/26/14
2	01/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXP ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P. (801) 756-4504, F. (801) 756-4511

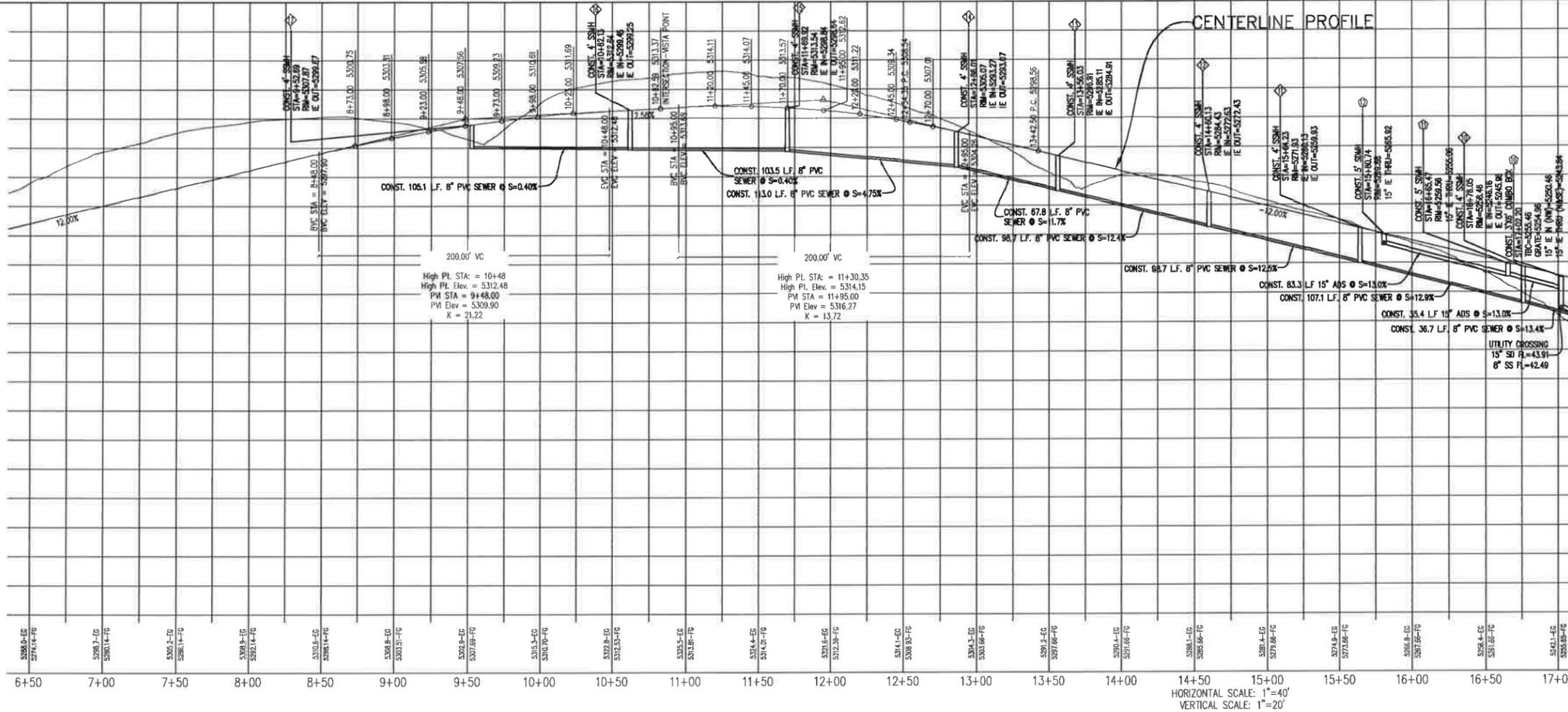
**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

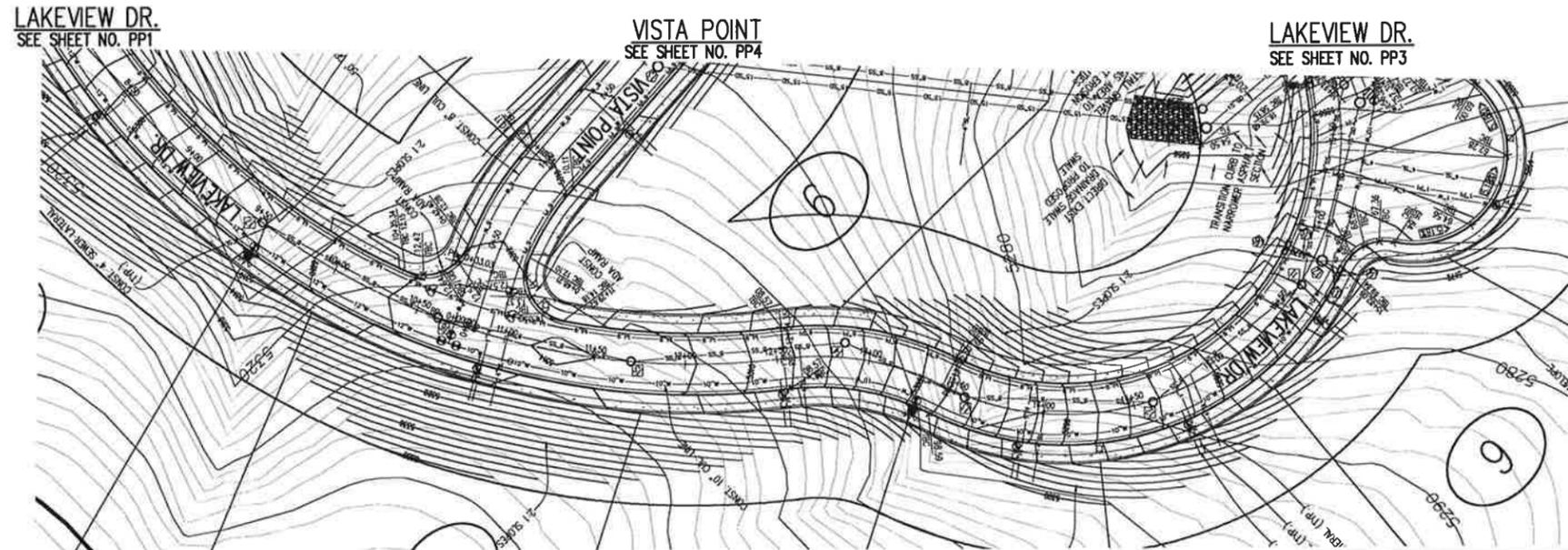
**LAKEVIEW DR. PLAN/PROFILE**

Scale: 1"=40'  
Date: 09/03/14  
PP1



**LEGEND**

- ⊕ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
- ◇ SEWER MANHOLE LABEL (SEE PROFILES)
- ⊕ FIRE HYDRANT
- ⊕ PRESSURE IRRIG VALVE (4" GV)
- ⊕ CULINARY WATER VALVE (10" GV)
- ⊕ INSTALL STOP SIGN
- ⊕ INSTALL STREET LIGHT
- ⊕ INSTALL STREET SIGN
- ⊕ PRESSURE IRRIG
- CULINARY WATER
- SEWER PIPE PVC SDR-35
- STORM DRAIN PIPE ADS



- STORM DRAIN KEYED NOTES**
33. CONST. 7.7 LF. 15" ADS @ S=2.20%
  34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5268.09
  35. CONST. 17.3 LF. 15" ADS @ S=1.00%
  36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5268.09
  37. CONST. 53.0 LF. 15" ADS @ S=0.70%
  38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.94
  39. CONST. 12.5 LF. 15" ADS @ S=4.24%
  40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  41. CONST. 12.5 LF. 15" ADS @ S=4.24%
  42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
  43. CONST. 12.5 LF. 15" ADS @ S=1.00%
  44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70

**REVISIONS**

Rev.	Date	Description
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/25/14
2	01/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y. Scale: 1"=40'

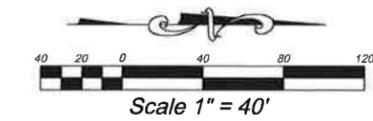
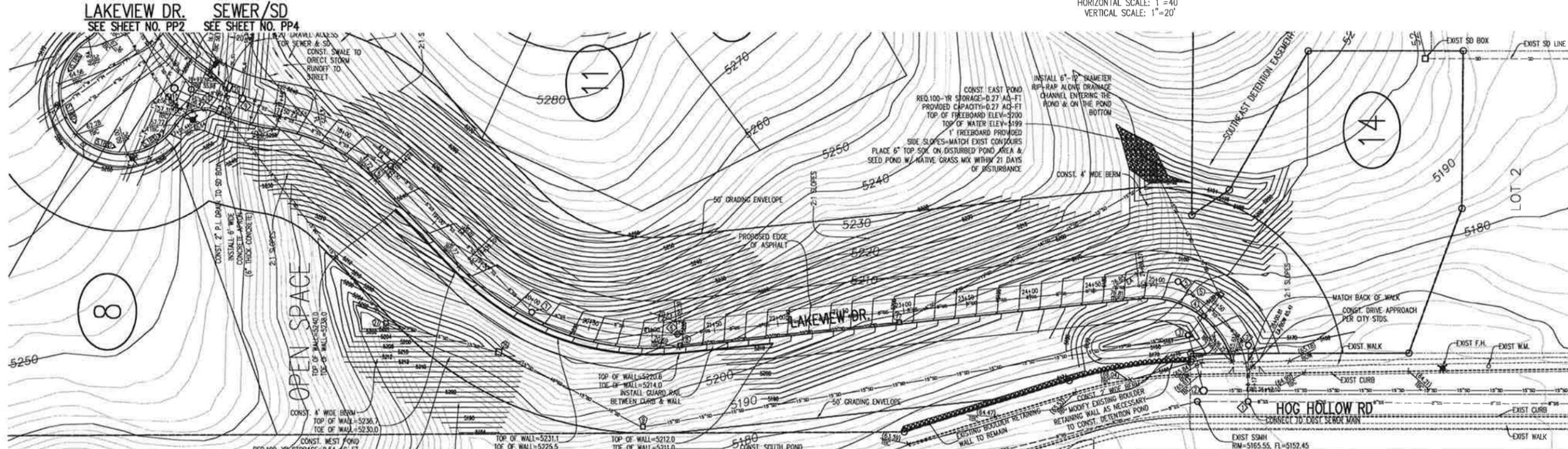
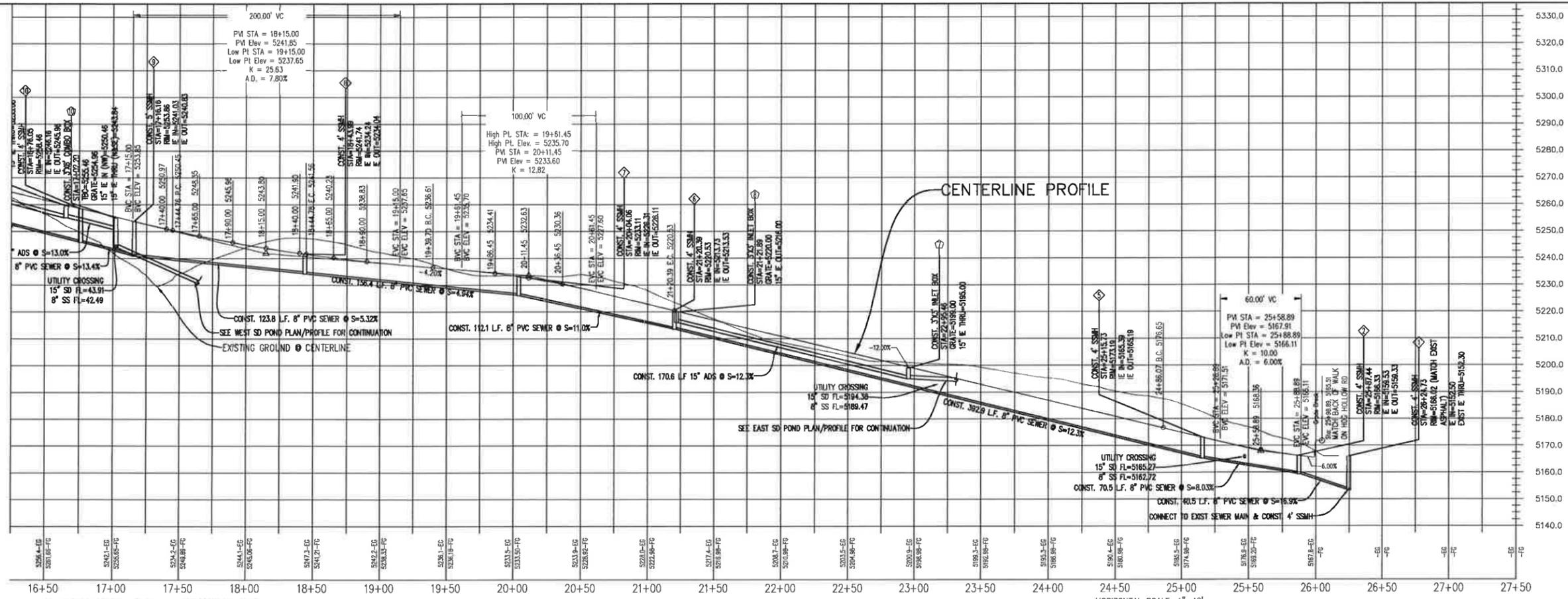
Designed by: G.J.Y. Date: 09/03/14

Checked by: D.W.P. PP2

**LAKEVIEW DR. PLAN/PROFILE**

Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXCE ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P. (801) 756-4504, F. (801) 756-4511



**LAKEVIEW DR. PLAN/PROFILE**

Rev.	Date	Description
1	01/28/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	09/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

Developed by:  
 Capital Property Management Series Eagle Pointe  
 P.O. Box 1212  
 American Fork, UT 84003  
 (801) 367-1636

**EXCE ENGINEERING**  
 David W. Peterson, P.E., License #370393  
 12 West 100 North, Suite 201, American Fork, UT 84003  
 P: (801) 756-4504, F: (801) 756-4511

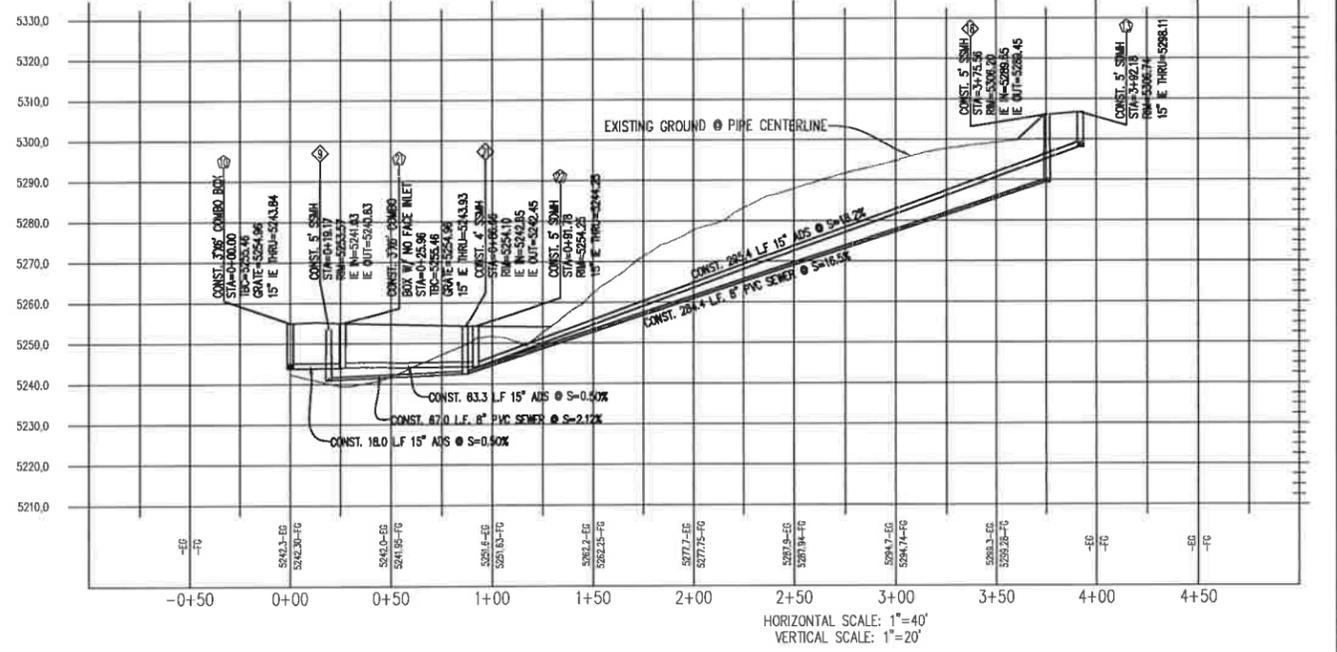
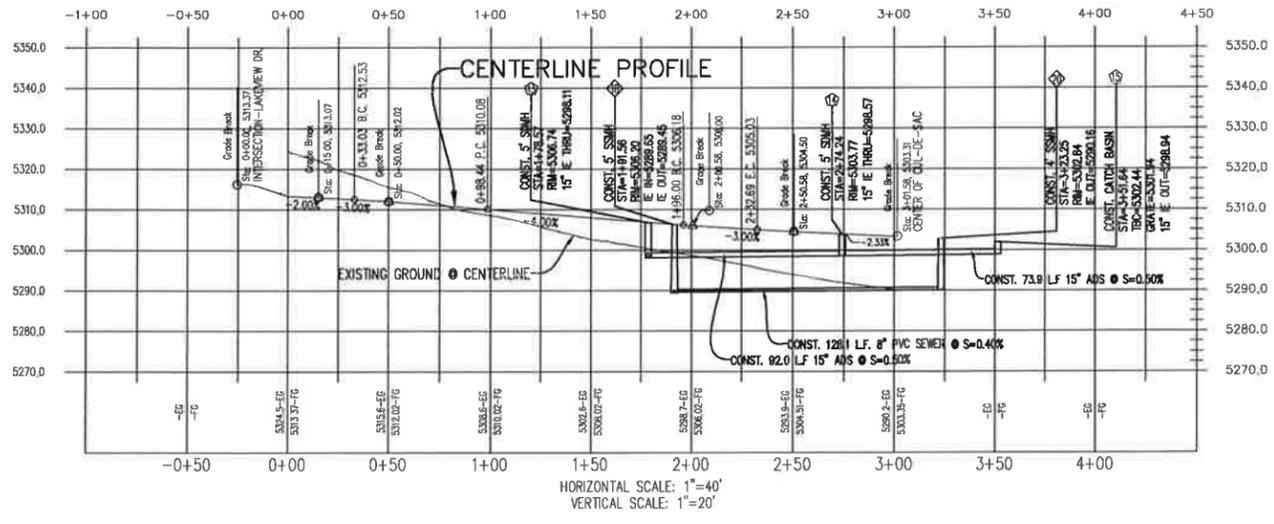
**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

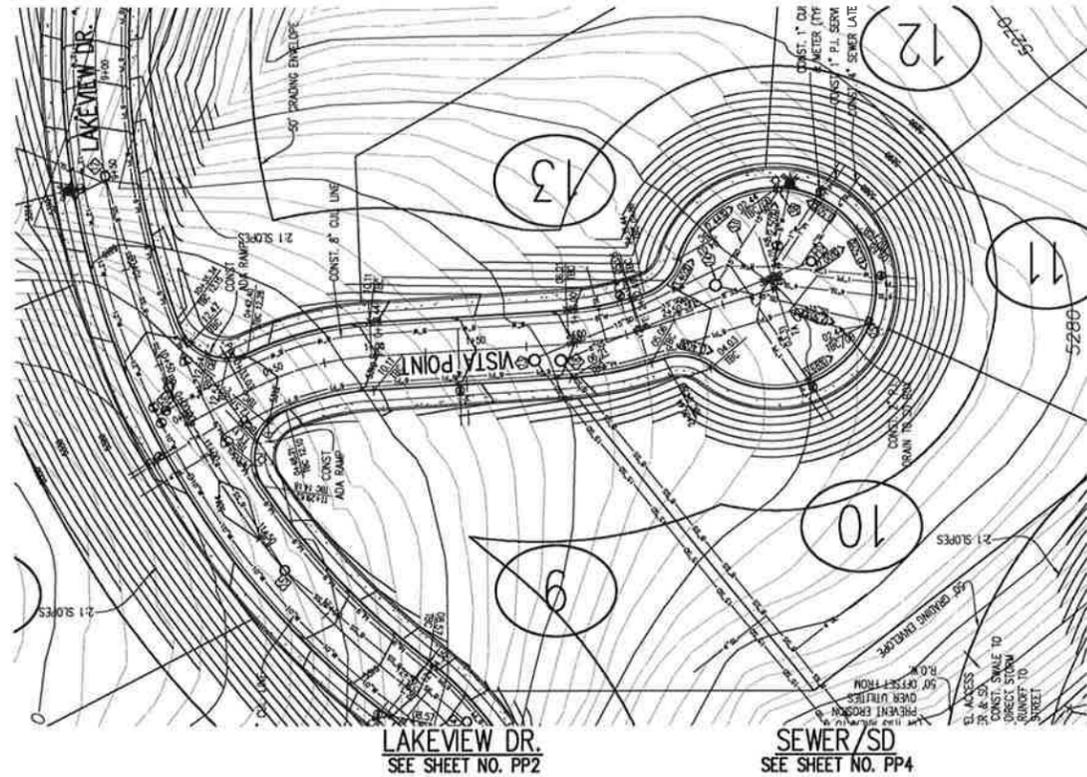
Drawn by: G.J.Y.  
 Designed by: G.J.Y.  
 Checked by: D.W.P.

