



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, March 1, 2016 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospers
- B. Prayer/Opening Comments: David Fotheringham
- 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. North Point View Revised Preliminary and Final Plat B Plan

The Planning Commission will review a revised Preliminary and Final plat for the North Point approved subdivision located at approximately 1000 North Heritage Hills Drive.

B. General Plan Update

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Land Use Element.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: February 16, 2016

ADJOURN

Chairman Steve Cospers
February 26, 2016

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

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from 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: North Point View Revised Preliminary Plan and Final Plat B Plan

FOR CONSIDERATION ON: 1 March 2016

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Approve proposed revisions the preliminary plan and Final Plat B

APPLICABLE STATUTE OR ORDINANCE: Subdivision Ordinance (Chapter 4)

BACKGROUND INFORMATION:

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

North Point PRD received Preliminary approval in 2004. After Preliminary approval, North Point Plat A was submitted for Final, approved, and built in 2007. This consisted of 3 lots and some open space along the frontage of Heritage Hills Drive (see attached exhibits). The developer is now planning to move forward with Final on another phase (Plat B) but is seeking to adjust the design to make a better final product. Hence, this submittal is for a revised Preliminary and Final simultaneously.

To refresh memories, the original Preliminary Review is attached which discussed utilities in depth. Also attached is the now approved Preliminary PRD plan as well as an exhibit showing the original plan overlaid onto the current conditions showing property boundaries, trails and aerial photo.

STAFF RECOMMENDED ACTION:

We recommend revised preliminary and final approval of the proposed phase (North Point View Plat B) be granted with the following conditions:

- The developer correct redlines on the plat
- The developer meet the water policy
- The developer provide a cost estimate for a Bond Letter
- The developer provide a geotechnical report addressing construction of the roads and utilities
- The developer address recommendations in the March 10, 2004 Preliminary Review Letter
- The Fire Marshall reviews and approves the location of hydrants
- The Planning Commission and City Council approve the proposed location of trails.



Date: February 23, 2016

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

**Subject: North Point View Plat B PRD Subdivision – Revised Preliminary & Final
33 lots on 30.55 acres (Revised Preliminary)
Plat B contains 20 lots on 21.15 acres (Plat B Final)**

Background

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

North Point PRD received Preliminary approval in 2004. After Preliminary approval, North Point Plat A was submitted for Final, approved, and built in 2007. This consisted of 3 lots and some open space along the frontage of Heritage Hills Drive (see attached exhibits). The developer is now planning to move forward with Final on another phase (Plat B) but is seeking to adjust the design to make a better final product. Hence, this submittal is for a Revised Preliminary and Final simultaneously.

To refresh memories the original Preliminary Review is attached which discusses utilities in depth. Also attached is the now approved Preliminary PRD plan as well as an exhibit showing the original plan overlaid onto the current conditions showing property boundaries, trails, and aerial photo.

Changes

The developer is proposing to lower the design of the cul-de-sac at the end of Deer Crest Lane and shift the roadway intersection from between lots 1 and 19 to between lots 1 and 2. As approved, the cul-de-sac at the southern end of Deer Crest Lane was designed 12 feet higher than existing ground which terminated on a downward angle. Downward sloping cul-de-sacs present problems for drainage and snow plowing. Homes will have to be built on engineered fill and

concerns of settlement would exist for the roadway and utilities. Though building on engineered fill has been done in the past, this is not the preferred way to build a road and utilities if it can be avoided.

Another issue with the original design was the sewer alignment was shown running out of the street between lots 2 and 3 and then back into Heritage Hills Drive. In recent years Public Works has learned more and more how difficult it is to maintain offsite sewer utilities. The proposed change would put all utilities in the roadway which would greatly enhance the city's ability to maintain them.

Also proposed is to change the road grade of Antler Court from terminating with a negative slope to a positive slope. As mentioned earlier, downward sloping cul-de-sacs should be avoided whenever possible.

Construction drawings for the above mentioned road and utility changes were submitted and approved by staff.

The trail head and trail system starting in North Point View is the beginning of a larger overall trail system running through Heritage Hills Plat C which was recently constructed. During construction it was discovered that the lower section of trail, the section North Point View was supposed to connect to, was not feasible to build and therefore a connection point for North Point View was eliminated. An altered trail alignment for connection has been submitted for review and is attached. Staff recommends this be a talking point for the Planning Commission and City Council to determine if what is proposed is an acceptable change.

General Comments

PRD's have strict open space rules requiring certain amounts to be provided. The original PRD plan was approved with appropriate amounts of open space. This proposed plan provides more open space than originally approved by 3,800 square feet resulting in a total of 27% provided.