**LAKEVIEW DR. PLAN/PROFILE**

Scale: 1"=40'  
 Date: 09/03/14  
 PP3



LAKEVIEW DR.  
SEE SHEET NO. PP1



VISTA POINT PLAN/PROFILE

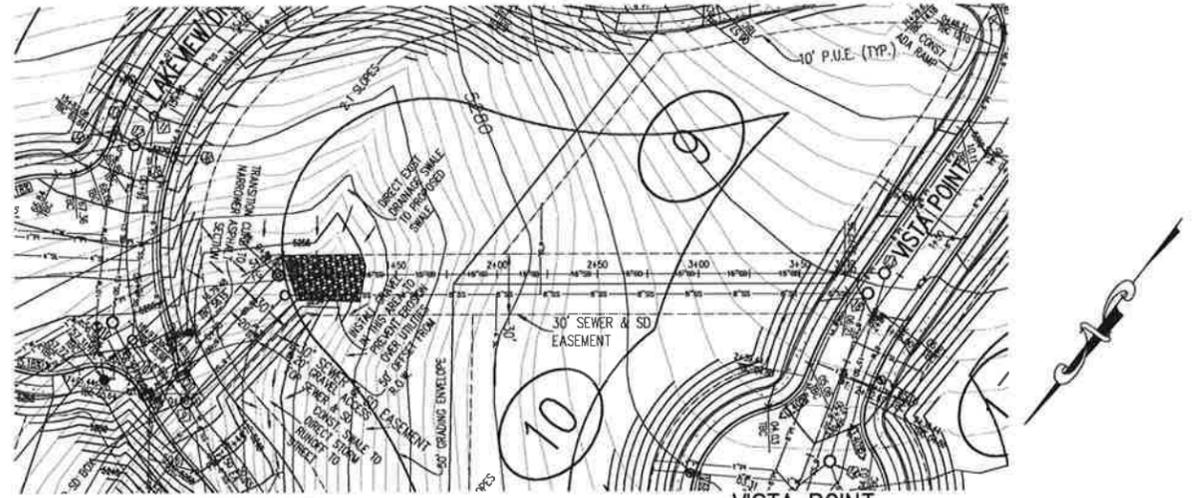
**LEGEND**

- ⬠ STORM DRAIN KEYED NOTES (SEE GP102 & PROFILES)
- ⬠ SEWER MANHOLE LABEL (SEE PROFILES)
- ⬠ FIRE HYDRANT
- ⬠ PRESSURE IRRIG. VALVE (4" GV)
- ⬠ CULINARY WATER VALVE (10" GV)
- ⬠ INSTALL STOP SIGN
- ⬠ INSTALL STREET LIGHT
- ⬠ INSTALL STREET SIGN
- ⬠ PRESSURE IRRIG.
- ⬠ CULINARY WATER
- ⬠ SEWER PIPE PVC SDR-35
- ⬠ STORM DRAIN PIPE ADS

**STORM DRAIN KEYED NOTES**

- 33. CONST. 7.7 LF. 15" ADS @ S=2.20%
- 34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
- 35. CONST. 17.3 LF. 15" ADS @ S=1.00%
- 36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
- 37. CONST. 53.0 LF. 15" ADS @ S=0.70%
- 38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.84
- 39. CONST. 12.5 LF. 15" ADS @ S=4.24%
- 40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
- 41. CONST. 12.5 LF. 15" ADS @ S=4.24%
- 42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
- 43. CONST. 12.5 LF. 15" ADS @ S=1.00%
- 44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70

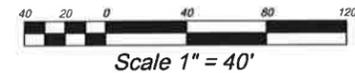
LAKEVIEW DR.  
SEE SHEET NO. PP2



LAKEVIEW DR.  
SEE SHEET NO. PP3

VISTA POINT  
SEE SHEET NO. PP4

**SEWER/STORM DRAIN PLAN/PROFILE**



**REVISIONS**

Rev.	Date	Description
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	01/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

Developer:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXCE ENGINEERING**  
David W. Peterson, P.E., License #270393  
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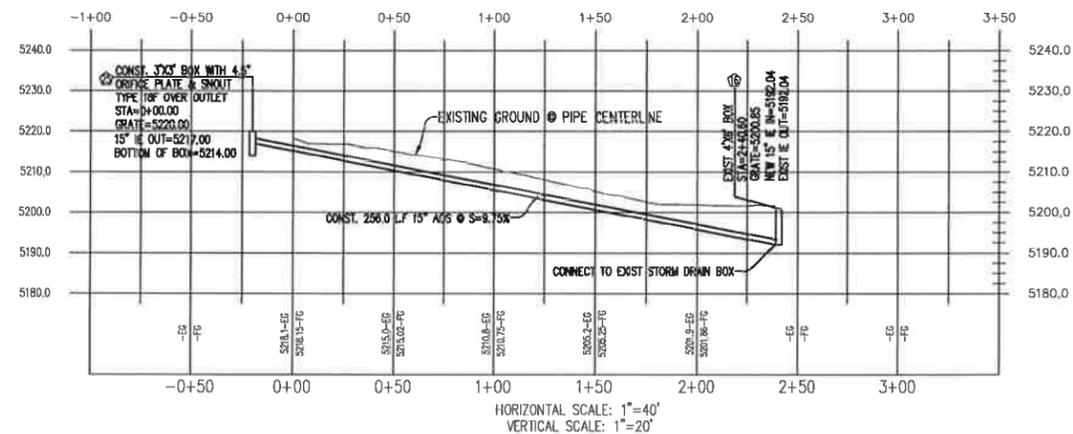
**EAGLE POINT SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

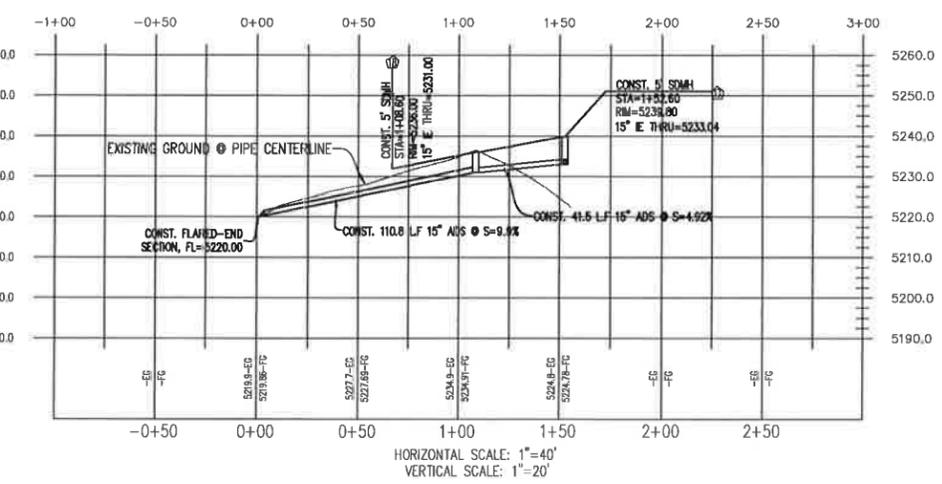
Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

**VISTA POINT & SEWER/STORM DRAIN PLAN/PROFILE**

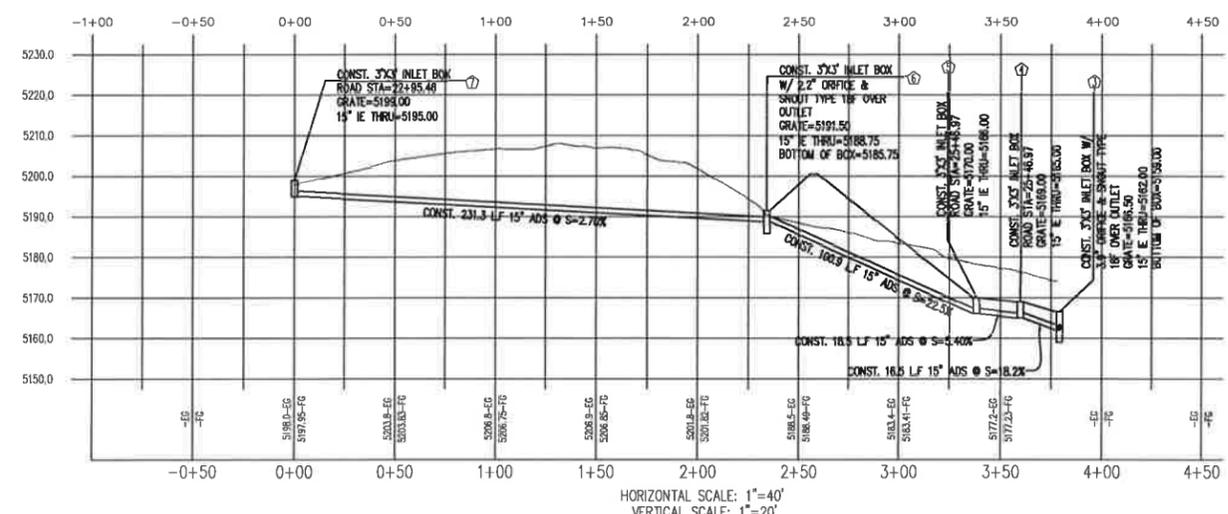
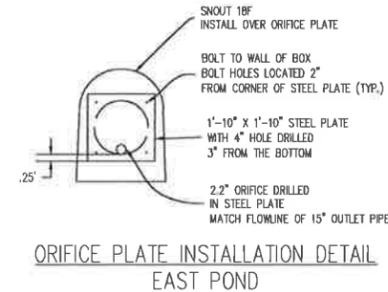
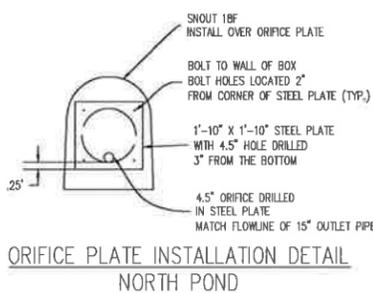
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Date: 09/03/14  
PP4



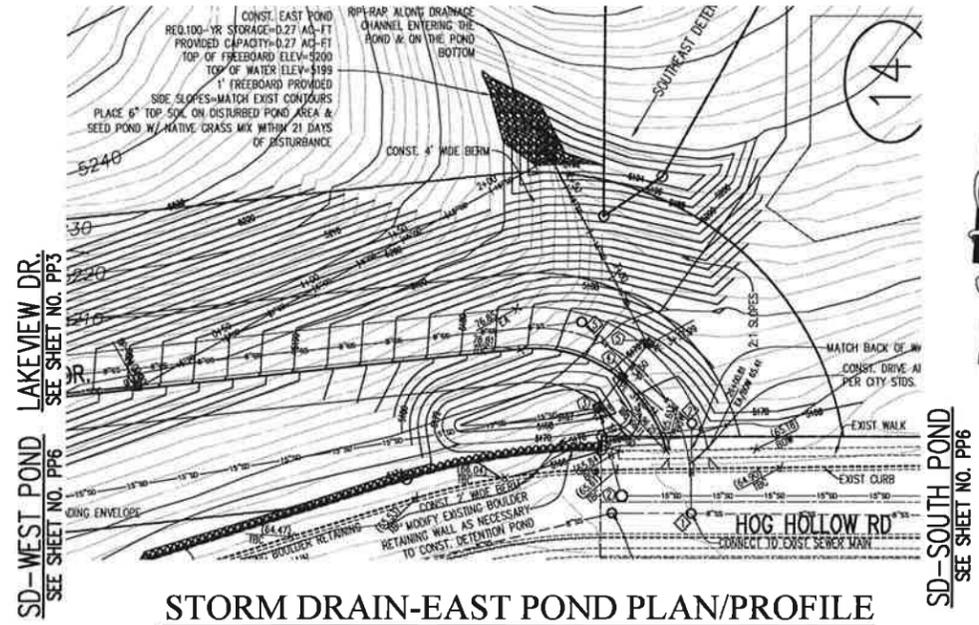
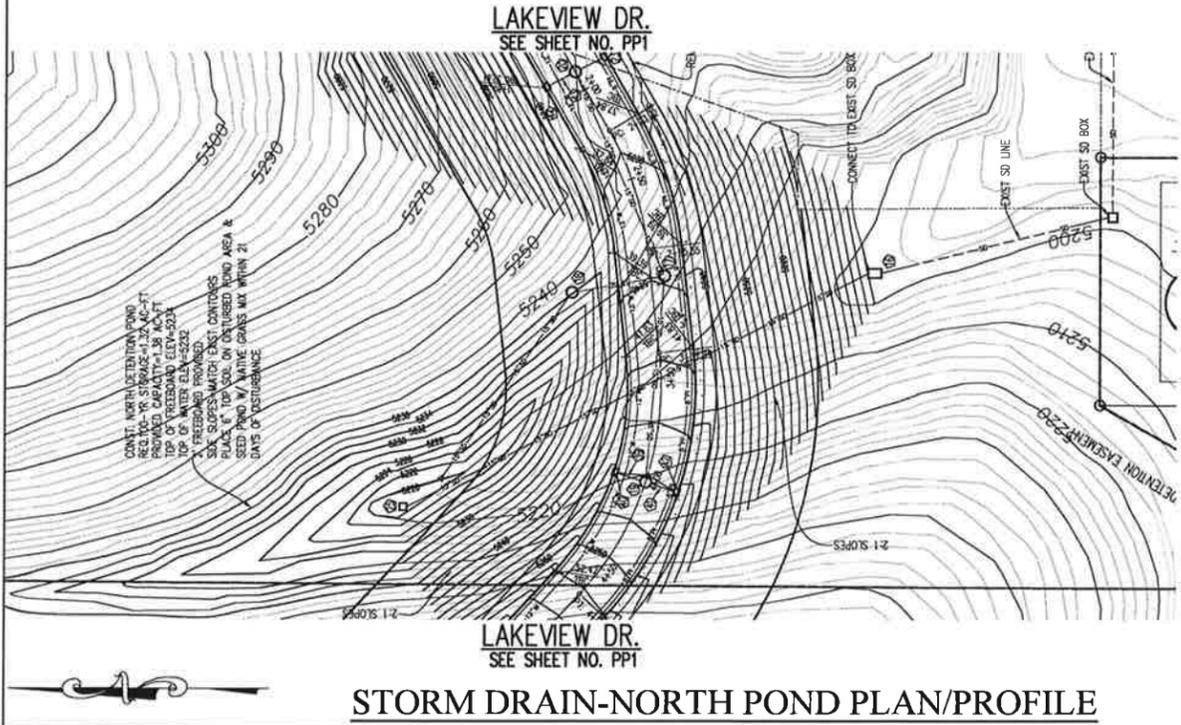
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VERTICAL SCALE: 1"=20'



HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'



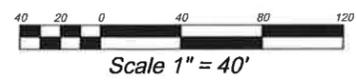
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'



- LEGEND**
- ⊕ STORM DRAIN KEYED NOTES (SEE GP1&2 & PROFILES)
  - ⊕ SEWER MANHOLE LABEL (SEE PROFILES)
  - ⊕ FIRE HYDRANT
  - ⊕ PRESSURE IRRIG. VALVE (4" GV)
  - ⊕ CULINARY WATER VALVE (10" GV)
  - ⊕ INSTALL STOP SIGN
  - ⊕ INSTALL STREET LIGHT
  - ⊕ INSTALL STREET SIGN
  - P PRESSURE IRRIG.
  - C CULINARY WATER
  - S SEWER PIPE PVC SDR-35
  - 15" STORM DRAIN PIPE ADS

**STORM DRAIN KEYED NOTES**

33. CONST. 7.7 L.F. 15" ADS @ S=2.20%
34. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5266.09
35. CONST. 17.3 L.F. 15" ADS @ S=1.00%
36. CONST. DOUBLE 2'X3' CATCH BASIN, TBC=5269.84, GRATE=5269.34, IE OUT=5265.09
37. CONST. 53.0 L.F. 15" ADS @ S=0.70%
38. CONST. 2'X3' CATCH BASIN, TBC=5302.44, GRATE=5301.94, IE OUT=5298.94
39. CONST. 12.5 L.F. 15" ADS @ S=4.24%
40. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
41. CONST. 12.5 L.F. 15" ADS @ S=4.24%
42. CONST. 2'X3' CATCH BASIN, TBC=5246.32, GRATE=5245.82, IE OUT=5242.32
43. CONST. 12.5 L.F. 15" ADS @ S=1.00%
44. CONST. 2'X3' CATCH BASIN, TBC=5237.61, GRATE=5237.11, IE OUT=5233.70



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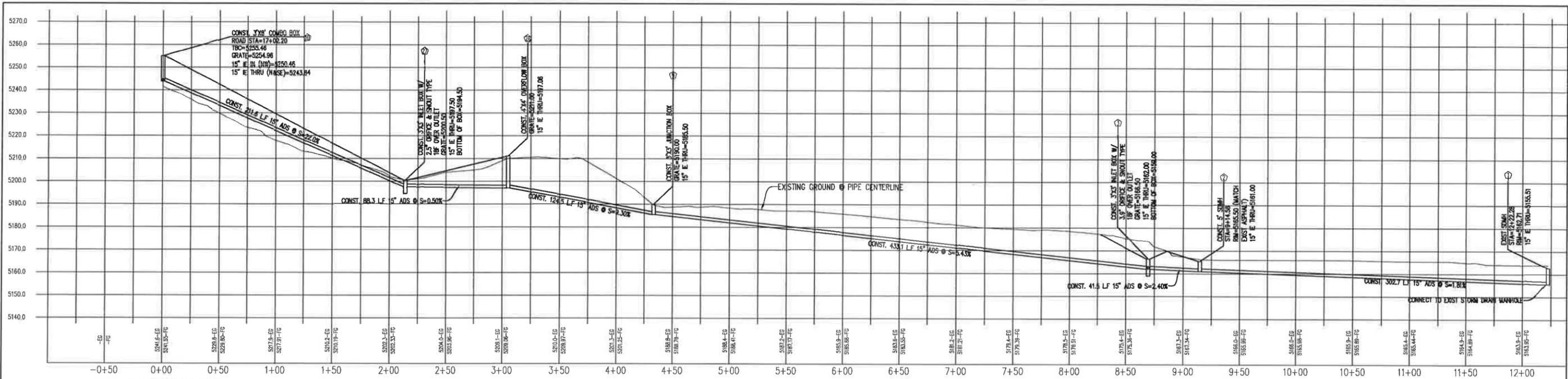
Rev.	Date	Description
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	01/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

**EAGLE POINTE SUBDIVISION**  
ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

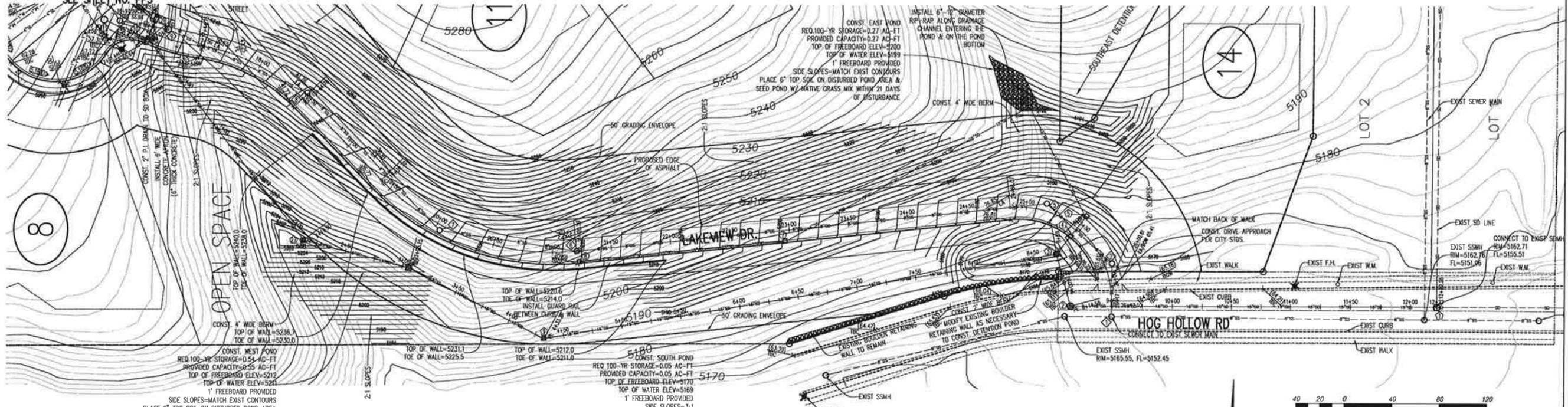
**STORM DRAIN NORTH & EAST PONDS PLAN/PROFILE**

Scale: 1"=40'  
Date: 09/03/14  
Sheet: PP5

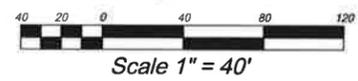


LAKEVIEW DR.  
SEE SHEET NO. PP3

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'

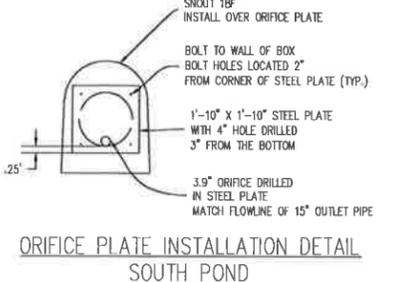
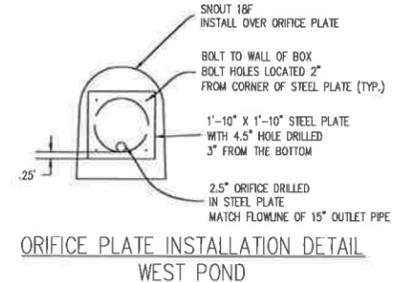


### STORM DRAIN-WEST & SOUTH PONDS PLAN/PROFILE



**LEGEND**

- ⊕ STORM DRAIN KEYED NOTES (SEE CP1&2 & PROFILES)
- ◇ SEWER MANHOLE LABEL (SEE PROFILES)
- ⊕ FIRE HYDRANT
- ⊕ PRESSURE IRRIG. VALVE (4" GV)
- ⊕ CULINARY WATER VALVE (10" GV)
- ⊕ INSTALL STOP SIGN
- ⊕ INSTALL STREET LIGHT
- ⊕ INSTALL STREET SIGN
- PVI PRESSURE IRRIG.
- CULINARY WATER
- S-15 SEWER PIPE PVC SDR-35
- 15" STORM DRAIN PIPE ADS



**REVISIONS**

Rev.	Date	Description
1	01/06/13	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	01/22/15	REVISED AS PER CITY COMMENTS
3	06/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

DESIGNED BY:  
Capital Property Management Series Eagle Pointe  
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(801) 367-1636