The water policy will need to be met for this development. It has been the policy of Alpine City to require irrigation shares to meet the water policy on properties that have been historically irrigated with irrigation shares.

The subdivision is proposed in mountainous terrain. Staff recommends the developer have a geotechnical study done addressing the construction of roads and utilities to be sure no underlying issues will cause problems.

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

- **The developer correct redlines on the plat**
- **The developer meet the Water Policy**
- **The developer provide a cost estimate for a Bond Letter**
- **The developer provide a geotechnical report addressing construction of the roads and utilities**
- **The developer address all recommendations in the March 10, 2004 Preliminary Review letter**
- **The Fire Marshal reviews and approves the location of hydrants**
- **The Planning Commission and City Council approve the proposed location of trails**

Attached:

- **North Point PRD Preliminary (Approved 2004)**
- **North Point PRD Preliminary overlaid on 2013 aerial w/ Heritage Hills Trail system**
- **North Point View Plat B Proposed overlaid on 2013 aerial w/ Heritage Hills Trails system**
- **North Point View Plat B – Proposed Plat**
- **Shane L. Sorensen, P.E. Alpine City Engineer, “North Point PRD Subdivision – Preliminary Review” March 10, 2004**



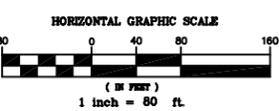
TOTAL BOUNDARY DESCRIPTION:
 BEGINNING AT A POINT N00°06'10"W ALONG THE SECTION LINE 1321194 AND WEST 20.378 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN RUNNING) THENCE S89°53'40"E 20.75 FEET; THENCE S89°52'59"E 234.59 FEET; THENCE S87°54'42"E 639.26 FEET; THENCE S01°21'30"W 103.86 FEET; THENCE N88°36'00"E 39.22 FEET; THENCE ALONG THE WEST SIDE OF THE HEAD ACRES SUBDIVISION THE FOLLOWING TWO COURSES 1.) S36°22'00"E 114.13 FEET; 2.) S05°08'00"E 124.97 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF THE WATKINS PROPERTY (PARCEL #11045041) S89°22'26"W 276.67 FEET; TO THE EASTERLY SIDE OF THE EAST VIEW SUBDIVISION PLAT 'E' THENCE FOLLOWING SAID EAST VIEW SUBDIVISION PLAT 'D' BOUNDARY THE FOLLOWING THREE COURSES 1.) N12°21'07"E 49.00 FEET; 2.) N82°05'26"W 173.43 FEET; 3.) S26°09'09"W 0.35 FEET TO THE NORTHERLY BOUNDARY OF THE EAST VIEW SUBDIVISION PLAT 'E' THENCE FOLLOWING SAID EAST VIEW SUBDIVISION PLAT 'E' BOUNDARY THE FOLLOWING EIGHT COURSES 1.) N69°43'49"W 195.99 FEET; 2.) N54°49'49"E 51.28 FEET; 3.) N35°10'11"W 54.00 FEET; 4.) N72°05'31"W 497.51 FEET; 5.) S17°54'23"W 116.13 FEET; 6.) SOUTHWESTERLY 116.25 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°40'07" (CENTER BEARS N72°05'37"W); 7.) S42°34'30"W 248.59 FEET; 8.) S69°18'54"E 41.51 FEET TO THE WESTERLY LINE OF THE JOKER SUBDIVISION; THENCE FOLLOWING THE WESTERLY BOUNDARY OF THE JOKER SUBDIVISION THE FOLLOWING SIX COURSES 1.) S44°06'48"W 374.42 FEET; 2.) S41°59'23"W 191.99 FEET; 3.) S35°33'22"W 62.35 FEET; 4.) S28°55'22"W 121.69 FEET; 5.) S45°21'37"W 349.33 FEET; 6.) S70°48'57"W 105.12 FEET; THENCE N20°46'26"W 23.90 FEET; THENCE EAST 6.01 FEET TO THE EAST RIGHT-OF-WAY OF FORT CANYON ROAD; THENCE NORTHWESTERLY 74.14 FEET ALONG THE ARC OF A 151.64 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°00'46" (CENTER BEARS S74°05'38"W); THENCE N43°55'08"W ALONG THE SAID EASTERLY RIGHT-OF-WAY OF FORT CANYON ROAD 41.64 FEET; THENCE N49°04'41"E 73.91 FEET; THENCE N29°38'34"E 121.70 FEET; THENCE N10°19'36"W 24.03 FEET; THENCE N66°14'27"W 143.81 FEET; THENCE N79°05'28"W 100.39 FEET; THENCE S00°33'58"W 129.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID FORT CANYON ROAD; THENCE N43°55'07"W ALONG SAID EASTERLY RIGHT-OF-WAY 101.74 FEET; THENCE S64°23'17"E 63.37 FEET; THENCE NORTH 683.65 FEET; THENCE S89°57'00"E 20.87 FEET; THENCE N00°47'33"E 361.01 FEET; THENCE N89°25'26"E 1215.46 FEET; THENCE S89°53'40"E 74.73 FEET (S89°55'59"E 74.75 FEET DEED) TO THE POINT OF BEGINNING.