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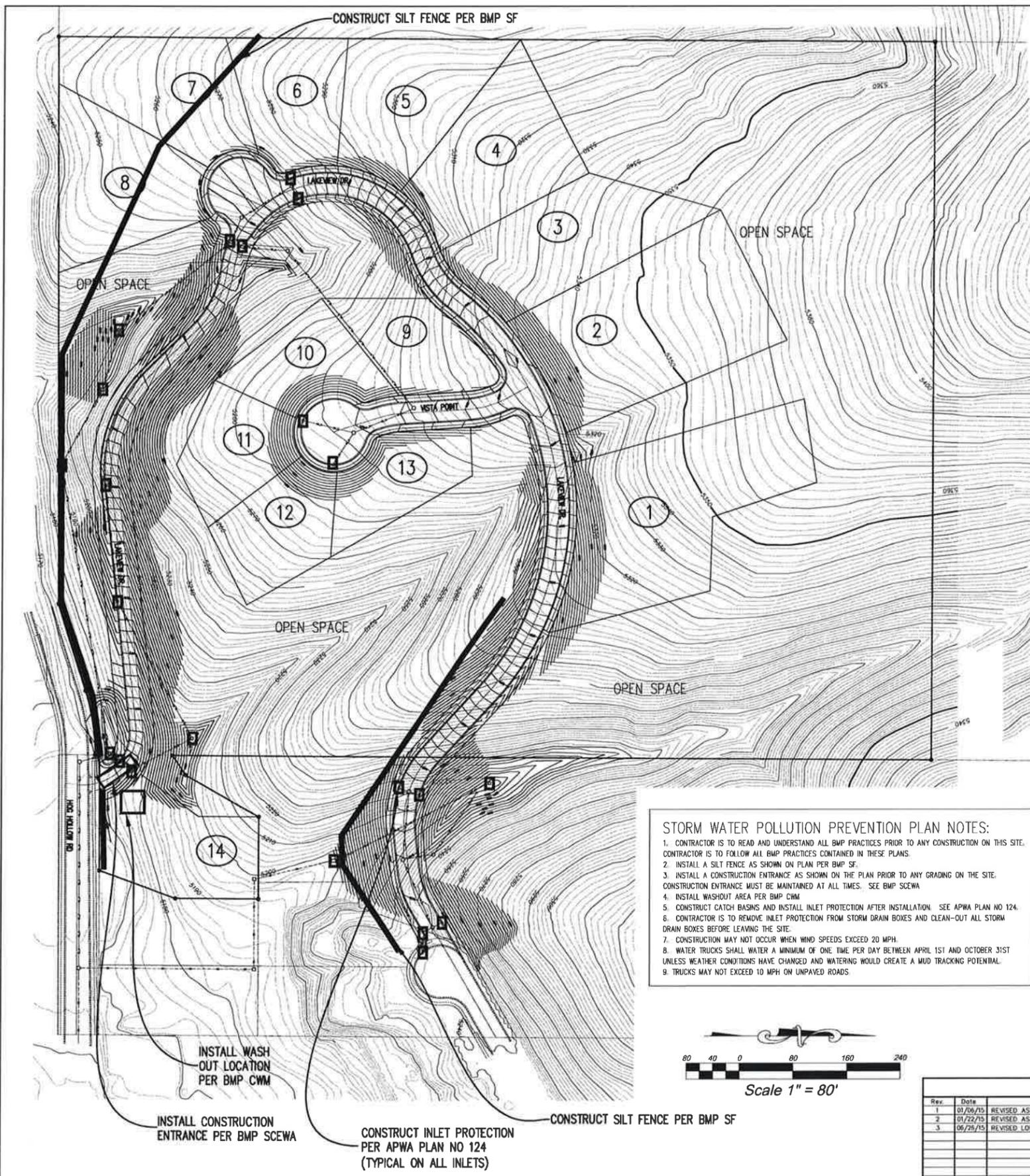
**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

**STORM DRAIN WEST & SOUTH PONDS PLAN/PROFILE**

Scale: 1"=40'  
Date: 09/03/14  
PP6



**STORM WATER POLLUTION PREVENTION PLAN NOTES:**

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL A SILT FENCE AS SHOWN ON PLAN PER BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. CONSTRUCTION ENTRANCE MUST BE MAINTAINED AT ALL TIMES. SEE BMP SCEWA.
4. INSTALL WASHOUT AREA PER BMP CWM.
5. CONSTRUCT CATCH BASINS AND INSTALL INLET PROTECTION AFTER INSTALLATION. SEE APWA PLAN NO 124.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM STORM DRAIN BOXES AND CLEAN-OUT ALL STORM DRAIN BOXES BEFORE LEAVING THE SITE.
7. CONSTRUCTION MAY NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH.
8. WATER TRUCKS SHALL WATER A MINIMUM OF ONE TIME PER DAY BETWEEN APRIL 1ST AND OCTOBER 31ST UNLESS WEATHER CONDITIONS HAVE CHANGED AND WATERING WOULD CREATE A MUD TRACKING POTENTIAL.
9. TRUCKS MAY NOT EXCEED 10 MPH ON UNPAVED ROADS.

**BMP: Silt Fence** SF

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

**DESCRIPTION:**  
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

**APPLICATIONS:**

- Perimeter control; place barrier at downgradient limits of disturbance
- Sediment barrier; place barrier at toe of slope or soil stockpile
- Protection of existing waterways; place barrier near top of stream bank
- Inlet protection; place fence surrounding catchbasin

**INSTALLATION/APPLICATION CRITERIA:**

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (1/4 gage min. with 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog ring.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with wire, staples, or similar, with leading edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

**LIMITATIONS:**

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2% (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

**MAINTENANCE:**

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff impounding back of barrier, or water seeping under barrier.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Re-anchor fence as necessary to prevent short-circuiting.
- Remove accumulated sediment when it reaches 1/2 the height of the fence.

**TARGETED POLLUTANTS**

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

**IMPLEMENTATION REQUIREMENTS**

- High Impact
- Medium Impact
- Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

**BMP: Concrete Waste Management** CWM

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

**DESCRIPTION:**  
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

**APPLICATIONS:**  
This technique is applicable to all types of sites.

**INSTALLATION/APPLICATION CRITERIA:**

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove the particles and expose the aggregate, avoid creating runoff by draining the water within a permeable or level area. (See BMP Washout Information Sheet).
- Train employees and subcontractors in proper concrete waste management.

**LIMITATIONS:**

- On-site washout of concrete trucks may not always be possible.

**MAINTENANCE:**

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- Using or temporary soil disposal hardened concrete on a regular basis.

**TARGETED POLLUTANTS**

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

**IMPLEMENTATION REQUIREMENTS**

- High Impact
- Medium Impact
- Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

**BMP: Stabilized Construction Entrance and Wash Area** SCEWA

**OBJECTIVES**

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

**DESCRIPTION:**  
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

**APPLICATIONS:**  
All entry points of gravel or gravel at a construction site where adjacent traveled ways are paved. Generally applies to sites over 2 acres unless special conditions exist.

**INSTALLATION/APPLICATION CRITERIA:**

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric (if desired) (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that concrete used to spray off vehicles intended to prevent the tracking of runoff off the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

**LIMITATIONS:**

- Requires periodic top dressing with additional stone.
- Should be used in conjunction with best sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

**MAINTENANCE:**

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

**TARGETED POLLUTANTS**

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

**IMPLEMENTATION REQUIREMENTS**

- High Impact
- Medium Impact
- Low or Unknown Impact

**IMPLEMENTATION REQUIREMENTS**

- Capital Costs
- O&M Costs
- Maintenance
- Training

High Medium Low

**ON-GRADE INLET PROTECTION DETAIL**

**DROP INLET PROTECTION DETAIL**

**Inlet protection - gravel sock**

September 2006 Plan No. 124  
Drawing 1 of 3

**REVISIONS**

Rev.	Date	Description
1	01/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
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**EAGLE POINTE SUBDIVISION**

ALPINE CITY HDG HOLLOW RD/MATTERHORN DR. UTAH

Scale: 1"=80'  
Designed by: G.J.Y.  
Date: 09/03/14  
Checked by: D.W.P.  
SWPP1

**EROSION CONTROL PLAN**

**Eagle Pointe - North Pond**  
100-Year Storm Water Calculations  
26-Jun-15

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	56380	47923
Lot Area	0.4	99250	39700
Hillside Area	0.3	111491	33447
Total CA		127021	42290

Total Acres = 29.17  
Q<sub>allow</sub> = (0.07 cfs/acre)(29.17 acres) = 2.04 cfs

Detention calculations

Lapsed Time (min)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu ft)	Release Volume (cu ft)	Required Storage (cu ft)
A	B	C	D	E	F
5	6.97	0.58	20401	615	19789
10	5.30	0.88	30953	1225	29728
15	4.38	1.09	38340	1836	36504
30	2.95	1.47	51706	3675	48031
60	1.82	1.82	64017	7350	56667
120	1.02	2.05	72107	14700	57407
180	0.71	2.14	75274	22050	53222
240	0.41	2.44	85825	44101	41724
300	0.26	3.08	108337	88201	20135
360	0.14	3.40	119992	176403	-56411

Required Detention Storage = 57,407 cf or 1.32 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area  
D = C \* (12 inches/foot) \* total acreage of site \* 43,560 sf/acre \* run-off coefficient, where Q = C/A and V = C/A  
E = an allowable release rate (0.07 cfs/acre) \* A \* 60 sec.  
F = D - E to determine storage volume

Orifice sizing

Q = C \* A \* (2 \* g \* h)<sup>1/2</sup>, where

Q =	2.04 cfs	the maximum allowable release rate * Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in <sup>2</sup>	unknown cross-sectional orifice area
g =	32.2 ft/s <sup>2</sup>	acceleration of gravity
Head, h =	15 ft	top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded

0.0295 square foot cross-sectional orifice area  
4.48 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	Foot of freeboard
5234	85,629	2' foot of freeboard
5232	59,428	Top of water surface
5230	38,672	
5228	23,184	
5226	12,540	
5224	5,276	
5222	1,703	
5220	0	

**Eagle Pointe Subdivision**

Storm Drain Discussion

June 26, 2015

Introduction:

This subdivision is located at approximately Hog Hollow Road and Matterhorn Drive. The storm water from this site will be detained in four separate basins with each having a controlled release into the existing storm drain system in Hog Hollow Road. The calculations for the detention volume required are based on the NOAA rainfall data for this area for the 100-year storm event with an allowable release rate of 0.07 cfs per acre.

Detention Calculations:

The subdivision was divided into four subareas - North, West, East, and South. These subareas area shown on the attached 'Subarea Map'. As shown on the 'Subarea Map', off-site hillside area flowing into the subdivision was included in the storm water calculations. The required detention volumes for each of the basins in this subdivision are shown on the attached spreadsheets.

The volume required for the North Pond was calculated to be 57,407 c.f. or 1.32 acre-feet. The volume required for the West Pond was calculated to be 23,716 c.f. or 0.54 acre-feet. The volume required for the East Pond was calculated to be 11,729 c.f. or 0.27 acre-feet. The volume required for the South Pond was calculated to be 2,312 c.f. or 0.05 acre-feet.

The proposed North Pond has a capacity of 59,428 c.f. of 1.36 acre-ft with an additional 2' of freeboard provided. The proposed West Pond has a capacity of 23,812 c.f. of 0.55 acre-ft acres with an additional 1' of freeboard provided. The proposed East Pond has a capacity of 11,917 c.f. of 0.27 acre-ft acres with an additional 1' of freeboard provided. The proposed South Pond has a capacity of 2,357 c.f. of 0.54 acre-ft acres with an additional 1' of freeboard provided.

Orifice Sizing:

The orifice calculations are shown on the attached spreadsheets. The orifice size for the North Pond was calculated to be 4.5". The orifice size for the West Pond was calculated to be 2.5". The orifice size for the East Pond was calculated to be 2.2".

The orifice for the South Pond was sized to include the allowable release rate for the South Subarea (0.07 cfs) plus the released allowable flows from the West Pond (0.58 cfs) and East Pond (0.39 cfs) which pass through this orifice. The orifice size for the South Pond was calculated to be 3.9".

**Eagle Pointe - West Pond**  
100-Year Storm Water Calculations  
26-Jun-15

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	64770	55655
Lot Area	0.4	192679	77072
Hillside Area	0.3	103901	31171
Total CA		361352	163297

Total Acres = 8.30  
Q<sub>allow</sub> = (0.07 cfs/acre)(8.30 acres) = 0.58 cfs

Detention calculations

Lapsed Time (min)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu ft)	Release Volume (cu ft)	Required Storage (cu ft)
A	B	C	D	E	F
5	6.97	0.58	7893	174	7718
10	5.30	0.88	11975	348	11627
15	4.38	1.09	14833	523	14310
30	2.95	1.47	20064	1045	18999
60	1.82	1.82	21767	2090	19677
120	1.02	2.05	27897	4181	23716
180	0.71	2.14	29121	6271	22850
240	0.41	2.44	33704	12543	21161
300	0.26	3.08	41013	25086	15927
360	0.14	3.40	46267	50171	-3904

Required Detention Storage = 23,716 cf or 0.54 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area  
D = C \* (12 inches/foot) \* total acreage of site \* 43,560 sf/acre \* run-off coefficient, where Q = C/A and V = C/A  
E = an allowable release rate (0.07 cfs/acre) \* A \* 60 sec.  
F = D - E to determine storage volume

Orifice sizing

Q = C \* A \* (2 \* g \* h)<sup>1/2</sup>, where

Q =	0.58 cfs	the maximum allowable release rate * Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in <sup>2</sup>	unknown cross-sectional orifice area
g =	32.2 ft/s <sup>2</sup>	acceleration of gravity
Head, h =	13.4 ft	top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded

0.029 square foot cross-sectional orifice area  
2.46 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	Foot of freeboard
5234	24,524	1' foot of freeboard
5232	23,812	Top of water surface
5230	18,795	
5228	10,851	
5226	5,494	
5224	2,276	
5222	523	
5220	58	

Pipe Capacity:

Pipe capacities were sized for the 10-year storm event. The intensity of the 10-year storm event with a 60 min. time of concentration is 0.94 in/hr. The peak flow for the North Subarea is 9.11 cfs. The peak flow for the West Subarea is 3.52 cfs. The peak flow for the East Subarea is 1.84 cfs. The peak flow for the South Subarea is 0.36 cfs.

The 15" storm drain pipe carrying flows to the proposed detention basins are designed at a minimum slope of 2.70%. The capacity of 15" ADS at a slope of 2.70% is 11.5 cfs.

Existing Drainage Swales:

The existing south drainage swale flows directly into the East Detention Pond and has been included in the detention calculations.

The existing north drainage swale as shown by the contours on the subarea map does not gather a significant area. This area will drain directly onto the proposed road.

The exist swale west of lots 9 & 10 is not a significant area and will be directed around the proposed gravel drive and drain directly onto the proposed road.

Conclusion:

The proposed detention basins and pipes are adequate to handle storm water requirements for this area.

**Eagle Pointe - East Pond**  
100-Year Storm Water Calculations  
26-Jun-15

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	12317	10384
Lot Area	0.4	56793	22717
Hillside Area	0.3	175202	51961
Total CA		342212	85662

Total Acres = 5.56  
Q<sub>allow</sub> = (0.07 cfs/acre)(5.56 acres) = 0.39 cfs

Detention calculations

Lapsed Time (min)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu ft)	Release Volume (cu ft)	Required Storage (cu ft)
A	B	C	D	E	F
5	6.97	0.58	4111	117	3993
10	5.30	0.88	6238	224	6014
15	4.38	1.09	7726	350	7376
30	2.95	1.47	10420	701	9719
60	1.82	1.82	12901	1401	11500
120	1.02	2.05	14531	2802	11729
180	0.71	2.14	15169	4204	10966
240	0.41	2.44	17296	8407	8889
300	0.26	3.08	21853	16815	5038
360	0.14	3.40	24101	33629	-9528

Required Detention Storage = 11,729 cf or 0.27 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area  
D = C \* (12 inches/foot) \* total acreage of site \* 43,560 sf/acre \* run-off coefficient, where Q = C/A and V = C/A  
E = an allowable release rate (0.07 cfs/acre) \* A \* 60 sec.  
F = D - E to determine storage volume

Orifice sizing

Q = C \* A \* (2 \* g \* h)<sup>1/2</sup>, where

Q =	0.39 cfs	the maximum allowable release rate * Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in <sup>2</sup>	unknown cross-sectional orifice area
g =	32.2 ft/s <sup>2</sup>	acceleration of gravity
Head, h =	10.16 ft	top of water surface to center of orifice outlet

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded

0.0254 square foot cross-sectional orifice area  
2.16 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	Foot of freeboard
5200	15,846	1' foot of freeboard
5199	11,917	Top of water surface
5198	8,641	
5196	3,845	
5194	1,128	
5192	61	

**Eagle Pointe - South Pond**  
100-Year Storm Water Calculations  
26-Jun-15

The storm drain calculations were performed using the rational method.

Hydrologic Calculations

CA CALCULATION

	C	Area (sf)	C * A
Roadway Area	0.85	5081	4319
Lot Area	0.4	5704	2282
Hillside Area	0.3	32996	9899
Total CA		43781	16499

Total Acres = 1.01  
Q<sub>allow</sub> = (0.07 cfs/acre)(1.01 acres) = 0.07 cfs

Detention calculations

Lapsed Time (min)	Rainfall intensity (in/hr)	Total Rainfall (in)	Rainfall Volume (cu ft)	Release Volume (cu ft)	Required Storage (cu ft)
A	B	C	D	E	F
5	6.97	0.58	797	21	776
10	5.30	0.88	1210	42	1168
15	4.38	1.09	1499	63	1435
30	2.95	1.47	2021	127	1895
60	1.82	1.82	2502	253	2249
120	1.02	2.05	2819	507	2312
180	0.71	2.14	2942	760	2182
240	0.41	2.44	3355	1520	1835
300	0.26	3.08	4235	3039	1195
360	0.14	3.40	4675	6079	-1404

Required Detention Storage = 2,312 cf or 0.05 acre-ft

Notes:

A, B, & C are based upon NOAA Atlas 14 Point Precipitation Frequency Estimates for the Alpine area  
D = C \* (12 inches/foot) \* total acreage of site \* 43,560 sf/acre \* run-off coefficient, where Q = C/A and V = C/A  
E = an allowable release rate (0.07 cfs/acre) \* A \* 60 sec.  
F = D - E to determine storage volume

Orifice sizing

Q = C \* A \* (2 \* g \* h)<sup>1/2</sup>, where

Q =	0.04 cfs*	the maximum allowable release rate * Area (acres)
C =	0.6	coefficient of discharge for sharp-edged, submerged orifice
A =	in <sup>2</sup>	unknown cross-sectional orifice area
g =	32.2 ft/s <sup>2</sup>	acceleration of gravity
Head, h =	0.84 ft	top of water surface to center of orifice outlet

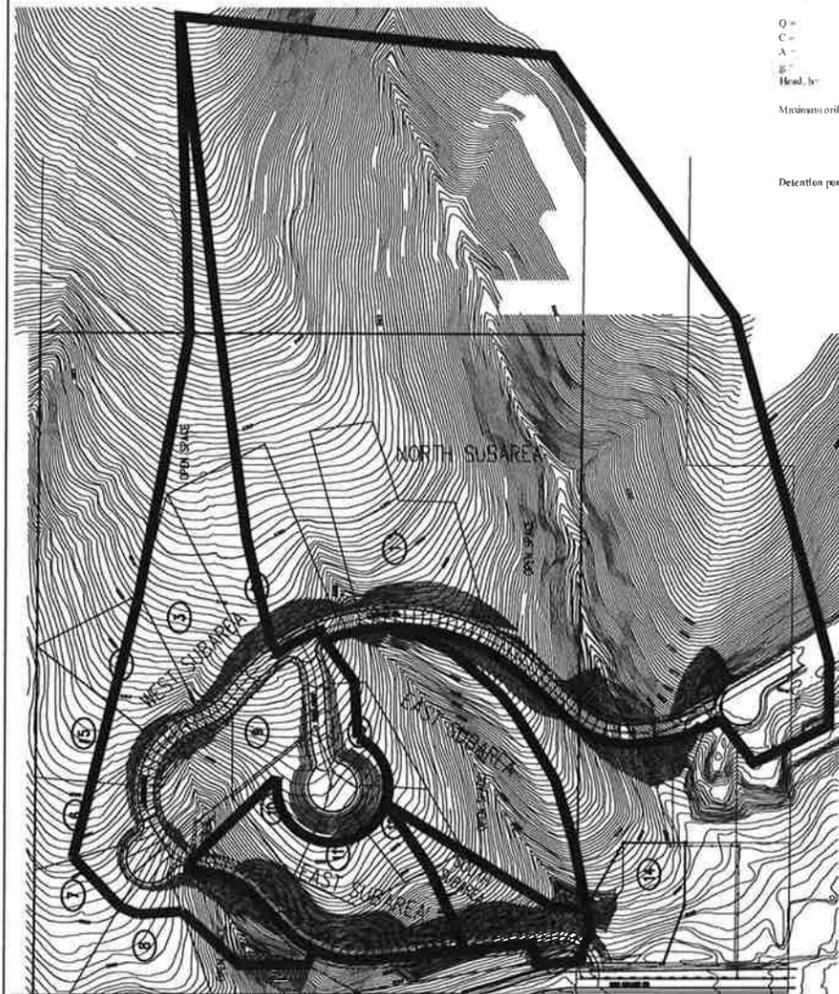
\* This release rate includes the allowable release rate of the South Subarea (0.07 cfs) plus the allowable release rates for the West (0.58 cfs) and East (0.27 cfs) ponds which pass through this orifice

Maximum orifice design requirements - to ensure that maximum release rate is not exceeded

0.0836 square foot cross-sectional orifice area  
3.89 inch diameter of circular orifice

Detention pond

Elevation	Volume (cf)	Foot of freeboard
5170	2,936	1' foot of freeboard
5169	2,357	Top of water surface
5168	970	
5167	103	



**SUBAREA MAP**

Rev.	Date	Description
1	07/26/15	REVISED AS PER CITY COMMENTS DATED 9/26/14
2	07/22/15	REVISED AS PER CITY COMMENTS
3	05/26/15	REVISED LOWER SECTION OF LAKEVIEW DRIVE

Developed by:  
Capital Property Management Series Eagle Pointe  
P.O. Box 1212  
American Fork, UT 84003  
(801) 367-1636

**EXCEL**  
ENGINEERING  
David W. Peterson, P.E., License #2703993  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504; F: (801) 756-4511

**EAGLE POINTE SUBDIVISION**

ALPINE CITY HOG HOLLOW RD/MATTERHORN DR. UTAH

Drawn by: G.J.Y.  
Designed by: G.J.Y.  
Checked by: D.W.P.