LINE	LENGTH	BEARING
L1	33.82	N77°36'13"W
L2	21.50	N86°30'08"W
L3	96.17	N86°30'08"W
L4	57.74	N86°30'08"W
L5	39.83	N86°30'08"W
L6	33.82	N77°36'13"W
L7	108.89	N07°38'22"W
L8	0.64	S84°38'48"W
L9	117.87	N07°38'22"W
L10	111.38	N17°54'23"E
L11	186.82	N17°54'23"E
L12	22.38	N17°54'23"E
L13	22.42	N42°24'30"E
L14	154.72	N42°24'30"E
L15	47.82	N42°24'30"E
L16	14.98	S18°22'21"E
L17	51.13	S18°22'21"E
L18	32.98	S06°14'22"W
L19	86.29	S00°00'00"E
L20	46.88	S00°00'00"E
L21	124.40	S00°00'00"E
L22	11.88	S00°00'00"E
L23	11.87	S00°00'00"E
L24	110.64	S81°48'21"W
L25	80.54	S81°48'21"W
L26	88.08	S81°48'21"W
L27	102.52	S08°18'45"W
L28	92.88	S08°18'45"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	92.16	177.00	29°49'53"	47.15	N39°54'52"E	91.12
C2	20.25	15.00	77°21'52"	12.01	S83°40'51"W	18.75
C3	28.42	177.00	21°15'56"	14.24	S82°14'10"E	28.39
C4	14.06	60.00	13°25'45"	7.06	S17°31'42"E	14.03
C5	17.83	15.00	68°28'56"	10.21	N45°03'17"W	16.88
C6	16.19	123.00	7°32'23"	8.10	N83°03'57"W	16.17
C7	97.94	60.00	93°31'32"	63.61	S71°00'20"E	87.42
C8	82.09	60.00	78°23'57"	48.93	N23°02'08"E	75.84
C9	90.05	60.00	85°59'45"	58.95	N50°02'37"W	61.84
C10	20.31	60.00	19°23'28"	10.25	S83°08'46"W	20.21
C11	41.15	177.00	13°19'18"	20.67	N80°10'29"W	41.06
C12	12.58	15.00	48°02'05"	6.88	N82°28'07"E	12.21
C13	19.75	123.00	9°11'55"	9.89	S82°14'10"E	19.73
C14	21.22	177.00	6°52'08"	10.62	N03°42'25"W	21.21
C15	20.25	15.00	77°21'52"	12.01	S83°40'51"W	18.75
C16	133.04	123.00	61°58'18"	73.85	N23°50'40"E	128.65
C17	115.82	289.00	24°40'07"	58.82	N30°14'26"E	114.92
C18	220.35	270.00	46°45'38"	116.73	N44°01'34"E	214.29
C19	24.87	15.00	84°13'16"	16.15	S65°28'59"E	21.98
C20	46.06	123.00	21°27'18"	23.30	S08°05'03"W	45.79
C21	93.12	177.00	30°08'41"	47.87	N03°42'25"W	92.05
C22	38.83	212.10	10°29'11"	19.47	S07°06'05"W	38.78
C23	66.34	212.10	17°55'16"	33.44	S07°06'05"W	66.07
C24	24.77	52.26	27°09'10"	12.62	N00°58'13"W	24.53
C25	141.16	123.00	65°45'18"	79.50	N51°59'48"W	133.54
C26	24.90	15.00	85°07'33"	16.41	S47°33'47"W	22.14
C27	51.89	227.00	13°07'23"	26.11	N06°33'42"E	51.88
C28	12.64	15.00	48°18'42"	6.72	S11°03'58"E	12.62
C29	22.63	60.00	21°38'28"	11.45	N24°21'06"W	22.62
C30	63.82	60.00	60°56'35"	35.30	N18°55'25"E	60.85
C31	62.84	60.00	80°00'43"	34.65	N77°24'03"E	60.01
C32	84.09	60.00	80°18'14"	50.82	S32°28'28"E	77.38
C33	71.28	60.00	88°04'19"	40.53	S41°44'48"W	67.17
C34	17.42	15.00	88°31'20"	9.84	N42°31'07"E	16.45
C35	27.98	173.00	9°13'36"	14.01	N04°37'49"E	27.83
C36	81.87	227.00	20°38'52"	41.28	S10°18'28"W	81.23
C37	22.81	15.00	87°07'09"	14.26	S43°33'35"E	20.67
C38	132.53	177.00	42°54'00"	69.54	N65°40'10"W	129.45
C39	151.41	173.00	50°08'40"	80.94	S25°04'20"W	146.82
C40	163.28	227.00	41°23'30"	85.34	S41°13'07"W	159.77
C41	28.21	15.00	100°05'59"	17.81	N114°22'22"E	23.00
C42	35.26	173.00	11°40'41"	17.89	S55°59'01"W	35.20
C43	35.29	123.00	16°26'14"	17.77	N46°29'44"W	35.17
C44	17.55	15.00	87°01'44"	9.83	N88°13'43"W	16.56
C45	74.24	60.00	70°53'23"	42.71	S86°17'54"E	69.59
C46	105.08	60.00	100°20'37"	71.94	S00°40'54"E	92.16
C47	119.58	60.00	114°11'22"	82.73	N73°45'55"W	100.75
C48	12.84	15.00	49°02'40"	6.84	S35°15'58"E	12.45
C49	5.84	60.00	5°34'36"	2.92	N13°31'57"W	5.84
C50	80.17	177.00	25°57'00"	40.78	N46°48'48"W	79.48
C51	22.06	15.00	84°20'21"	13.59	S78°02'28"E	20.14
C52	11.88	227.00	2°47'31"	5.83	N80°26'35"E	11.88
C53	21.02	15.00	80°17'13"	12.65	N82°49'35"W	19.34
C54	71.61	177.00	23°10'48"	36.30	S52°16'23"E	71.12
C55	13.85	15.00	51°44'36"	7.27	N37°58'29"W	13.09
C56	58.48	60.00	55°50'35"	31.80	S40°02'29"E	56.19
C57	72.31	60.00	69°03'09"	41.28	N77°30'39"E	68.01
C58	97.89	60.00	93°17'17"	63.55	N03°38'34"W	87.25
C59	78.82	60.00	73°21'43"	44.69	N85°39'04"W	71.68
C60	16.48	15.00	62°58'57"	9.18	N87°46'33"E	15.68
C61	43.01	123.00	20°01'59"	21.72	S50°41'58"E	42.79
C62	20.87	15.00	78°43'26"	12.53	S00°49'15"E	19.23
C63	106.27	227.00	28°49'23"	54.13	N25°37'46"E	105.30
C64	15.81	227.00	3°58'20"	7.81	N10°14'56"E	15.60
C65	98.18	173.00	29°22'14"	45.07	N25°23'56"E	87.23
C66	73.48	173.00	24°20'14"	37.30	N49°39'13"E	72.93
C67	33.77	123.00	15°43'44"	16.99	S10°30'29"E	33.66
C68	126.24	270.00	26°47'19"	64.30	N54°00'43"E	125.09
C69	94.11	270.00	19°58'18"	47.54	N30°37'54"E	93.64