**STORM DRAIN CALCULATIONS**

Scale: NTS  
Date: 09/03/14  
Sheet: D1

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Alpine Olde Towne Centre Lot “D” Building Site Plan**

**FOR CONSIDERATION ON: 18 August 2015**

**PETITIONER: April and Gary Cooper**

**ACTION REQUESTED BY PETITIONER: Approve the Site Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (B/C Zone)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed office building is proposed to be located on lot D within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 6,188 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 3 stories with 5,719 square feet on the main floor, 3,522 square feet on the second floor and 2,169 square feet for the third floor. There is a basement planned for the building that would be a total of 3,100 square feet.

The parking Lot, sidewalk and lighting for the lot have already been approved as part of the development. The lighting exists: the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation, storm drain) exist and are stubbed to the property. The water policy has been met for this development.

### **STAFF RECOMMENDATION:**

**The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:**

- **The parking requirement is met or the deed restriction proposal for the basement level be approved.**
- **Trash storage be designated.**
- **The height of the building shall not exceed thirty four (34) feet from the average elevation of the finished grade to the roofline of the structure as best defined in Section 3.21.8 of the Alpine City Development Code.**
- **A landscaping plan be provided.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**

**The Engineering Department recommends that approval of the proposed site plan be recommended provided the following items are addressed:**

- **A bond be provided for the parking improvements associated with Lot D.**



Date: August 14, 2015

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review - Revised  
Alpine Olde Towne Centre Lot "D" Building Site Plan (April Cooper)  
363 South Main Street**

### **Background**

The proposed office building is proposed to be located on lot D within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 6,188 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 3 stories with 5,719 square feet on the main floor, 3,522 square feet on the second floor and 2,169 square feet for the third floor. There is a basement planned for the building that would be a total of 3,100 square feet.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

### **Location (Section 3.7.5)**

The setbacks have already been approved and recorded for the Planned Commercial Development. The plat shows a 10' setback from the property to the east. It is understood that the entire building will be within the lot.

### **Street System/Parking (Sections 3.7.8.3 and 3.24.3)**

The recorded plat designates 39 parking stalls for Lot D. The off-street parking requirements for an office are as follows:

*Office - Four (4) spaces per 1,000 sf  
Residential Single-unit Dwelling - Four (2) spaces per unit*

The third floor (2,169 square feet) is proposed to be used as an apartment. This dwelling unit has 2 parking spaces designated for it and would comply with the parking requirement.

With the total office square footage of the building (12,452 square feet), 50 parking stalls are required. The applicant proposes to use the basement square footage (3,211 square feet) as storage and requests that the basement square footage not be included in the calculation and a deed restriction be put on the building that would make the basement uninhabitable.

If the basement square footage were not counted towards the requirement for parking stalls, the building would need 37 stalls and would comply with the parking requirement.

### **Special Provisions (Section 3.7.8)**

- Trash Storage - The applicant has not designated a spot for trash storage. A location was discussed at the last meeting but a spot has not been officially designated.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet from the average elevation of the finished grade to the roofline. The “roofline” of the building has different definitions depending on the style of roof. This type of roof is not designated in the ordinance (Section 3.21.8). The plans show a measurement from the “first floor bearing” to the “upper roof bearing” of just under thirty three (33) feet. The Planning Commission and City Council need to offer clarification on the designated style of this roof and how the height of it should be determined.
- Landscaping - A landscaping plan has not been provided. Landscaping was shown and discussed briefly at a previous meeting but no plan has been submitted in relation to the proposed new design of the building.
- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

### **RECOMMENDATION**

**The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:**

- **The parking requirement is met or the deed restriction proposal for the basement level be approved.**
- **Trash storage be designated.**
- **The height of the building shall not exceed thirty four (34) feet from the average elevation of the finished grade to the roofline of the structure as best defined in Section 3.21.8 of the Alpine City Development Code.**

- **A landscaping plan be provided.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: July 13, 2015

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

**Subject: Cooper Building - Site Plan Review  
1 Building, Lot D of Alpine Olde Towne Center**

### **ENGINEERING REVIEW**

This is the engineering review for the proposed Cooper Building Site Plan. A separate Planning Review will also be completed. The building is proposed to be built on Lot D of the Alpine Olde Towne Center Planned Commercial Development. The parking lot, sidewalk, and lighting for the lot have already been approved as part of the development. The lighting exists; the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation, storm drain) exist and are stubbed to the property.

The water policy has been met for this development.

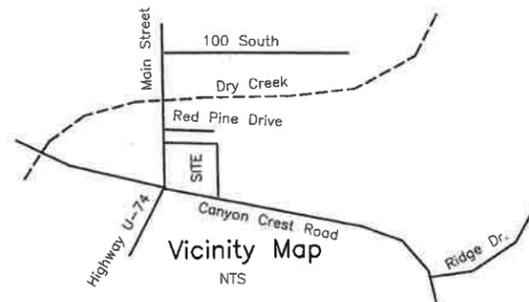
### **ENGINEERING RECOMMENDATION**

**We recommend that approval of the proposed site plan be recommended provided the following items are addressed:**

- **A bond be provided for the parking improvements associated with Lot D**



Northeast Corner  
Section 25, T4S,  
R1E, SLB&M



Parking Table

PAD	Numbers of Stalls Allocated
A	37
B	21
C	32
D	39
E	33

Note: All the Parking Area is Common Area

11933

- LOT PAD Area is Private Area
- Unit boundary lines are parallel or perpendicular to one another
- Common Area - All common area is a Public Utility Easement (PUE)

State Plane Coordinate Table

Grid Factor = 0.999718

Pt	North	East
A	771,168.57	1,924,088.96
B	770,575.86	1,923,210.78
C	770,116.17	1,923,185.75
D	770,228.04	1,922,929.18
E	770,244.01	1,922,910.85
F	770,284.39	1,922,818.65
G	770,340.54	1,922,806.14
H	770,355.75	1,922,812.58
I	770,370.40	1,922,819.59
J	770,379.77	1,922,825.25
K	770,414.73	1,922,842.22
L	770,536.48	1,922,886.94
M	770,603.82	1,922,900.63
N	770,428.78	1,922,854.86
O	770,493.34	1,922,883.12
P	770,553.18	1,922,905.38
Q	770,603.34	1,922,905.97

Lot Corners

AA	770,156.09	1,923,160.09
BB	770,192.85	1,923,075.79
CC	770,284.82	1,922,921.34
DD	770,374.43	1,922,929.42
EE	770,538.59	1,922,920.74
FF	770,530.96	1,923,005.37
GG	770,562.19	1,923,195.31
HH	770,572.07	1,923,085.79
II	770,421.44	1,923,192.91
JJ	770,315.90	1,923,183.40

Curve Data Table

#	Arc	Chord	Delta	Radius	Tangent	
C1	61.499'	N 12°33'59" W	57.541'	71°54'38"	49.00'	35.542'
C2	16.526'	N 22°57'20" E	16.52'	5°14'45"	180.50'	8.269'
C3	129.978'	N 20°10'02" E	129.74'	12°00'09"	620.47'	65.227'

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 THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION:

Parcel 1  
Commencing at a point located S 0°02'38" E 592.875 feet along the Section Line and West 878.878 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 3°07' W 460.505 feet along the west boundary of Phase 1, Paradise Cove Planned Residential Development; thence along the boundary of Canyon Crest Road as follows: N 66°26'30" W 279.983 feet, N 48°58'48" W 24.318 feet, N 66°20'38" W 100.68 feet, along the arc of a 49.00 foot radius curve to the right 61.499' (chord bears N 12°33'59" W 57.541 feet); thence along Main Street boundary as follows: along the arc of a 180.50 foot radius curve to the right 16.526 feet (chord bears N 22°57'20" E 16.52'), N 23°34'42" E 18.25 feet, N 31°08'22" E 10.94 feet, N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 311.495 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 3.2233 acres

Parcel 2 - Less and Excepting from Parcel 1, This Parcel to be added to the Plat Open Space by separate deed

Commencing at a point located S 0°02'38" E 565.388 feet along the Section Line and West 1183.758 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 0°40'22" W 50.185 feet; thence S 20°22'22" W 63.88 feet; thence S 23°38'22" W 70.50 feet; thence S 31°08'32" W 57.277 feet; N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 5.358 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 0.0403 acres

*K. Edward Gifford*  
K. Edward Gifford

9-20-06  
Date

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HERE ON AS PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 1 SHEET TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 20th DAY OF SEPTEMBER, A.D. 2006

*William M. Fairbanks V.P.*  
WILLIAM M. FAIRBANKS  
CARTER CONSTRUCTION COMPANY INC.  
CARTER CONSTRUCTION CO., INC.

STATE OF UTAH }  
COUNTY OF UTAH } S.S.

ON THIS 20th DAY OF SEPT, A.D. 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-11-09  
567 N 1030 E  
PLEASANT GROVE, UT 84062  
NOTARY ADDRESS

*Sara R. Talley*  
SARA R. TALLEY  
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS PLANNED COMMERCIAL DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 20th DAY OF May, A.D. 2006

*John H. Gifford Mayor*  
Approved \_\_\_\_\_  
Engineer  
(See Seal Below)

*Janis N. Williams*  
Attest \_\_\_\_\_  
Clerk-Recorder  
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF May, A.D. 2006, BY THE ALPINE CITY PLANNING COMMISSION

*Jamie Brewer*  
Director-Secretary  
Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 11th Day of Oct, A.D. 2006  
City Attorney *Deecee Tenen*

PLAT "A"

ALPINE OLDE TOWNE CENTRE

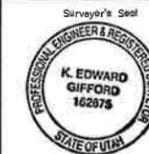
PLANNED COMMERCIAL DEVELOPMENT

SCALE 1" = 40'

ALPINE, UTAH COUNTY, UTAH

UTILITY DEDICATION

Carter Construction Company, Inc. (OWNER(S) OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE COMMON AREAS THE PLAT FOR ON THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND ALL OTHER PUBLIC UTILITIES, APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.



138806 2006 05 11 03  
RECORDED IN UTAH COUNTY RECORDER  
2006 Oct 18 11:21 AM FEE 35.00 BY TL  
RECORDED FOR ALPINE CITY

SEC 25 T4S R1E T040 P4

# Cooper Building

363 South Main St.  
Alpine, Utah

Code Compliance	
2012 IRC	
2012 IECC	
2011 NEC	

Area Schedule	
Name	Area
First Floor	5719 SF
Second Floor	3522 SF
	9240 SF
Third Floor Residential Apartment	2169 SF
	2169 SF
Basement (Non-Inhabited)	3211 SF
	3211 SF

**NOTE:**

Commercial Parking Stalls: 37  
Main Floor Square Footage: 6,188 sq. ft. Max  
Commercial Sq. Ft. Allowed By Parking Stalls: 9,250 sq. ft. Max

Residential Parking Stalls: 2

Total Parking Stalls: 39



Owner Information	
Alpine Companies	
Gary Cooper	
1136 Birch Circle	
Alpine, Utah 84004	
801-836-2667	

**EZRA  
LEE  
DESIGN  
+BUILD**

EZRA LEE DESIGN + BUILD  
801.448.6676

Send bids to [bids@ezralee.com](mailto:bids@ezralee.com)  
Send invoices to [invoices@ezralee.com](mailto:invoices@ezralee.com)

[ezralee.com](http://ezralee.com)

All designs, drawings and written material appearing herein constitute the original and unpublished work of Ezra Lee Design + Build (ELDB) and may not be duplicated, used or disclosed without the written consent of ELDB.

## Cooper Building

363 South Main St.  
Alpine, Utah

# Revisions

Cover Sheet

Date  
11 AUG 2015

Sheet

**A000**

PRELIMINARY

**Cooper Building**  
363 South Main St.  
Alpine, Utah

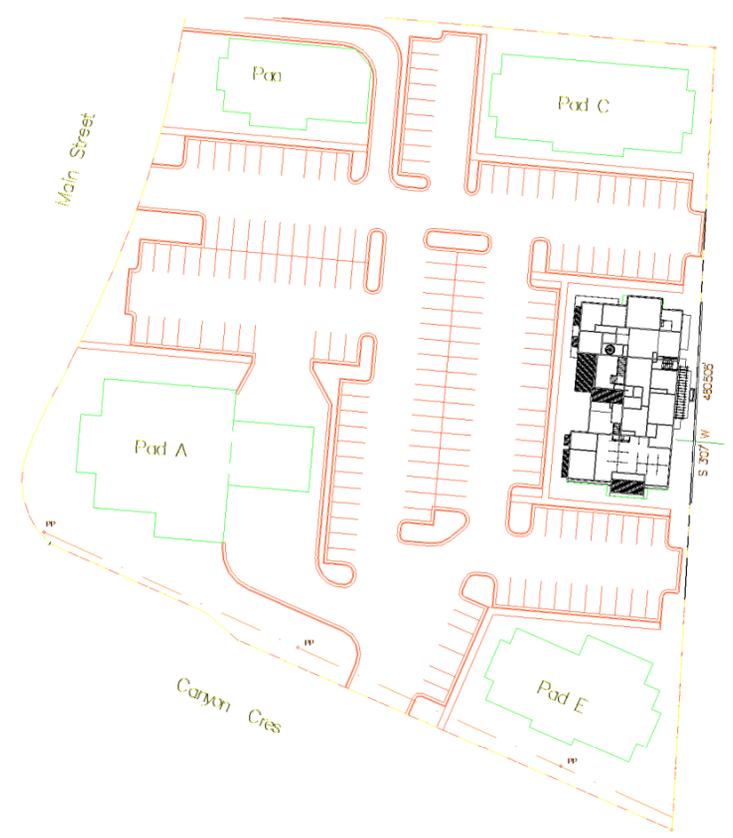
Revisions

Overall Site Plan

Date  
11 AUG 2015

Sheet  
**A002**

PRELIMINARY



Vicinity Map  
1" = 50'-0"



Site  
1" = 10'-0"

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**Cooper Building**  
363 South Main St.  
Alpine, Utah

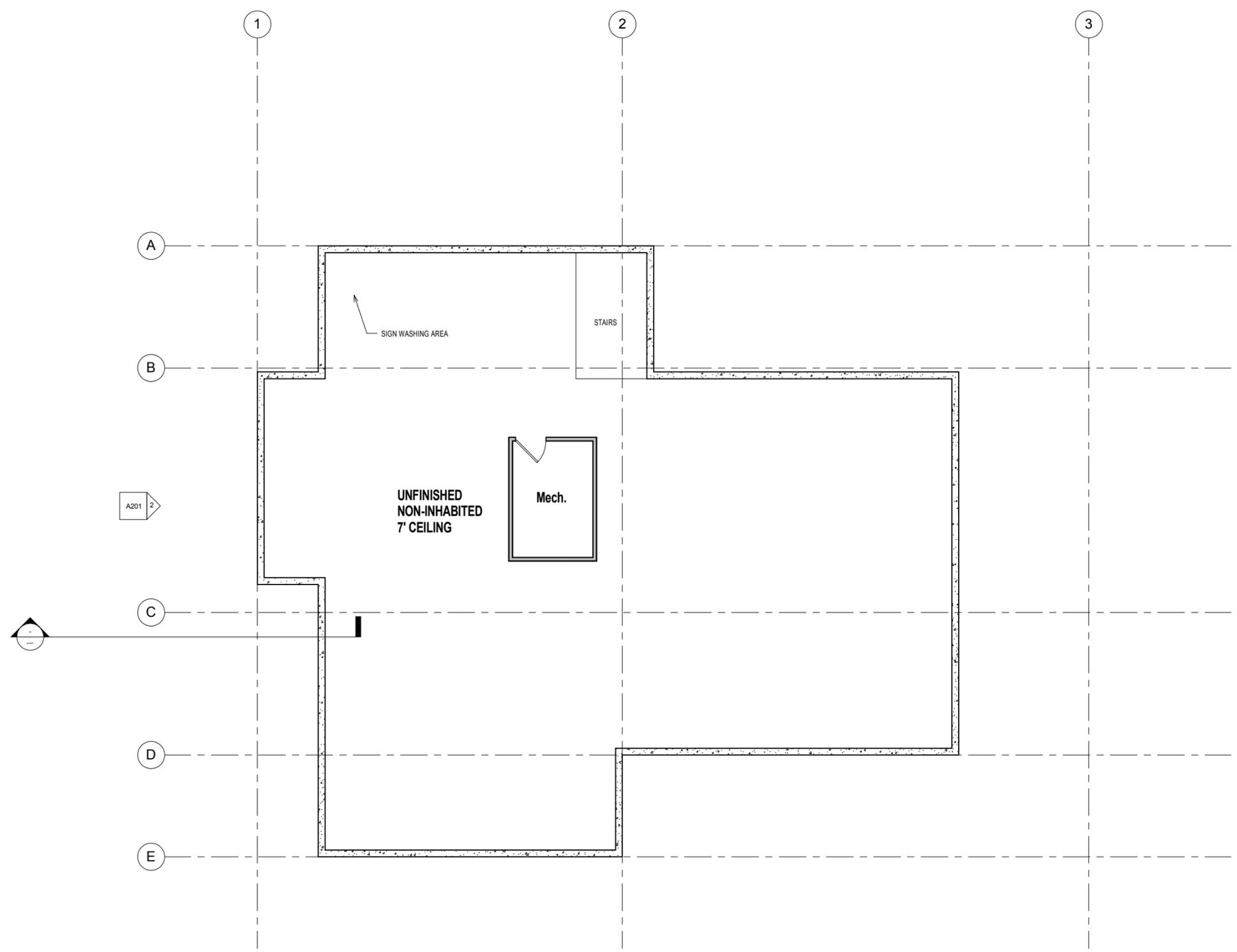
# Revisions

Basement Plan

Date  
11 AUG 2015

Sheet  
**A100**

PRELIMINARY



**Basement**  
3/16" = 1'-0"

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**Cooper Building**  
363 South Main St.  
Alpine, Utah

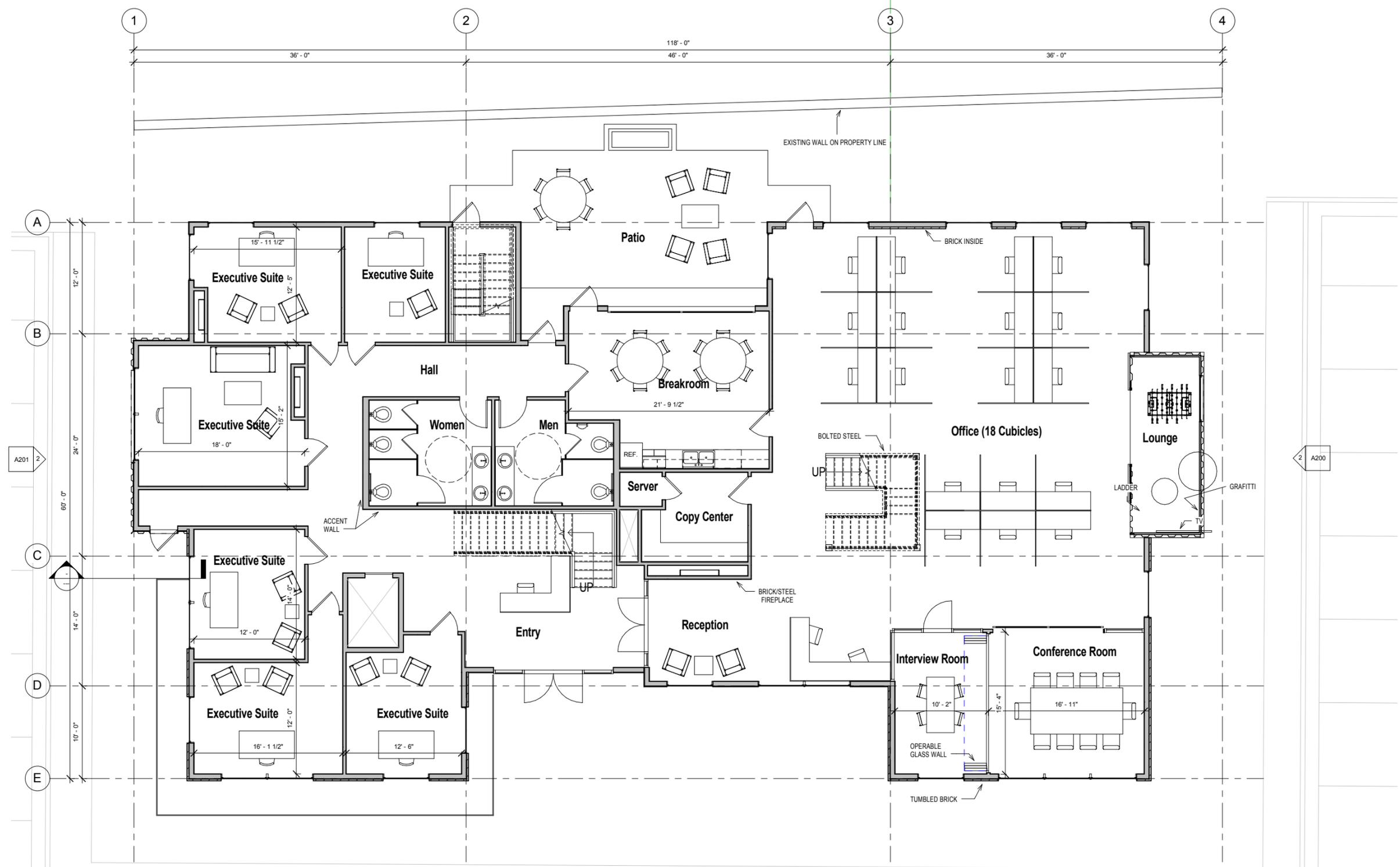
# Revisions

First Floor Plan

Date  
11 AUG 2015

Sheet  
**A101**

PRELIMINARY



**Wall Legend**  
 — Non-Bearing Wall  
 — Bearing Wall  
 - - - Future Wall  
 — Wall Below Level

First Floor  
3/16" = 1'-0"