TRAIL DATA (Variable)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C90	55.76'	32.38'	98°39'24"	37.69'	S50°33'25"W	49.12'
C91	62.16'	23.94'	148°47'34"	85.70'	S72°23'07"E	46.11'
C92	92.29'	108.13'	49°49'20"	49.29'	N15°01'08"E	89.41'
C93	48.24'	50.00'	55°16'58"	26.19'	N11°23'33"W	46.39'

TRAIL DATA (Variable)		
LINE	LENGTH	BEARING
L60	43.41'	S00°00'38"E
L61	56.64'	N24°41'36"E
L62	38.98'	N51°01'32"E
L63	35.01'	N20°16'18"E
L64	12.83'	N36°44'50"E
L65	72.07'	N52°44'59"E
L66	22.80'	N59°20'46"E
L67	82.14'	N64°25'47"E
L68	95.62'	N44°50'48"E
L69	144.95'	N10°57'52"W
L70	17.63'	N12°36'18"W
L71	175.13'	N22°05'22"E
L72	26.28'	S47°25'30"E
L73	57.75'	N05°09'40"W
L74	108.81'	N16°14'57"E
L75	116.28'	S39°02'02"E



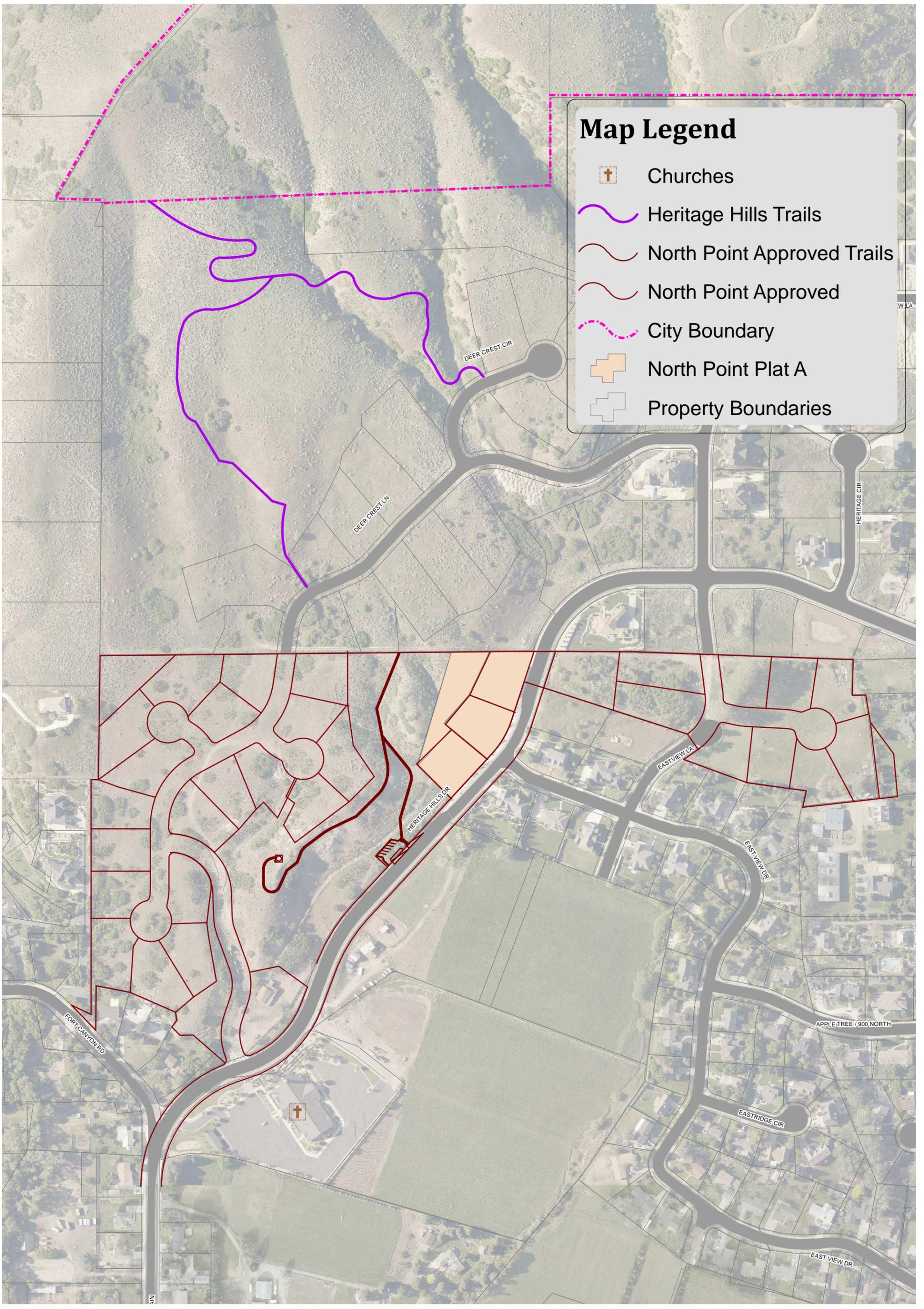
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 Date: December 15, 2003
 Drawn by: GL Checked by: CT
Sheet 1 of 1



North Point
 Preliminary Subdivision
 Project # - 0734
 C100

Map Legend

-  Churches
-  Heritage Hills Trails
-  North Point Approved Trails
-  North Point Approved
-  City Boundary
-  North Point Plat A
-  Property Boundaries