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**Cooper Building**

363 South Main St.  
Alpine, Utah

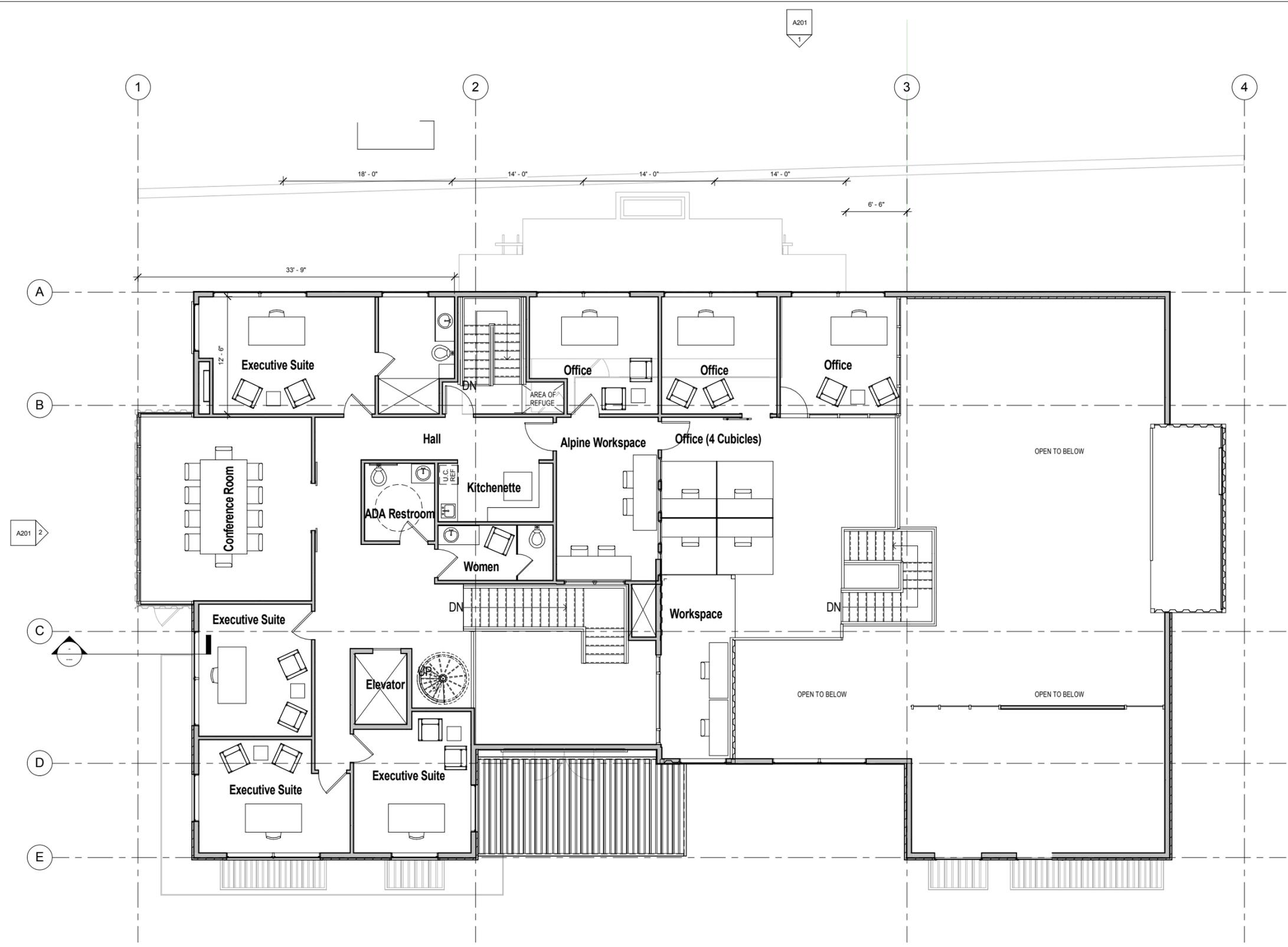
# Revisions

Second Floor  
Plan

Date  
11 AUG 2015

Sheet  
**A102**

PRELIMINARY



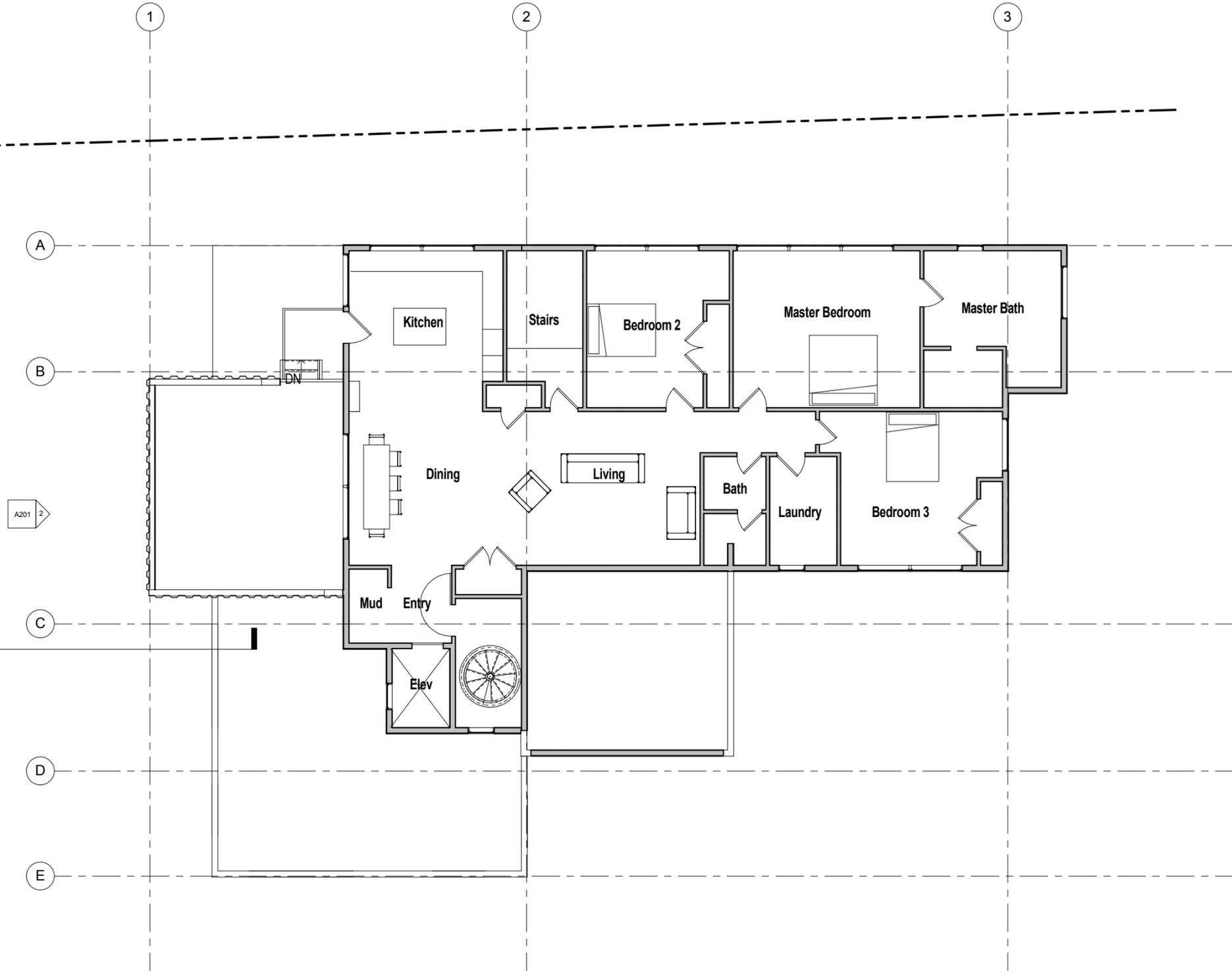
- Wall Legend**
- Non-Bearing Wall
  - Bearing Wall
  - Future Wall
  - Wall Below Level

Second Floor  
3/16" = 1'-0"

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8/11/2015 4:29:54 PM

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8/11/2015 4:29:54 PM

Third Floor  
3/16" = 1'-0"



All designs, drawings and written material appearing herein constitute the original and unpublished work of Ezra Lee Design + Build (ELDB) and may not be duplicated, used or disclosed without the written consent of ELDB.

**Cooper Building**  
363 South Main St.  
Alpine, Utah

# Revisions

Third Floor  
Plan

Date  
11 AUG 2015

Sheet

**A103**

PRELIMINARY

**Cooper Building**  
363 South Main St.  
Alpine, Utah

Revisions

Elevations

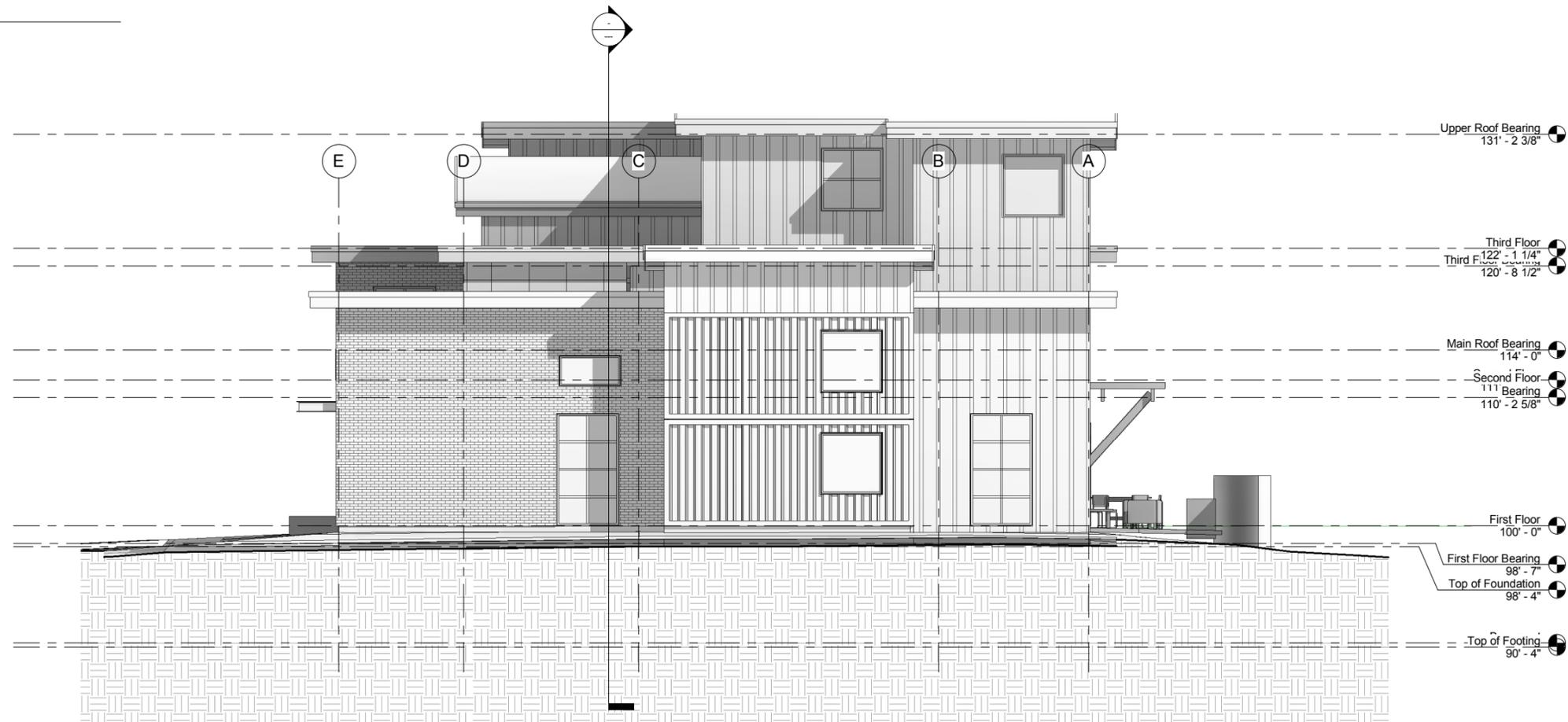
Date  
11 AUG 2015

Sheet  
**A200**

PRELIMINARY



Front Elevation  
3/16" = 1'-0"



Right Elevation  
3/16" = 1'-0"

All designs, drawings and written material appearing herein constitute the original and unpublished work of Ezra Lee Design + Build (ELDB) and may not be duplicated, used or disclosed without the written consent of ELDB.

**Cooper Building**

363 South Main St.  
Alpine, Utah

# Revisions

Elevations

Date  
11 AUG 2015

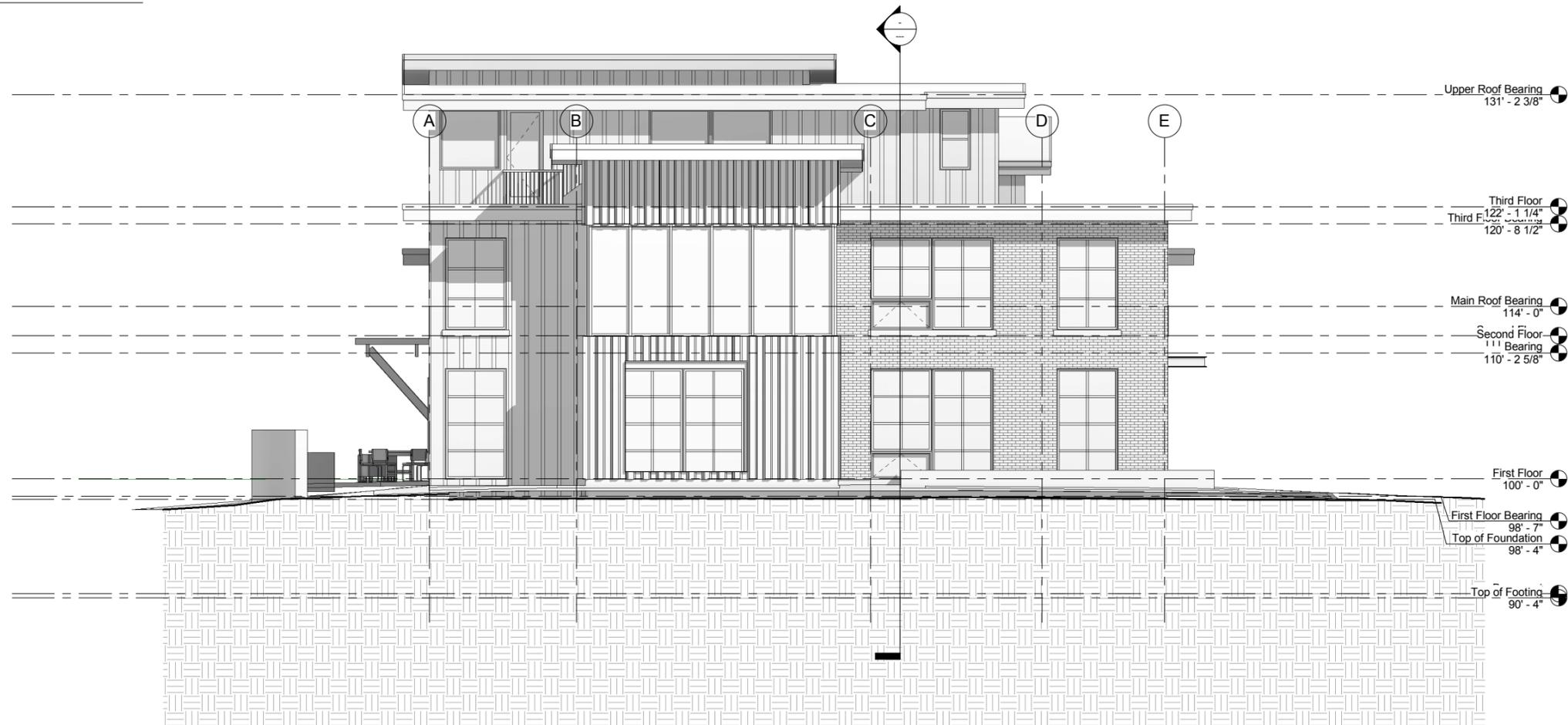
Sheet

**A201**

PRELIMINARY



Rear Elevation  
3/16" = 1'-0"



Left Elevation  
3/16" = 1'-0"

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Keate Site Plan**

**FOR CONSIDERATION ON: 18 August 2015**

**PETITIONER: Virgil Keate**

**ACTION REQUESTED BY PETITIONER: Approve Residential Site Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.14 (Site Plan to Comply)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed Keate Residence project is located at 155 North Alpine Blvd. The site plan consists of a residential home to be built on a 1.27 acre lot. This plan is presented to the Planning commission because it is not in an approved subdivision. Article 4.14 of the Development Code requires the site plan to be recommended by the DRC and approved by the Planning Commission. The property is in the CR-40,000 zone.

### **STAFF RECOMMENDATION:**

**We recommend that approval of the proposed site plan be approved provided the following items are addressed:**

- **The Fire Marshall sign off on the existing location of hydrants.**
- **The water policy be met.**



Date: August 6, 2015

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

**Subject: Keate Residence Site Plan Review  
1 lot on 1.27 acres**

### **Background**

The proposed Keate Residence project is located at 155 North Alpine Boulevard. The site plan consists of a residential home to be built on a 1.27 acre lot. This plan is presented to the Planning Commission because it is not in an approved subdivision. Article 4.14 of the Development Code which requires the site plan to be recommended by the DRC and approved by the Planning Commission. The property is in the CR-40,000 Zone.

### **Street System**

The property fronts Alpine Boulevard which will provide driveway access. Alpine Boulevard is an arterial street which by ordinance does not allow backing onto the street (Article 3.21.5). The site plan shows a circular driveway which will satisfy the ordinance.

### **Sewer System**

There is an existing sewer main within Alpine Boulevard and a 4-inch sewer lateral stubbed to the property which will serve the property.

### **Culinary Water System**

The property currently has a water meter installed that is served by a main line in Alpine Boulevard.

The Fire Marshall will need to determine if the existing hydrants are within an adequate distance to serve the property. The plan has been sent for review and comment.

### **Pressurized Irrigation System**

There is a 1-inch pressurized irrigation lateral currently installed on the property, served by a main line in Alpine Boulevard.

### **Storm Water Drainage System**

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 Site Plan Requirements**

- **Setbacks:** The development code requires minimum setbacks of 30 feet on the front and rear; and an aggregate of 30 feet on the sides, with no side being lesser than 12 feet, unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. The plan appears to meet the setback requirements

### **General Remarks**

The water policy will need to be met for the proposed development.

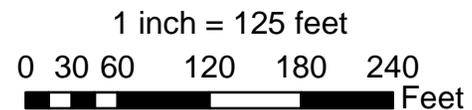
### **RECOMMENDATION**

**We recommend that approval of the proposed site plan be recommended provided the following items are addressed:**

- **The Fire Marshal signs off on the existing location of hydrants**
- **The water policy to be met**

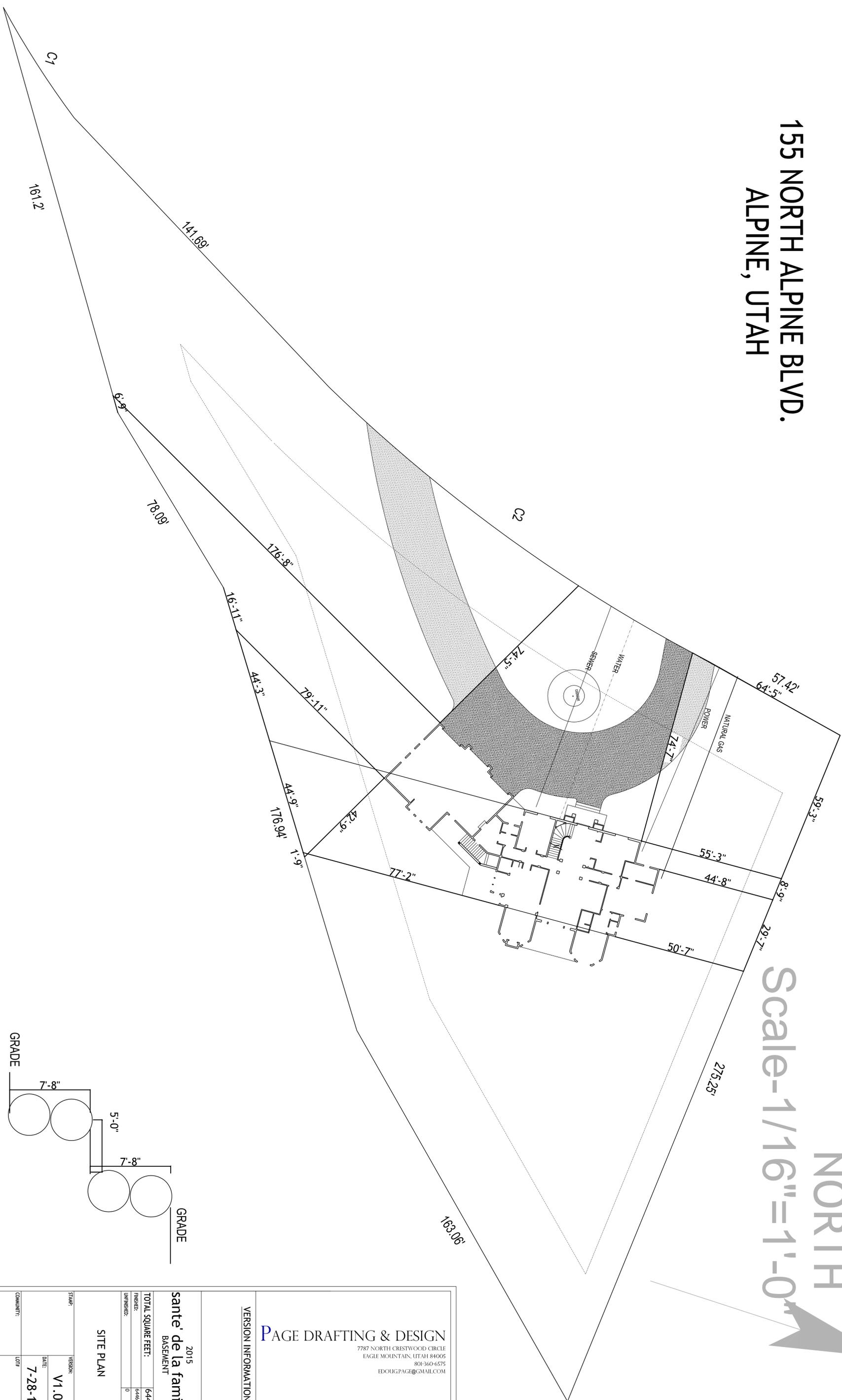


# Keate Residence



# 155 NORTH ALPINE BLVD. ALPINE, UTAH

NORTH  
Scale-1/16"=1'-0"



**P**AGE DRAFTING & DESIGN  
7787 NORTH CRESTWOOD CIRCLE  
EAGLE MOUNTAIN, UTAH 84005  
801-360-6575  
EDOUGPAGE@GMAIL.COM

VERSION INFORMATION:

2015  
**sante' de la famille**  
BASEMENT

TOTAL SQUARE FEET: 6446  
FINISHED: 6446  
UNFINISHED: 0

SITE PLAN

STAMP: VERSION: V1.0  
DATE: 7-28-15

COMMUNITY: LOT#

PAGE#

0 OF 12

NOTE: FOR ALL LANDSCAPING, GRADING AND SITE FEATURES PLEASE COORDINATE WITH OWNER



August 6, 2015

Jason Bond, City Planner  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Keate Residence - Water Requirement  
1 lot on 1.27 acres**

Dear Jason:

We have calculated the water requirement for Keate Residence which sits on 1.27 acres.