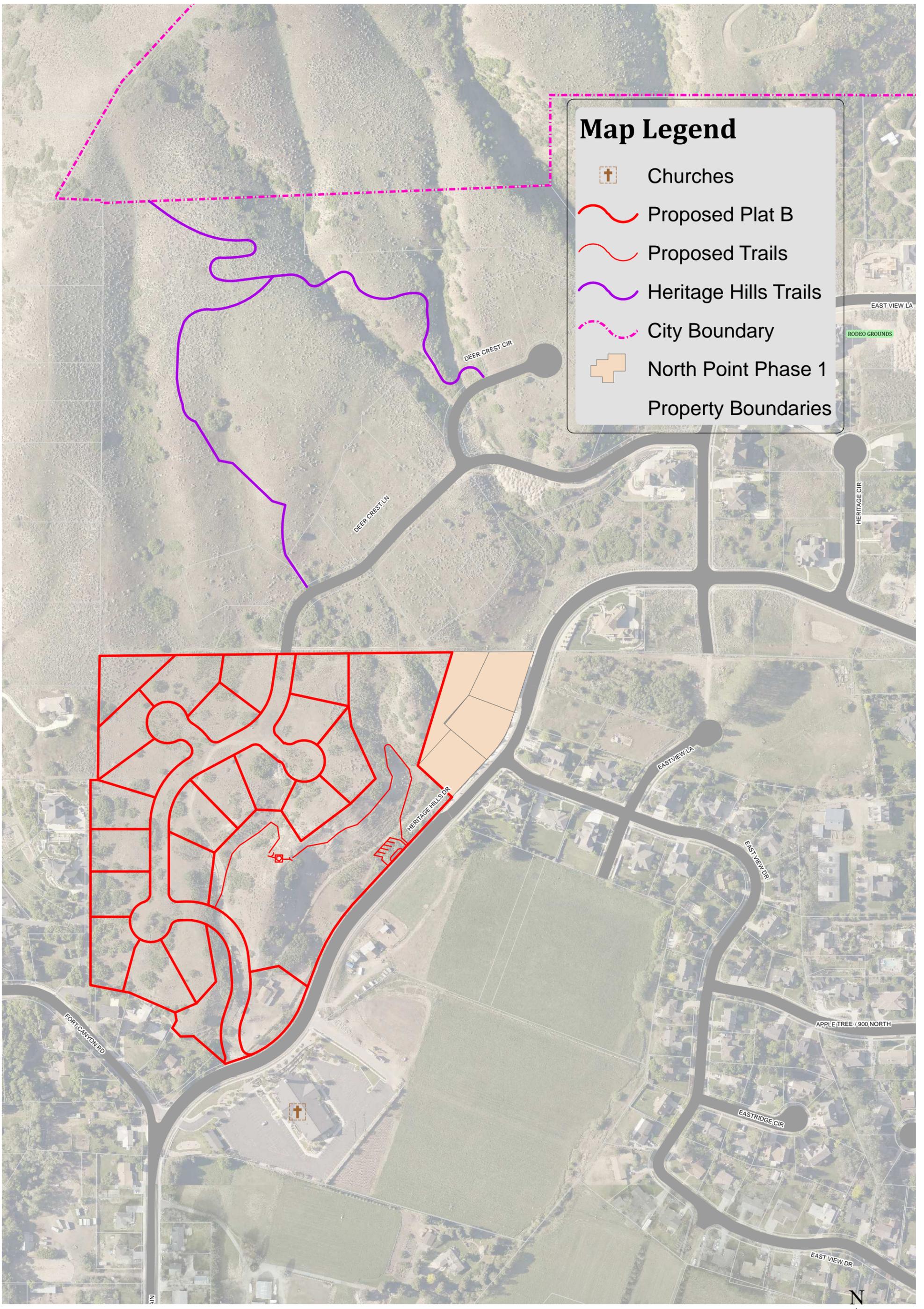


North Point PRD Preliminary (Approved 2004)

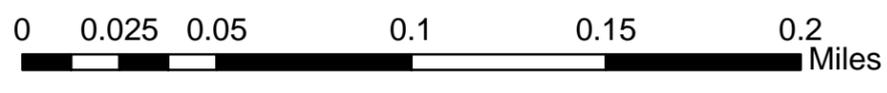


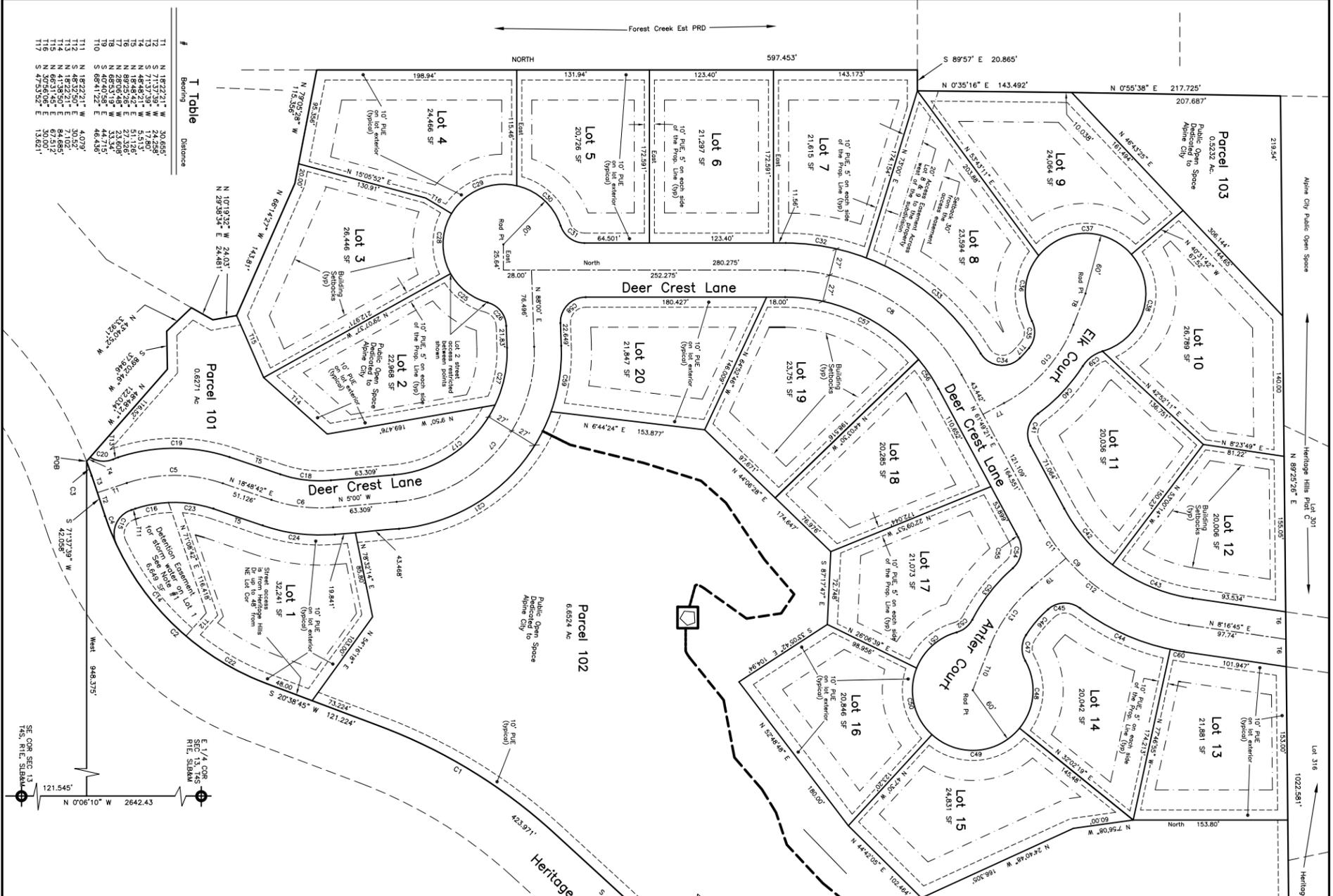
Map Legend

-  Churches
-  Proposed Plat B
-  Proposed Trails
-  Heritage Hills Trails
-  City Boundary
-  North Point Phase 1
-  Property Boundaries



North Point Plat B Proposed





T Table

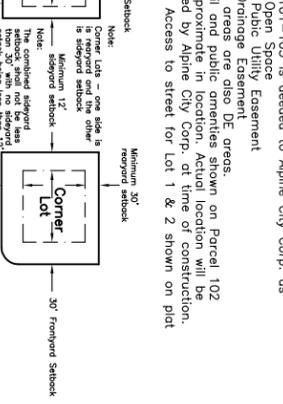
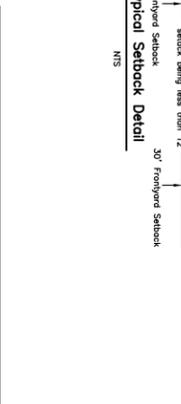
#	Bearing	Distance
T1	N 18°22'21" W	30.665'
T2	S 71°31'38" W	24.288'
T3	N 48°48'21" W	5.513'
T4	N 18°48'42" E	51.126'
T5	N 28°08'48" W	23.608'
T6	N 68°53'19" W	33.334'
T7	N 68°53'19" W	33.334'
T8	N 68°53'19" W	33.334'
T9	S 68°41'22" E	46.436'
T10	S 48°37'50" E	40.027'
T11	N 18°22'21" W	30.665'
T12	N 18°22'21" W	30.665'
T13	N 18°22'21" W	30.665'
T14	N 18°22'21" W	30.665'
T15	N 68°53'19" W	33.334'
T16	N 68°53'19" W	33.334'
T17	N 68°53'19" W	33.334'
T18	N 68°53'19" W	33.334'
T19	S 68°41'22" E	46.436'
T20	S 48°37'50" E	40.027'