The owner will be required to provide **2.55** acre-feet of water to meet the water policy for the project.

Please contact me if you have any questions.

Sincerely,  
ALPINE CITY

A handwritten signature in black ink, appearing to read "Jed Muhlestein", is written over a light blue horizontal line.

Jed Muhlestein, P.E.  
Assistant City Engineer

cc: File  
Developer

Alpine City Engineering  
20 North Main  
Alpine, Utah 84004



## Water Requirements

### Keate Residence

August 6, 2015

Lot	Area (sf)	Indoor Requirement (0.45 ac-ft per home)	Outdoor Requirement (1.66 ac-ft/acre)	Total (ac-ft)
1	55,161	0.45	2.10	2.55

**Total 2.55**

Jed Muhlestein, P.E.  
Asistant City Engineer

## ALPINE PLANNING COMMISSION AGENDA

**SUBJECT: T-Mobile Cell Tower Modification (Lambert Park)**

**FOR CONSIDERATION ON: 18 August 2015**

**PETITIONER: T-Mobile (Daren Johnson)**

**ACTION REQUESTED BY PETITIONER: Approve Modification and Additional Antennas**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.27  
(Wireless Telecommunications)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

A wireless telecommunication tower sits at the south end of Lambert Park. There are three levels of the tower with T-mobile being on the top level. See the submitted documents from T-mobile regarding the proposed replacement of existing antennas. T-mobile recently expressed plans to also add a few more antennas to some existing vacant mounts on the same level.

Section 3.27.3.1 of the Development Code says:

*State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. For purposes of this subsection, the term “eligible facilities request” means any request for modification of an existing wireless tower or base station that involves:*

- (A) collocation of new transmission equipment;*
- (B) removal of transmission equipment; or*
- (C) replacement of transmission equipment.*

### **STAFF RECOMMENDATION:**

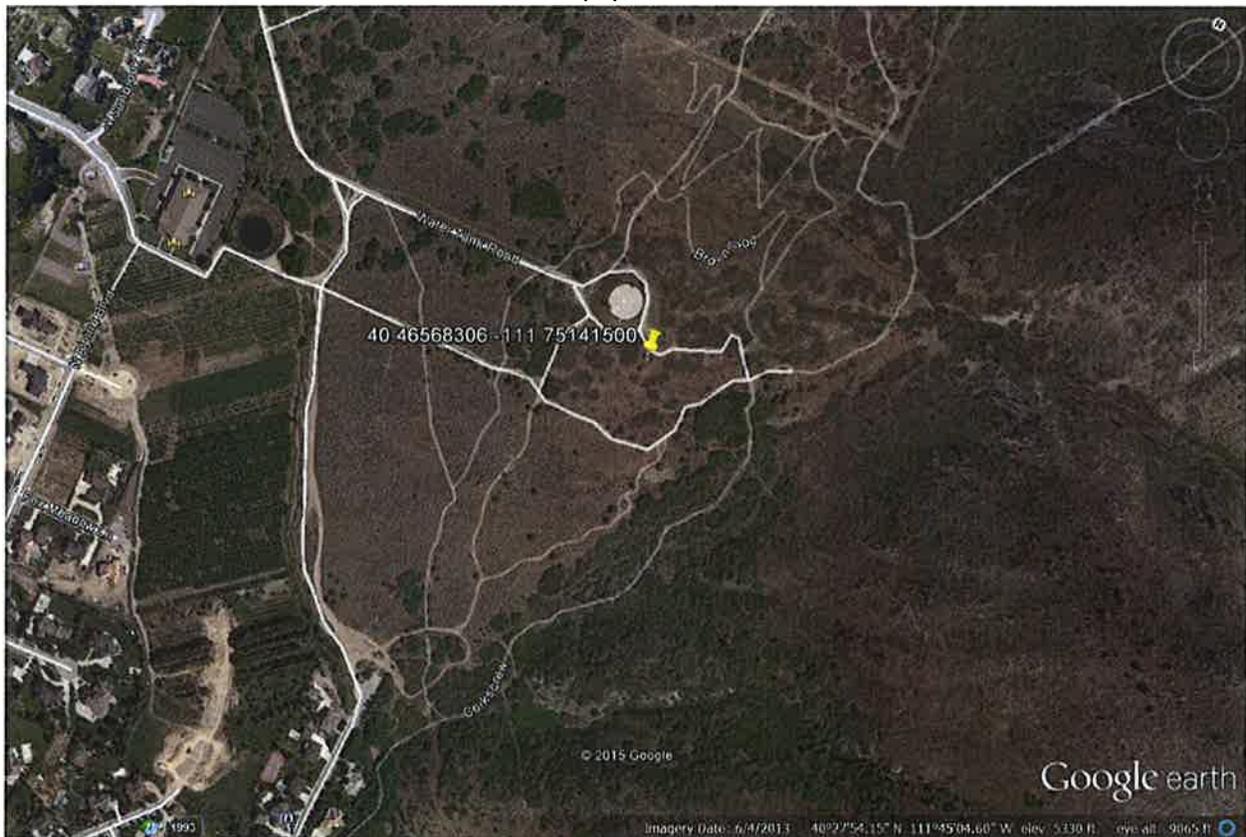
**That the Planning Commission review the proposed modifications to the wireless telecommunication tower in Lambert Park and make a recommendation to the City Council.**



T-Mobile is proposing to replace Antennas and add Tower Mounted Amplifiers to the existing structure located at:

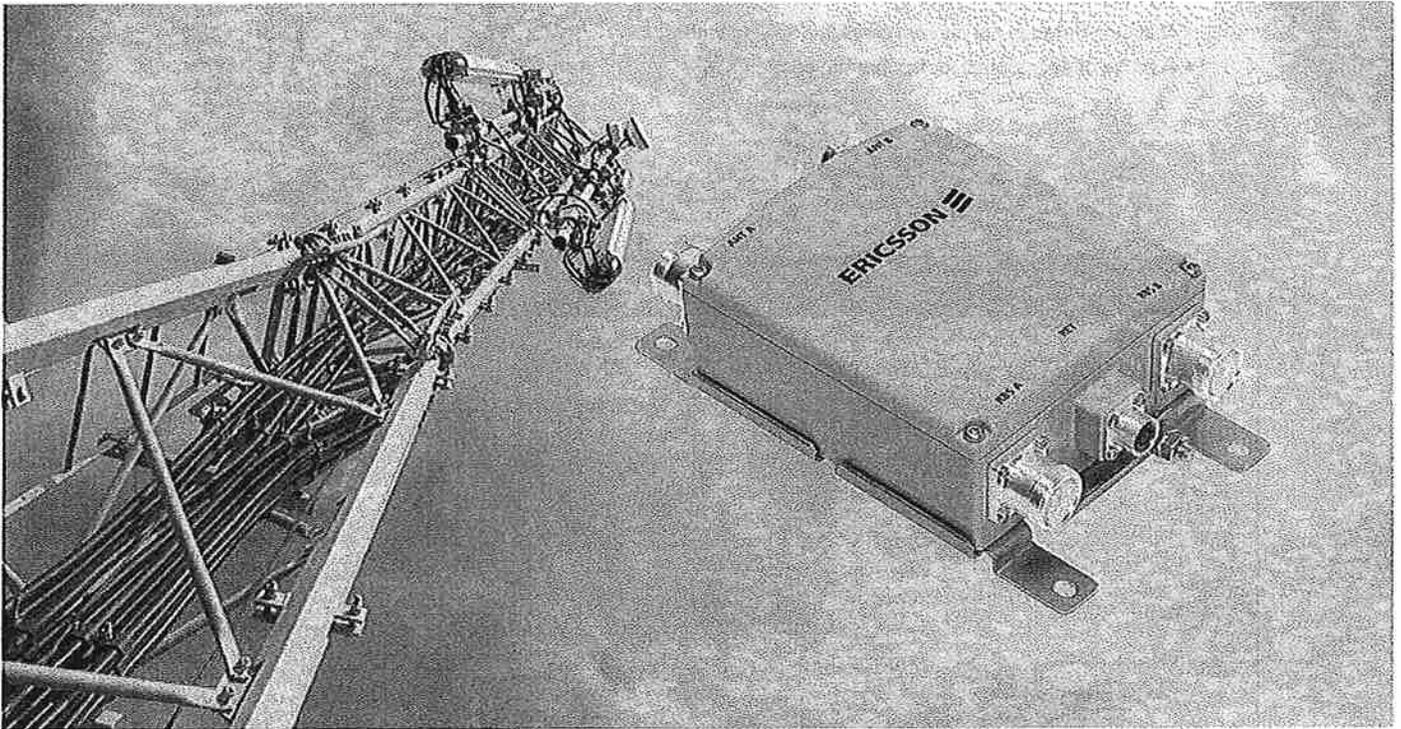
975 N 1450 East  
Alpine UT 84004

This will not change the height of the structure or expand the lease footprint. Purpose for the project is to increase capacity and reliability of the site. Attached to this proposal are the spec sheets for the new equipment.



# DOUBLE TMA 17/21, PREMIUM

3GPP/AISG compatible with RET interface



Improving a radio uplink by using tower mounted amplifiers is perceived as a key method of optimizing radio networks. By ensuring maximum coverage including in-door penetration, a TMA supports the design of cost-efficient networks and extended talk-time handsets, low dropped call rates and high traffic billing.

#### **TMA design**

This Double Premium TMA for 17/2100 MHz has 12dB gain and is 3GPP/AISG 2.0 compatible, with a RET interface. It has superior RF performance, small size and low weight. There is a corresponding TMA version called ASC that has a higher gain and a VSWR measuring coupler.

#### **System integration**

The Double TMA 17/2100 is a part of Ericsson's TMA family. Power, control and supervision are provided by the RBS 3000. If sold to other RBS brand installations,

it can be controlled and supervised from the "Antenna System & TMA Control Module", AST-CM, via the RF feeder.

#### **3GPP/AISG**

TMA communication is based on the 3GPP/AISG protocol standard and has a RET port for controlling antenna RET units. The communication port allows multiple RETs or Antenna Line Devices to be supervised and controlled via the TMA.

#### **Future-proof**

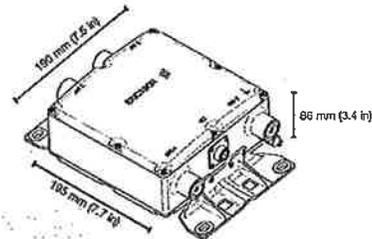
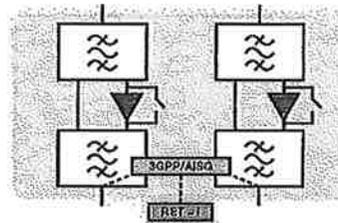
The Double TMA 17/21 Premium is designed for co-existence with future complementary, mast-mounted devices.

#### **Excellent reliability**

As the world's largest supplier of TMAs, Ericsson has a well-proven track record of reliable TMA designs. Reliability enhancing features include dual LNAs, weatherproof design, integrated alarm and lightning protection.

## Features

- Specified and verified as an integrated system solution for Ericsson RBSs
- Possible to power both TMAs from one feeder, or from both feeders
- High power capacity
- Automatic LNA by-pass function
- Built in lightning protection
- Excellent RF performance
- Connectors "in line"
- Distance between connectors simplifies sealing work
- A range of accessories for flexible site configurations

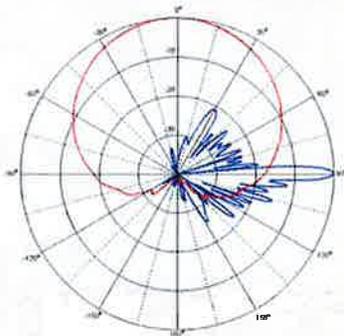


Technical Specifications for Double TMA 1700/2100, MHz Premium	
<b>Product name</b> Double TMA 17/21, Premium 3GPP/ASIG compatible with RET Interface	<b>Product number</b> KRY 112 144/1
<b>Radio performance</b>	
Bandwidth:	45 MHz
Receiving pass band:	1710 - 1755 MHz
Transmitting pass band:	2110 - 2155 MHz
RX Gain:	12± 1 dB
Input IP3:	16 dBm*
IM3 at antenna port (2x43dBm):	-128 dBm
Noise figure midband:	1.0 dB*
TX max input power (Max Peak):	57 dBm
TX insertion loss:	0.25 dB*
RX return loss:	22 dB*
TX return loss:	22 dB*
<b>Electrical specifications</b>	
Input power:	+12 - 32 VDC
Power consumption:	< 4.5 W
<b>Mechanical specifications</b>	
Dimensions (W x H x D):	155 x 176 x 71 mm
Weight:	5 kg
RF connectors:	7-16 DIN female
Ground connectors:	M8
DC/Alarm:	Superimposed on the RF signal
Mounting:	Pole or wall mounting
RET connectors:	Din con. IEC 60130-9 - Ed. 3.0 female
<b>Environmental specifications</b>	
Temperature range, full performance:	-40°C - +55°C
MTBF:	80 years
Sealing:	IP67
Lightning protection:	IEC 62305-1, IEC 61000-6
Safety approval:	International: CB certified, IEC 60 529 Europe: EN 60 529 North America: NRTL, NEMA 3R
<b>Safety standard:</b>	UL 60950-1, IEC 60950-1

\* Typical values

# CMA-B/6521/E0-6

**GSM / CDMA: 1800, 1900 & 2100**



## Electrical specification:

Frequency range	1800:	1710-1880 MHz
	1900:	1850-1990 MHz
	2100:	1920-2170 MHz
Polarization		Dual linear $\pm 45^\circ$
Gain	1800:	2 x 20.4 dBi
	1900:	2 x 20.7 dBi
	2100:	2 x 21.0 dBi
Horizontal = 3 dB beamwidth		65° $\pm 3^\circ$
Vertical = 3 dB beamwidth	1800:	4.6° $\pm 0.3^\circ$
	1900:	4.2° $\pm 0.2^\circ$
	2100:	3.9° $\pm 0.3^\circ$
Adjustable electrical downtilt		0° - 6°
VSWR		<1.5:1
Isolation between inputs		>30 dB
Front to back ratio		>25 dB
First upper sidelobe suppression		>16 dB
First nullfill below horizon		<20 dB
Cross-polar discrimination		>20 dB
Inter modulation, IM3 (GSM)		>153 dBc@2x43 dBm
Inter modulation, IM7 (UMTS)		>163 dBc@2x43 dBm
Antenna Efficiency*		92 %
Nominal impedance		50 $\Omega$
Max power per input		500 W

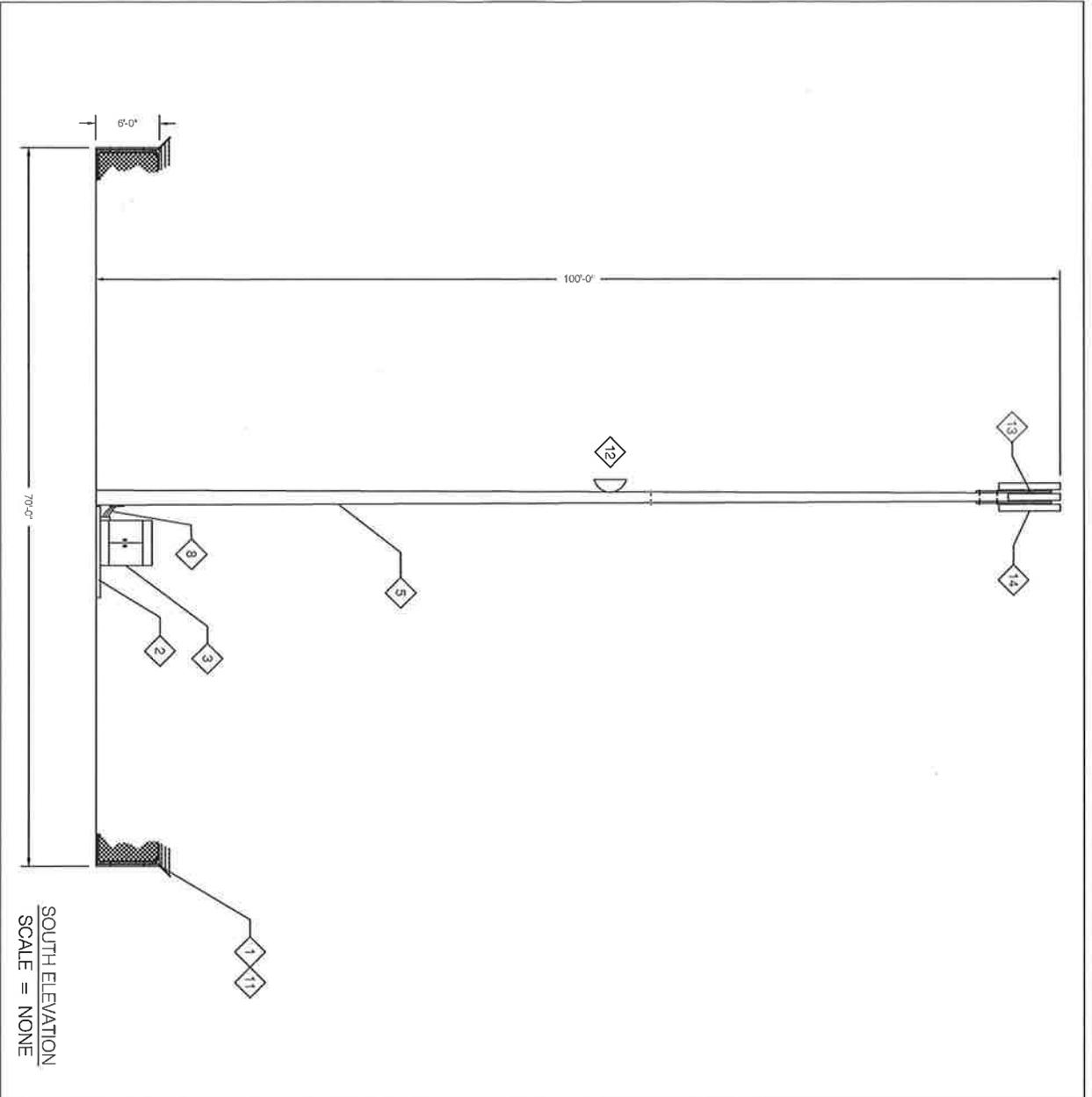
## Mechanical specification:

Connectors		2 x 7/16 female
Connector position		Bottom
Lightning protection		DC grounded
Height/Width/Depth mm (in)		2060 (81.1)/196 (7.7)/122 (4.8)
Antenna weight		16 kg (35 lb)
Wind load at 42 m/s (94 mph) :	Frontal	533 N (120 lbf)
	Lateral:	246 N (55 lbf)
	Rear:	464 N (104 lbf)
Survival wind speed		60 m/s (134 mph)
Colour radome		Light Grey, RAL 7035
Radome material		ASA

## Mounting hardware:

Mounting bracket		2
Bracket weight (complete)		4.5 kg (10 lb)
Pole diameter		45-120 mm (1.8-4.7 in)
Tilt bracket		0°-5° mechanical

T-MOBILE / WATER TANK LAMBERT Park



CONSTRUCTION PLAN KEYED NOTES

- 1 LEASE AREA LINE REFER TO SHEET 1-1 FOR ADDITIONAL INFORMATION (7'x11')
- 2 CONCRETE PAD (8'x12) SEE SHEET 1-4 FOR DETAILS
- 3 PRIMARY BASE TRANSCIVER STATION (BT'S) LOCATION (PROVIDED BY T-MOBILE)
- 4 (FUTURE) PRIMARY BASE TRANSCIVER STATION (BT'S) LOCATION (PROVIDED BY T-MOBILE)
- 5 100' STEEL ANTENNA SUPPORT STRUCTURE
- 6 20' SPOTLIGHTS W/ 2 HR. TIMERS MOUNTED ON 6' METAL POLES SEE SHEET 1-2 FOR LIGHT LOCATIONS
- 7 3 - PCS ANTENNAS (PROVIDED BY T-MOBILE)
- 8 COAXIAL CABLEING TO ANTENNAS (PROVIDED BY T-MOBILE) SEE RF DATA SHEET SEE DETAIL 810-5
- 9 12' WIDE CHAIN LINK GATE
- 10 DEBARCATION CABINET
- 11 8' HIGH MICROWAVE DISH
- 12 2 MICROWAVE DISH
- 13 PROPOSED TOWER
- 14 REMOVE EXISTING - REPLACE WITH LIKE ANTENNAS

02/26/2015

DRAWN BY: DJ (JEG)

DAREN JOHNSON

FILE: T-MOBILE/ALPINE

REVISIONS

DATE	DESCRIPTION	INITIALS

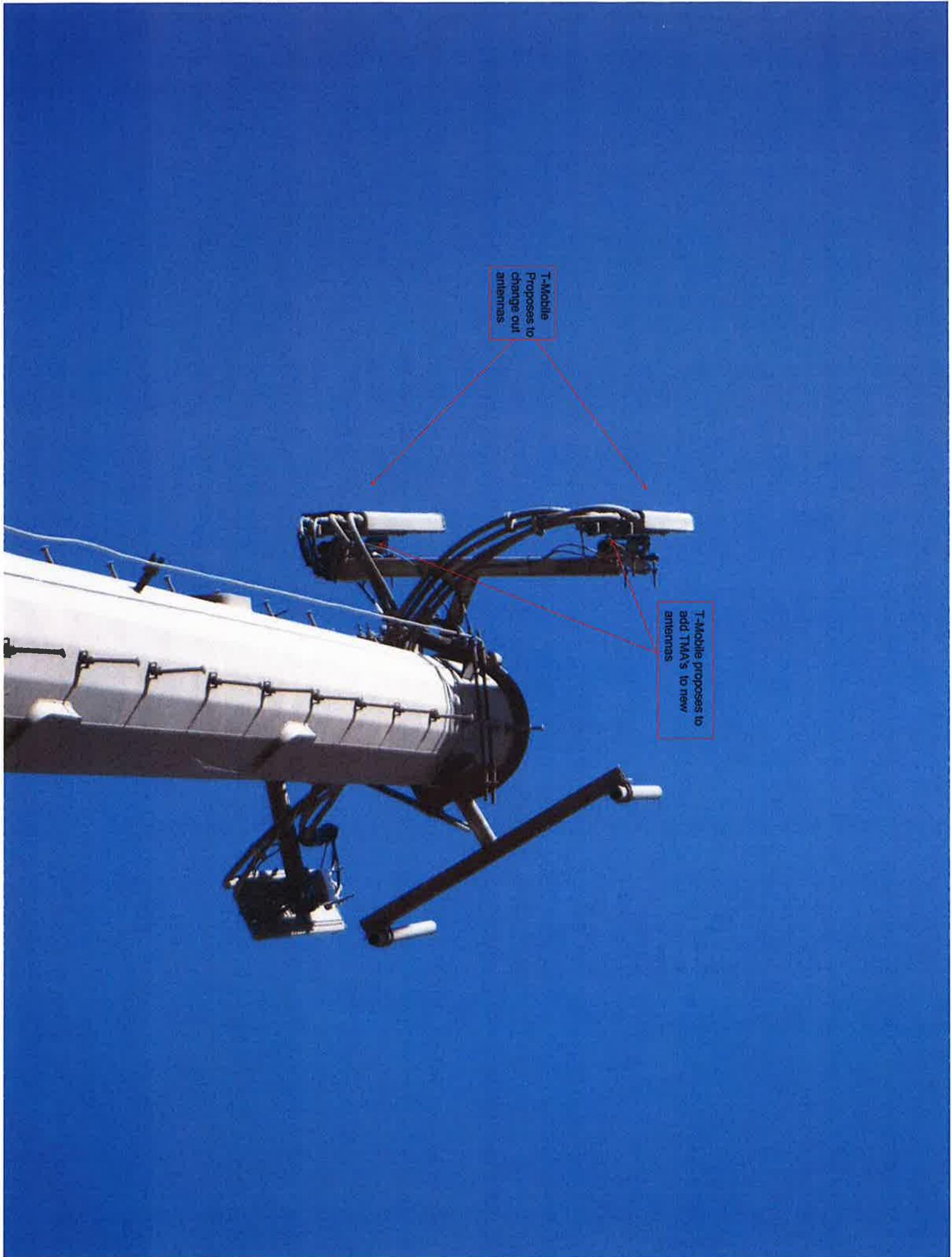
NOT VALID UNLESS SIGNED

T-Mobile

121 WEST ELECTION ROAD  
SUITE 390  
DRAPER, UT 84020

SITE NUMBER:  
SL01621D  
ALPINE WATER TANK  
EAST BENCH  
ALPINE, UT 84004

**a-3**

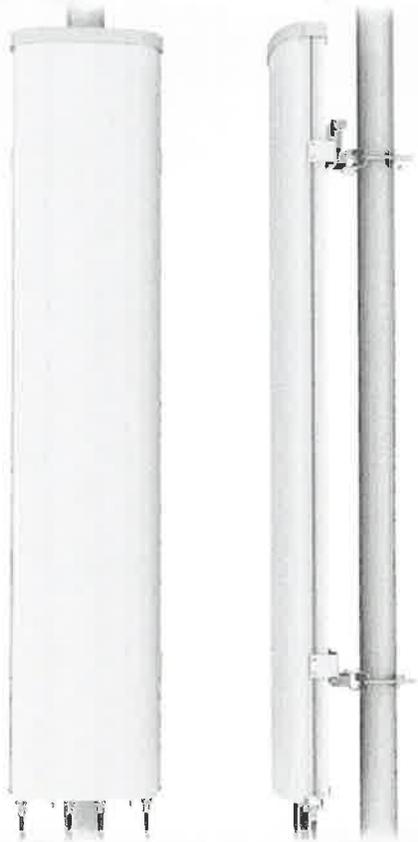


T-Mobile  
Proposes to  
change out  
antennas.

T-Mobile proposes to  
add TMAs to new  
antennas



T-Mobile proposes to change antennas



# CMA-BDHH/6521/E0-6

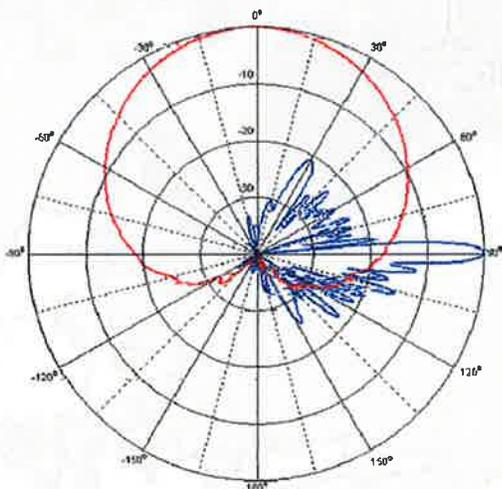
## GSM / CDMA: 1800, 1900 & 2100

### Electrical specification:

Frequency range	1800:	1710-1880 MHz
	1900:	1850-1990 MHz
	2100:	1920-2170 MHz
Polarization		2 x Dual linear 45°
Gain	1800:	4 x 20.4 dBi
	1900:	4 x 20.8 dBi
	2100:	4 x 21.3 dBi
Horizontal = 3 dB beamwidth		65° 3°
Vertical = 3 dB beamwidth	1800:	4,6° 0,3°
	1900:	4,2° 0,2°
	2100:	3,9° 0,3°
Adjustable electrical downtilt		0° -6°
VSWR		<1,5:1
Horizontal beam peak		0° 3°
Horizontal tracking within 60°		< 2 dB
Isolation between inputs		>30 dB
Front to back ratio		>25 dB
First upper sidelobe suppression		>18 dB
First nullfill below horizon		<20 dB
Cross-polar discrimination		>20 dB
Inter modulation, IM3 (GSM)		>153 dBc@2x43 dBm
Inter modulation, IM7 (UMTS)		>163 dBc@2x43 dBm
Antenna Efficiency*		92 %
Nominal impedance		50 Ω
Max power per input		500 W

### Mechanical specification:

Connectors		4 x 7/16 female
Connector position		Bottom
Lightning protection		DC grounded
Height/Width/Depth mm (in)		2060 (81) / <403 (15) / <133 (5,2)
Antenna weight		28 kg (62 lb)
Wind load at 42 m/s (94 mph) :	Frontal	1098 N (246 lbf)
	Lateral	274 N (61 lbf)
	Rear:	1280 N (287 lbf)
Survival wind speed		60 m/s (134 mph)
Colour radome		Light Grey, RAL 7035
Radome material		ASA
<b>Mounting hardware:</b>		
Mounting bracket		2
Bracket weight (complete)		5,6 kg (12 lb)
Pole diameter		45-120 mm (1.8-4.7 in)
Tilt bracket		0°-5° mechanical





T-Mobile to  
Replace Antennas.

T-Mobile to  
Replace Antennas.

T-MOBILE  
PROPOSES TO  
ADD ANTENNAS  
ON EXISTING  
MOUNTS



T-MOBILE  
PROPOSES TO  
ADD ANTENNAS  
ON EXISTING  
MOUNTS







**NEW COVERAGE AREA**



**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
July 21, 2015**

**I. GENERAL BUSINESS**

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

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Bryce Higbee, Jason Thelin, David Fotheringham

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Lon Lott, Roger Bennett, Will Jones, Joshua Wright, Gary Rogers, Jim Harris, Judy Harris, Dave Shattuck, Nelda Shattuck, Ezra Lee, Robert Peterson, Kathy Whiting, Lee Beckstead, Robert Jackson, Carole Leavitt, Jennifer Anderson, Ross Welch, Pam Welch, Paul Bennett, Sue Lambert, Erin Darlington, April Cooper, Mariann Richardson, Olin Johnson

**B. Prayer/Opening Comments:** Steve Swanson

**C. Pledge of Allegiance:** By Invitation

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Box Elder South Annexation Discussion**

At the June 23, 2015 City Council Meeting, Lon Lott made a motion to send the Box Elder South annexation question to the Planning Commission to have it vetted out and have them make a recommendation. Lon Lott, Roger Bennett and Will Jones voted Aye, Troy Stout and Kimberly Bryant voted Nay. The motion passed.

Box Elder South is an approved subdivision in Utah County. The development will happen whether Alpine City annexes it or not. If the annexation policy plan were to be amended the lane use could potentially be in the CR-40,000, TR-5 zone with 59 lots.

Jason Bond said this property is owned by Patterson Construction. He said the Fire Chief said he considered this development very safe and meets all the codes as long as they adhere to all the items they are supposed to do. At the end of August this development will move forward recording the development with the County and there is still time to discuss it with the city.

Steve Cosper wanted to know how this development will benefit the city rather than keeping it with the County. Jason Bond said an educated guess would be that it will be a wash. All the utilities will be serviced by the city anyway. Rich Nelson said the city took the homes in Heritage Hills and looked at the one time building revenue for impact fees and inspections. He said they also looked at ongoing costs and all of these compared to box Elder was were pretty much a wash from a finance standpoint. He did say snowplowing may take a little bit longer to get to those streets. He said annexing this development is not money driven.

Jane Griener asked what the finances would be if this development stayed in the city. Rich Nelson said the sewer costs double if they are outside of the city. He said water costs would be the same and they wouldn't have secondary PI water. Jason Bond said the Police and Fire coverage would be provided by the city just because of the proximity. The HOA would pay the city for that service. If the development stays in the County, the County would pay their share to the Police and Fire. Steve Swanson asked about liability for the city. Rich Nelson said the city would have the same liability if the development was in the city or in the County; the costs would be the same and we would respond the same way.

1 Rich Nelson said the city attorney said with regard to liability, there's two types of liability. One would be if you do  
2 something really stupid and the other is if an emergency happens like a fire or a flood. He said in an annexation, it  
3 would be the same as if it was already inside the city and we were approving it as a development.

4  
5 Steve Cosper wanted to know if the second access is through Lambert Park. Rich Nelson said in the settlement, the  
6 road has to be there and be serviceable for the developments use in an emergency but it doesn't have to be paved.  
7 Steve Cosper asked how we would ensure that the road isn't being used all the time. Jed Muhlestein said there is a  
8 sign stating the road is for emergency only and Jason Bond said this is an enforcement issue. Rich Nelson said there  
9 would be a police presence to let people know they can't drive on the road. He said they are proposing 12,000  
10 dollars to have police officers up there on Saturdays and for the first little while, on Sunday mornings.

11  
12 Steve Cosper asked if there would be a big push to pave the road through Lambert Park. Judi Pickell asked who  
13 owned the road. Jason Bond said the city owns the road and the second access came about by litigation. He said the  
14 road is on city property and it is the intention of the city to maintain the road in its current state.

15  
16 Judi Pickell said if we keep the property in the city, we could have more control over the development because they  
17 would be required to follow city code. Jed Muhlestein said we would have control of the environmental wildlands  
18 and how the lots are landscaped and the materials on their roofs. Steve Swanson asked if there would be any issues  
19 with the slope and would it require any retaining walls. Jed Muhlestein said the slope is generally pretty flat and  
20 won't cause an issue with the city ordinances.

21  
22 Judi Pickell asked why the City Council wanted the Planning Commission to look at this again. Rich Nelson said  
23 there is the finance issue because we have the one time money and you also have the fact that since we're going to  
24 be delivering water, sewer, police, garbage and everything else, why shouldn't we just make them part of the  
25 community. He said there are only a few sections in that area that have the ability to be developed and we need to  
26 decide if we want to include this property and bring them into Alpine.

27  
28 Jane Griener said the City Council had an issue because the owner had this approved in the County and then tried to  
29 get it annexed in the city and circumvented the city process. They were worried that this would set a precedence  
30 that developers can get approval with the County and then be added to the city later on.

31  
32 Jane Griener said when the first annexation discussion took place, the property owner hadn't come to the city to ask  
33 if they could be annexed. She wanted to know if any discussion has taken place since. Rich Nelson said feelers  
34 have been sent out, but no more formal discussion has taken place. He said he didn't think any formal discussion  
35 would take place until after a recommendation was made by the Planning Commission and had been discussed by  
36 the City Council. He said two City Council members called him and asked if this discussion could be put on the  
37 agenda.

38  
39 Judi Pickell wanted to know if the city would have more control if the development was in the city. Jed Muhlestein  
40 said the developer proposed this development to the County with Alpine City standards already in place. Steve  
41 Swanson wanted to discuss what the traffic would do to our roads. Steve Cosper said the traffic would be there  
42 whether the development was in the city or the County.

43  
44 Ross Welch said in 1992 there was an agreement with the city and Patterson Construction. He said there was an  
45 agreement that the city should provide water to this development. He said in 1995 the city came out with a new  
46 ordinance that no hillsides would have septic tanks. He said the arrangement was to have the developer build a 400  
47 gallon water tank which will benefit them and the city.

48  
49 Ross Welch said the city wanted this property to be a park. Patterson's said the city will have to buy the property if  
50 they want to use it for a park. The city didn't have the money to purchase the property and told Patterson's if they  
51 wanted to develop the property with homes, they would have to go through the county.

52  
53 Ross Welch said they hired 4 different firms to create geotech reports for the property. He said they sat down with  
54 the Fire Chief and said they wouldn't allow wood decking, they would have special roofing materials, and they  
55 would control landscaping. The Fire Chief agreed with this plan and said this was a safe development. Mr. Welch  
56 said if the concern is the secondary road and if the area is safe for Box Elder it should be safe for Box Elder South.

1  
2 Jane Griener asked how many homes are in Box Elder. Mr. Welch said it is approximately the same amount as their  
3 development, so this will basically double the amount of homes. Mr. Welch said he understands that the city  
4 liability could be a concern but he feels like that has been addressed. The pro is that this development could be part  
5 of the community and pay taxes and fees for using the roads and parks and other amenities. He said the benefit to  
6 them is to sell the lots and the city will phase it which means the development doesn't have to be done all at one  
7 time. The other benefit is to be part of the community.

8  
9 Jane Griener asked if this development will get recorded with the county and they at a later date be annexed into the  
10 city once it's already done. Ross Welch said they have invested a lot of money in this development and they are not  
11 changing their plans at this point.

12  
13 Steve Cospers opened the Public Hearing.

14  
15 April Cooper said the bulk of the homes in that area are all one acre. She wanted to know how this development is  
16 zoned for half acre. She said she recalls that Box Elder South was designed for a park and she feels like the property  
17 owner circumvented the process and that's not right; she doesn't want the city to cave into this. She said she would  
18 rather the development stay in the County. She said she would be against paving the emergency road through  
19 Lambert Park.

20  
21 Ron Peterson said we should annex this property so the city can decide how the property is going to be used. He  
22 said if we can't purchase a property to help control our own destiny, then we need to raise our impact fees so the  
23 developers have to have some skin in the game. He said we would have never had this problem if we had enough  
24 funds in our coffers to purchase this property when we had the chance. He said we should not leave this  
25 development up to the County giving us no control of our own destiny. What will the impact be and what is our  
26 negotiation power. He said Patterson's went with the path of least resistance.

27  
28 Paul Bennett asked how the County ended up driving the bus in this whole deal. He wanted to know how  
29 Patterson's got the water deal. Rich Nelson said it was through litigation through a previous lawsuit. He said we  
30 have unintended consequences in this city because of issues between the city versus the County.

31  
32 Marianna Richardson said the bottom line is that the County is split on this issue as well because they want the city  
33 to take care of these issues. She said we need to work on these issues as a team because if these developments stay  
34 in the County, they still have to drive on our roads to get out of the city and we are still neighbors and we need to  
35 work together to have a happy ending.

36  
37 Steve Cospers closed the Public Hearing.

38  
39 Jane Griener said if she looks at the facts she doesn't really have anything to help her make a decision. She said her  
40 only concern is the road issue. Judi Pickell said the development will use the road either way. She said we need to  
41 decide if the development will benefit the community. Steve Swanson asked if we would be setting a precedent by  
42 allowing more density in this area. He wanted to know how this development came to be one half acre lots. Ross  
43 Welch said the city signed an agreement in 2011 for 59 lots when the water and sewer agreement was made. Jason  
44 Bond said our attorney said each application is on its own and the city has to look at each application separately. He  
45 said the property owner came to the city originally and proposed one acre lots and bigger and the city turned the plan  
46 down and the owner had no choice but to go to the County.

47  
48 Judi Pickell said the process of annexation will take a lot of communication and she said the city having some  
49 control over this development will have some benefit to the city.

50  
51 **MOTION:** Judi Pickell moved to recommend to the City Council annexation of the proposed Box Elder South  
52 subdivision with these findings to include in that recommendation:

- 53  
54 1. That it will provide the City greater control than if it were to remain in the County.  
55 2. That it would foster a sense of community for the residents coming in.  
56

1 Steve Swanson seconded the motion. The motion was not unanimous and did not pass with 3 Ayes and 1 Nay. Judi  
2 Pickell, Steve Swanson and Steve Cosper voted Aye. Jane Griener voted Nay.

3  
4 Jane Griener asked for a revote. Steve Cosper asked for a new motion.

5  
6 **MOTION:** Judi Pickell moved to recommend to the City Council annexation of the proposed Box Elder South  
7 subdivision with these findings to include in that recommendation:

- 8  
9 3. That it will provide the city greater control than if it were to remain in the County.  
10 4. That it would foster a sense of community for the residents coming in.

11  
12 Steve Swanson seconded the motion. The motion was unanimous with 4 Ayes and 0 Nays. Judi Pickell, Steve  
13 Swanson, Jane Griener and Steve Cosper voted Aye.

14  
15 **B. Izzy Ice Conditional Use Permit**

16 The proposed Izzy Ice stand would be considered a seasonal sale and will need to acquire a Conditional Use permit  
17 from the Planning Commission. Section 3.23.6 states that a permit “may be issued for a maximum of six (6)  
18 months, with renewals at the direction of the Planning Commission for not more than three (3) successive periods  
19 thereafter.”

20  
21 The conditions that were placed on another shaved ice stand were:

- 22  
23 1. The location of the building be changed to meet the side setback requirement.  
24 2. The structure meet the Historical overlay zone and guidelines  
25 3. That the Planning Commission approves of the proposed medium brown color.  
26 4. That the applicants meet the applicable Utah County Health Department requirements.  
27 5. That the applicant obtain the approval of the building official for the power.  
28 6. That a garbage can with a closing lid be provided next to the stand.  
29 7. The building will be moved off-site after the six month conditional use permit expires.  
30 8. The gray water be dumped somewhere other than the storm drain.

31  
32 Jason Bond said this business is proposed to be at the round-a bout on the south east corner. He said his concern is  
33 that in a Planned Commercial Development, each business is required to have so much parking. He said we need to  
34 make sure there is enough parking for this business without taking from another business.

35  
36 Steve Cosper said Jewel Kade can’t just give away some of their parking if their required to have it for their  
37 business. Joshua Wright said that Dana Goff is allotted 37 parking spaces but they only need 4 spaces for every  
38 1000. Dana Goff told this business that he only needed 25 parking spaces. Spencer Glasgow said Jewel Kade has  
39 about 8 parking spots left over that they aren’t using. The Planning Commission said that isn’t correct because the  
40 building has a second story. Mr. Glasgow said they have spoken with all the owners of the building and they have  
41 given permission for this business to be put in the parking lot. Mr. Glasgow is asking if they can turn the space  
42 under the bank drive through into extra parking spaces.

43  
44 The Planning Commission had a discussion on the city ordinances and the parking issues. They discussed whether  
45 the area under the drive through is in common area or not. They asked the applicants if they could go inside the  
46 building and use the drive through. They also said the parking issues need to be worked out first and suggested that  
47 the applicants go to the HOA and get approval from all the business owners to use the common space within the  
48 development. The Planning Commission asked the applicants to bring back signed letters from the HOA owners  
49 and also a better plan showing exactly where their business would be located along with all the other details such as  
50 gray water disposal, garbage, electricity, bathrooms, and lighting.

51  
52 **C. Alpine Olde Towne Center Lot D Office Building – April Cooper**

53 The proposed office building is proposed to be located on lot D within the approved Planned Commercial  
54 Development known as Alpine Olde Towne Centre. The designated building footprint is 6,188 square feet and is  
55 located in the Business Commercial zone Office buildings are a permitted use in the BC zone. The proposed

1 building will be 2 stories with 5,906 square feet on the main floor and 3,457 square feet on the second floor. There  
2 is a basement planned for the building that would be a total of 3,100 square feet.

3  
4 The parking lot, sidewalk and lighting for the lot have already been approved as part of the development. The  
5 lighting exists: the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation,  
6 storm drain) exist and are stubbed to the property. The water policy has been met for this development.

7  
8 Steve Cospers wanted to know if these two Ezra Lee buildings should be postponed until after the Gateway Historic  
9 Design Standards have been amended. Ezra Lee said that would be unfair to make him wait because he has put a lot  
10 of time and money into this project. Judi Pickell said in fairness, Ezra Lee had a copy of the design standards and  
11 still came in with very modern designs. Ezra Lee said he interpreted the code and put in brick, wood, and glass.

12  
13 The Planning Commission said it's not just about the materials, but the look of the finished product. They just  
14 thought it looks too fashion forward for Alpine. The roofline needs to be more historical with cornices on the top  
15 and have a small town feel.

16  
17 April Cooper said she has been here three times and was told the building is beautiful and she left here thinking they  
18 were on the right track. She said she didn't feel like this was a modern building at all but patterned after old  
19 building in Boston.

20  
21 Jason Bond said they still need to address the landscaping design and the trash receptacle and that will be done  
22 tonight. Ezra Lee showed a video showing what the whole development could look when completed.

23  
24 Ezra Lee said they could take a look at the roof design but the current roofline has function along with the form to  
25 take advantage of the mountain views from the conference room. Judi Pickell said the Planning Commission has to  
26 be careful because they have made mistakes in the past. She said she would like them to bring back a building that  
27 is not so modern. Steve Cospers said the building is beautiful and not offensive but the Planning Commission is just  
28 trying to find common ground with other buildings. He said the angles of the roof don't fit in and asked Jason Bond  
29 show some examples of approved rooflines in the design standards. All of the buildings and rooflines had more of a  
30 flat roofline and the look of an old historic town. Judi Pickell said we have to stand by the design standards and not  
31 make any more mistakes. She strongly feels like this building doesn't fit in with the Alpine vision.

32  
33 Kathy White said there are 19 units in Paradise Cove with 30 residents. She said they want to be good neighbors but  
34 her house is right up next to this proposed building at about 12 feet away. She said she has a problem with all the  
35 windows facing her community. She said it's great for all the employees looking out the windows and enjoying  
36 their view, but her view will be taken away and she will have a glare off the windows and people looking into her  
37 community. She is asking the Planning Commission to think about the additional traffic and the possibility their  
38 property values going down. She is also concerned that the two building that are already there are pretty much  
39 vacant so she doesn't see the need to build any more.

40  
41 Judi Pickell said there has been some miscommunication and it is frustrating on both ends. She doesn't want the  
42 applicant to waste any more time or money. Steve Cospers said Ezra Lee could email designs and ideas to the  
43 Gateway Design Committee and to staff and put together a special work session together. The Planning  
44 Commission discussed having the work session in one week and then putting it to a vote in 2 weeks at the next  
45 Planning Commission meeting.

#### 46 47 **D. Alpine Olde Towne Center Lot E Office Building – Ezra Lee**

48 The proposed office building is proposed to be located on lot E within the approved Planned Commercial  
49 Development known as Alpine Olde Towne Centre. The designated building footprint is 5,162 square feet and is  
50 located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed  
51 building will be 2 stories with 5,101 square feet on the main floor and 3,025 square feet on the second floor. There  
52 is a basement planned for this building that would be a total of 5,101 square feet.

53  
54 The parking lot, sidewalk and lighting for the lot have already been approved as part of the development. The  
55 lighting exists: the parking and sidewalk will need to be built. All utilities (sewer, water, pressurized irrigation,  
56 storm drain) exist and are stubbed to the property. The water policy has been met for this development.

1  
2 Steve Cosper postponed this agenda item until the next meeting.

3  
4 **E. PUBLIC HEARING – PRD Amendment (/Retaining Wall Approval Process)**

5 The Retaining Wall Ordinance (Article 3.32) was recently adopted by the City Council. Section 3.9.7 of the PRD  
6 ordinance talks about an approval process for the use of retaining walls. This proposed amendment will simply  
7 clean up some language and refer people to the new retaining wall ordinance.

8  
9 Steve Cosper opened the Public Hearing.

10  
11 **MOTION:** Steve Swanson moved to recommend approval to the City Council for the new wording of the 3.9.7  
12 design criteria of the PRD Amendment (Retaining Wall Approval Process).

13  
14 Jane Griener seconded the motion. The motion passed with 4 Ayes 0 Nays. Steve Cosper, Jane Griener, Steve  
15 Swanson and Judi Pickell all voted Aye.

16  
17 Jane Griener said that in a City Council meeting Councilman Will Jones had some questions about this amendment.  
18 He wanted to make sure we read through it were being really careful. She wanted to know if anything was done  
19 about that. Jed Muhlestein said Will Jones asked him to go back and look at some specific lots. He wanted him to  
20 take some of the most extreme lots that he could think of and then apply the ordinance to those lots to see if the  
21 ordinance would actually work. Jed Muhlestein said it did work.

22  
23 Lon Lot said we need to control the rock walls and clarify the height restrictions and the setbacks before you can  
24 terrace the wall.

25  
26 Steve Cosper closed the Public Hearing.

27  
28  
29 **F. Gateway Historic District Design Standards**

30 The Planning Commission has discussed the creation of some Gateway Historic Design Standards for several  
31 months. This draft has been created for the consideration to be adopted. This is a more concise version of the draft  
32 design standards that were created in 2002. This document will provide much needed direction to both the  
33 Developer and the Planning Commission in designing buildings located within the Gateway Historic District.

34  
35 Steve Swanson said there's enough latitude in the wording of the purpose and intent that the Design Standards could  
36 be confusing to a builder. Jane Griener said if the standards are taken out of context, a builder could build how they  
37 interpret. She said the wording still states that you have to preserve the character of a Historic District and respect  
38 the heritage of Alpine. Steve Swanson said the wording also states dynamic and progressive and forward. Steve  
39 Cosper said those are the concepts that confused Ezra Lee in his designs.

40  
41 Judi Pickell said builders are the ones who are following these standards and they are progressive and innovative by  
42 nature and so those are the words that are going to pop out. Steve Cosper said that Ezra Lee, to his credit, is trying  
43 to make a bold, modern statement. He said if we want that in Alpine, fine. He said he is not trying to offend Mr.  
44 Lee, but is frustrated because he is trying to follow the Gateway Historic Standards.

45  
46 The Planning Commission went through the Historic Design Standard and made changes to it by making the  
47 language more clear to reflect the historic feel they are after. They took out wording like innovative, vibrant,  
48 because designers could interpret that to mean forward thinking, industrial or modern. They wanted to Design  
49 Standard to reflect a clear understanding that the buildings need to have a historic, small town feel.

50  
51 Steve Cosper said we need to change this to Guidelines instead of Standards.

52  
53 **MOTION:** Jane Griener moved to recommend to the City Council the adoption of the Gateway Historic Design  
54 Guidelines with the changes noted and discussed.

1 Judi Pickell seconded the motion. The motion passed with 4 Ayes and 0 Nays. Steve Cospers, Jane Griener, Steve  
2 Swanson and Judi Pickell all voted Aye.

3

4 **COMMUNICATION:**

5 Jason Bond said Lawrence Hilton is taking away the drive through canopy, the basement and the café that was on  
6 his original design that was approved by the Planning Commission and City Council. He has now added a second  
7 tower on the roof and a sitting plaza area outside the building.

8

9 Steve Cospers said this needs to come through as an agenda item so it can be recorded in the minutes. He said to  
10 bring a new presentation to the next Planning Commission agenda.

11

12 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: July 07, 2015**

13

14 **MOTION:** Steve Swanson moved to approve the Planning Commission Minutes for July 07, 2015 subject to  
15 changes.

16

17 Jane Griener seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Steve Cospers, Steve  
18 Swanson, Judi Pickell and Jane Griener all voted Aye.

19

20 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
21 meeting at 10:33 pm.

**ALPINE CITY PLANNING COMMISSION WORK SESSION at  
Alpine City Hall, 20 North Main, Alpine, Utah  
July 28, 2015**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 6:00pm by Jason Bond. The following commission members were present and constituted a quorum.

Chairman: Steve Cospier

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospier, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Bryce Higbee, Steve Swanson, David Fotheringham

Staff: Jason Bond

Others: Ezra Lee, April Cooper, Gary Cooper, Erin Darlington

**I. ACTION ITEMS**

**A. Alpine Olde Towne Centre Lot D & E – Ezra Lee and April Cooper**

Jason Bond said the purpose of this meeting was to have a work session with the developers of Alpine Olde Towne Centre Planned Commercial Development lots D and E. At the last Planning Commission meeting, there was some direction given to the applicants on the design of their building. The applicants have come with some new designs they would like to show and discuss.

Judi Pickell said she appreciated how much work has gone into this design and she said the applicants took what was said at the last Planning Commission meeting and did a great job changing the roof angles and the gable on the front entrance.

April Cooper said they are spending a lot of money on a building they don't like but said she will try to move past that. She would like to take the elevator on the left side and take it to a three story and build a studio apartment on the third floor since she has about 400 square feet she would like to get max use out of. Jason Bond said the maximum height is thirty four feet and Ezra Lee said the building would be a couple of feet under that. Judi Pickell asked if there was enough parking for the additional square footage. April Cooper said there was and said she wants to use every square foot available.

Jane Grainer asked how the studio apartment would fit into the housing ordinance. Jason Bond said the ordinance does allow for a mixed use but it doesn't allow for multifamily but they are allowed to have one apartment. He also said parking requirements for residential are different because they only require two parking spots per residence.

Judi Pickell showed some pictures of some Boston style buildings because April Cooper said that is what she was patterning her building after. Judi Pickell said she didn't see any angled roof lines like Ms. Cooper is talking about and all the buildings had flat roofs. April Cooper said that is why she wants to do three levels so the building will stair step so it's not so boring. Jason Bond asked April Cooper to make those changes to her plans so they would be ready for the next Planning Commission meeting.

Judi Pickell asked if Ezra Lee's building was being discussed as well. Ezra Lee said he would not be discussing his building because he was offended and wanted to rethink investing in a building in Alpine. He said he didn't understand how they were being treated because they followed the design standards they were given at the time and he does not feel welcome. He said he doesn't want to sell out to shrinking windows.

Ezra Lee said he is upset because the design standards he was given and has been following are completely different now than they were three months ago. He said the reason Boston style buildings have smaller windows is because they had single pane windows in the olden days but we now have double pane windows and have options to have bigger windows. He said he doesn't see why we wouldn't want to be innovative in our design. He said the design

standards are being changed as he is currently working on a project and then delivered to him in a bad way. He also said he is upset that this whole thing is subject to personal opinion.

Jason Thelin said he was really frustrated as well and said he has never seen anything in his ten years on the Planning Commission like this. He said Will Jones and the auto body shop came through along with twenty other buildings and we have never had a meeting like this before. Steve Cosper said it's because the Planning Commission was tasked just recently as being the Gateway Historic Committee. Jason Thelin said it's hard when someone on the Planning Commission is leading the group and has such a strong opinion. He said he doesn't feel the same way. He said he would like the applicant to be able to take the plan that she likes and the plan the Planning Commission recommended to the City Council and have them decide which one they like better. Steve Cosper said we should just dissolve the Gateway Historic Committee then and send everything directly to the City Council. He said he doesn't enjoy offending people or trying to figure out how to preserve a historic feel in Alpine. He said if we're not going to do what we've been tasked to do, then get rid of it.

Gary Cooper said he doesn't plan on building a building that he doesn't like. Steve Cosper asked him to put himself in the Planning Commission's position where they have been tasked to be the Gateway Historic Committee. Gary Cooper said if he doesn't like what he gets, he will call an attorney and let him decide because this group has let other buildings pass but now are singling out a minority woman owned company. He said the city has dumped weeds and garbage on his driveway and he wants to know what the city has against the Cooper's. April Cooper said Pine Valley Realty got what they wanted because Will Jones is on the City Council. Judi Pickell said she has nothing against women or minorities and she's not on the City Council nor was she here when Mr. Jones's building got approved. She did say Mr. Jones building has taken a lot of push back since it's been built because it does not preserve Historic Alpine and that is recorded in the ordinance. She said that is what the Gateway Historic Committee is supposed to judge; does it preserve the historic nature of Alpine?

Judi Pickell said when the auto body shop was built, it went through a very strict process. She said because of a mix up, it was built differently but that's not how it was intended to be. She said that building went through a lot of critical review. She said the guidelines were created so situations like this can be avoided in the future. Unfortunately, those guidelines didn't come fast enough because they were done by and unpaid, volunteer committee which you're welcome to be a part of if you're a resident of Alpine.

April Cooper said she thinks it's amazing that the Planning Commission gets one negative comment about Mr. Jones's building and they think that represents the opinion of Alpine. Jason Thelin asked again if both designs could go to the City Council. Jason Bond said he would be happy to show both designs to the City Council.

Gary Cooper said he appreciates the work that has been but wanted to know if these guidelines are enforceable by law. Jason Bond said they are only guidelines and said that at the next Planning Commission meeting there will be a Public Hearing on those guidelines and the public has a right to come and make comments on those guidelines. He said all are welcome to come make comments and then it will move on to the City Council to be adopted and used as guidelines for the Gateway Historic District which consists of the whole Commercial Business zone.

Steve Cosper told Ezra Lee he could go to the City Council meeting and ask them what exactly they would like to see the Gateway Historic Committee do. Do they still want to preserve a historic feel or are they open to a more modern design. Steve Cosper told Ezra Lee that he is arguing with the wrong people because the Planning Commission has been tasked to do this job by the City Council. He said the Planning Commission serves to recommend to the City Council. Jason Bond said the City Council will ultimately have the final say.

The work session adjourned at 7:00pm.

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Aug 04, 2015**

**I. GENERAL BUSINESS**

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

Chairman: Steve Cospser

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: Roger Bennett, Erin Darlington, Lon Lott, Larry Hilton, Olin Johnson, Greg Darlington

**B. Prayer/Opening Comments:** Judi Pickell

**C. Pledge of Allegiance:** Roger Bennett

**II. PUBLIC COMMENT**

Jane Griener said a resident is concerned about the stop sign on Heritage Hills because it's not very visible. The Planning Commission said people are just driving too fast on that road. Jason Bond said the resident should come make a comment in City Council about it because the City Attorney and City Engineer will be there for direction.

**III. ACTION ITEMS**

**A. Alpine Olde Towne Centre Lot B Office Building Revised Site Plan – Larry Hilton**

The City Council previously approved this site plan in April. However, since that approval, the applicant has decided to change some things and was directed to go back to the Planning Commission and City Council to have those changes addressed. The proposed office building is proposed to be located on lot B within the approved Planned Commercial Development know as Alpine Olde Towne Centre. The designated building footprint is 3,936 square feet and is located in the Business Commercial Zone. Office buildings are a permitted use in the B/C zone. This plan shows two levels at a total square footage of 6,533square feet.

Jason Bond said Larry Hilton made some changes to his building where he eliminated the basement, the drive through and the dining area. Jason Bond showed some renderings of the new building where it shows two towers on the roof and the windows are a little smaller. The parking requirements have been met and a plaza has been added out in front of the building. Jason Bond said Mr. Hilton meets the ordinance with the changes made and no exceptions are needed.

Larry Hilton said he would be happy to go over the changes and why they were make. Steve Cospser asked if the egress stairway would still be there. Mr. Hilton said he will no longer need the stairway and said it has been taken out of the plans. He said he has moved his front door to the center of the building which will make it safer for people to get out of the building.

Steve Cospser asked about the lighting plan. Mr. Hilton said the association already has a lighting plan but said that he will add two additional lights on the property. He said he would like to install a lamp post style to match what the city already has. Judy Pickell asked if the air conditioner would be hidden from view. Mr. Hilton said it would be located on the roof and would be hidden from view. He said his architect said it will have to be ten feet back from the edge of the building so it won't be seen.

**MOTION:** Jason Thelin moved to recommend approval of the Alpine Olde Towne Centre Lot B Office Building Revised Site Plan.

David Fotheringham seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

### **B. PUBLIC HEARING – Gateway Historic District Design Standards**

The Planning Commission has discussed the creation of some Gateway Historic Design Guidelines for several months. The design of buildings in the Gateway Historic District is key to the identity of Alpine City. The Planning and Zoning Department highly recommends that the Planning Commission and City Council carefully consider what the residents of this City want the identity of the community to be then adopt guidelines that will portray that desired look. Good guidelines will ultimately provide much needed direction to both the Developer and the Planning Commission in considering the design of buildings located within the Gateway Historic District.

This draft has been created for the consideration to be adopted. This is a more concise version of the draft design standards that were created in 2002.

Steve Cospers said we used to have a committee in Alpine but that committee was disbanded and those responsibilities were assigned to the Planning Commission by the City Council. He said from his perspective, the work that has been done by the new Gateway committee has given him some good direction. He said the committee has done a great job and he appreciates their work. David Fotheringham said he feels the same way and that the Planning Commission can now go forward and look at a building to see if it meets these standards.

Judi Pickell said the majority of the Design Standards come from a previous draft along with some language from surrounding communities. Jason Bond said the guidelines before us now are a lot more concise and easier for the Planning Commission and the Developer to reference. Steve Cospers said Alpine hasn't had a good standard or at least a concise one. He said these guidelines are better late than never and he feels that we need them to be able to do the job effectively and fulfill our responsibility.

David Fotheringham asked about existing buildings and what happens if they want to make changes to their building. Judi Pickell said we couldn't make an existing building change their building, but if a building wanted to remodel, they would have to come in and get a building permit and the building could be looked at again at that time. Bryce Higbee said most remodels are done on the inside and not on the outside and they would have to go through the permit process. Jason Bond read from the ordinance and said this only addresses commercial buildings and not residential buildings. He said you would have to ask the City Council if they wanted to have a Historic Gateway area that would include all buildings in that area including residential.

Erin Darlington said there are quite a few residents in the Gateway area. Steve Cospers said he thought this area should have an overlay because it didn't make much sense to push it through the whole business district. Erin Darlington said the city needs to have some direction on where they want this area to end up so we don't have business, house, business, house. Jason Bond said rezoning of this area is not going to happen for a while, but we need to decide where we want the commercial zone to be. Jane Griener said we could have a commercial zone and then have an overlay in a specific area.

Steve Cospers opened the Public Hearing.

Jennifer Gubler said she likes the guidelines because they create a cohesiveness on Main Street and will make the city look beautiful.

Erin Darlington said that this is a good start but said she would like to see the regulations more defined. She said this will make a better downtown environment for the citizens. She said she would like to see more of the dollars that are leaving the city, stay in there city. She said we do this by inviting new business into the city. She said we have to create the commercial zone in order for business to come. Steve Cospers asked Erin Darlington what she would like to see done with all the old homes on Main Street. Erin Darlington said she would like to see a consultant brought in to look at the potential of Main Street and tell us what businesses would work. She said she would like to see something walk able, restaurants, places to shop and visit with neighbors. She said Main Street needs to be groomed and invested in and she said there is great opportunity here in Alpine. She said this is a great first step but more needs to be done.

John Gubler said he understands small towns and is sensitive towards them but said if you fail to plan, you plan to fail. He said there is tremendous potential here and would love to see businesses here in town instead of always having to drive out of town for services.

Steve Cosper closed the Public Hearing and opened the discussion up to the Planning Commission.

Jane Griener said she too loves the idea of walking somewhere to get a sandwich but said most businesses have tried to do that kind of business and have failed. She said she herself would be very wary of starting a business here because she's not sure we have the customer base to support businesses.

Judi Pickell said there are companies that could help us find the right kind of business. She said before we do that though, we have to come up with a set of guidelines so that when businesses are invited into the community, they would know their investment would be somewhat protected. She said we need to create a foundation, a sense of security for businesses to know what to expect. She said this is just the first step and said there is money and funding out there to help us.

Jason Bond said there are things the city can do to help businesses such as not charging them sales tax for a few years until they get established. Judi Pickell said there are State programs that do similar things as well such as the School District. Jason Bond also said that he believes we need an anchor business that can hold it all together.

Jason Thelin wanted to know if a building meets the requirements in size, can it be built even if the scale doesn't match the neighboring buildings. Bryce Higbee said this would be an exception to the ordinance. Judi Pickell said the design of the building can also help with how big it looks.

Erin Darlington said the ordinance will be at odds with the guidelines in regard to the size of the building. She said we need to use good design principles and put some thought into the details of the buildings and not just allow a big box because it's allowed in the ordinance. Jason Bond said we have a General Plan but it isn't a binding document; it's not ordinance. He said the ordinance should be a tool for implementing the General Plan. Jason Thelin said an ordinance will always trump a guideline. He wanted to know why setbacks are referenced in the guideline when we have them in the ordinance already. Jason Bond said we felt like it's a good thing to have the commercial buildings closer together and the ordinance allows for exceptions. David Fotheringham said the property will dictate the size of the building. Steve Swanson said he doesn't want to have a new discussion every time a new business comes in.

Erin Darlington said the reason the setbacks were put in there was because the committee didn't want businesses building really far back on the property. The Planning Commission had a discussion about setbacks and granting exceptions for odd shaped lots. Judi Pickell said we are dealing with old pioneer lots that are long and deep and we need to find a way to help property owners build on their property. She asked what the benefit would be of not helping these property owners build. Jason Thelin said it would prevent density on Main Street. Judi Pickell said these lots are in the Business Commercial zone and we want to Commercial zone to have businesses.

Jason Bond said we need to address the ordinance. Bryce Higbee said we could add in the guidelines that in the event that a guideline conflicts with an ordinance, the ordinance will be followed. Jane Griener said she would like to move forward with the guidelines and then work on the ordinances if necessary. Jason Thelin had a question about the wording of flat roofs. The Planning Commission had a discussion about roofs and changed language relating to flat roofs. Judi Pickell said we need to be clear about stating that we want a traditional roof line.

**MOTION:** Judi Pickell moved to recommend approval of the Gateway Historic District Design Guidelines with the following conditions:

1. A statement be included that in the event that these guidelines conflict with the ordinance, the ordinance will be followed
2. Section 7: traditional rooflines are preferred
3. Section 7: mechanical equipment shall not be visible from the street
4. Flat roofs may be considered for use on structures

Steve Swanson seconded the motion. The motion passed but was not unanimous with 6 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

**COMMUNICATION:**

Lon Lott said he has learned from Mountainland Association of Governments that there is grant money sitting there and if the city is willing to go through the process, we can get it. He said our presence at these meetings is critical we need to vote on projects and help other communities with their projects and then they will help us with ours. Lon Lott said the County will vote to fix roads but they are picky on what projects they do and sometimes it's a tug of war between cities.

Jason Bond said that Lon Lott has been going to these meetings and discussing in particular the intersection of SR 92 and Canyon Crest. Mr. Lott said there is plenty of money there to put towards this intersection but issues need to be resolved between Cedar Hills and Highland city first.

Lon Lott said we have some County roads in our area that are in disrepair and we need to let the County be aware of this. He said we need to have a presence and let them know that we care about safety issues like our culverts.

**VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:**

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:38pm.