Curve Data Table

#	Chord	Bearing	Radius	Tangent
C1	202.85'	S 31°36'38" W	201.614'	21°55'45"
C2	240.245'	S 48°08'12" W	232.398'	50°28'54"
C3	30.638'	S 68°22'36" W	30.638'	6°30'00"
C4	67.248'	N 0°13'11" E	65.644'	37°11'03"
C5	87.248'	N 0°13'11" E	85.644'	37°11'03"
C6	227.766'	N 48°30' W	208.506'	67°00'00"
C7	227.766'	N 48°30' W	208.506'	67°00'00"
C8	115.801'	N 30°54'31" E	105.484'	53°19'21"
C9	108.749'	N 48°30'04" W	104.511'	40°48'31"
C10	21.757'	N 63°10'2" E	21.079'	12°50'
C11	44.297'	N 55°24'31" E	44.203'	42°42'36"
C12	142.105'	N 28°36'03" E	139.134'	42°42'36"
C13	115.483'	S 62°52'18" W	114.814'	24°30'30"
C14	42.107'	N 68°37'24" W	37.303'	25°50'
C15	42.107'	N 68°37'24" W	37.303'	25°50'
C16	127.817'	N 34°46'11" W	122.145'	52°32'22"
C17	127.817'	N 34°46'11" W	122.145'	52°32'22"
C18	51.118'	N 6°54'21" E	50.571'	23°48'42"
C19	21.757'	N 63°10'2" E	21.079'	12°50'
C20	21.757'	N 63°10'2" E	21.079'	12°50'
C21	201.951'	N 37°41'11" W	191.174'	65°27'22"
C22	94.414'	S 30°37'54" W	93.639'	19°58'18"
C23	74.626'	N 8°04'38" E	45.726'	21°27'28"
C24	47.994'	N 37°52'28" E	46.724'	48°49'50"
C25	51.834'	N 51°31'17" E	29.728'	72°57'22"
C26	51.834'	N 51°31'17" E	29.728'	72°57'22"
C27	62.844'	S 88°07'15" E	60.011'	67°00'43"
C28	62.844'	S 88°07'15" E	60.011'	67°00'43"
C29	35.358'	N 23°07'11" W	70.326'	71°59'26"
C30	61.945'	N 42°24'17" E	58.144'	59°03'29"
C31	82.472'	N 30°54'31" E	78.903'	53°19'21"
C32	82.472'	N 30°54'31" E	78.903'	53°19'21"
C33	115.414'	N 39°53'17" E	148.139'	38°08'50"
C34	28.288'	S 64°03'36" E	27.253'	65°58'24"
C35	68.118'	S 84°02'49" E	66.339'	68°00'11"
C36	119.585'	N 72°46'56" W	100.741'	11°41'03"
C37	25.101'	N 36°53'54" W	24.567'	35.00'
C38	65.999'	N 48°49'36" W	65.224'	21°14'08"
C39	35.765'	N 71°11'38" W	72.753'	81°38'05"
C40	67.409'	N 22°46'13" E	86.482'	22°00'00"
C41	98.507'	N 24°54'11" E	98.803'	22°00'00"
C42	98.507'	N 24°54'11" E	98.803'	22°00'00"
C43	98.507'	N 24°54'11" E	98.803'	22°00'00"
C44	98.507'	N 24°54'11" E	98.803'	22°00'00"
C45	98.507'	N 24°54'11" E	98.803'	22°00'00"
C46	98.507'	N 24°54'11" E	98.803'	22°00'00"
C47	98.507'	N 24°54'11" E	98.803'	22°00'00"
C48	98.507'	N 24°54'11" E	98.803'	22°00'00"
C49	98.507'	N 24°54'11" E	98.803'	22°00'00"
C50	72.388'	N 77°02'57" W	68.053'	68°03'50"
C51	55.488'	N 15°43'38" W	53.535'	52°59'05"
C52	62.832'	N 51°54'10" E	62.825'	17°00'00"
C53	33.333'	N 87°08'41" W	31.386'	21°14'44"
C54	33.333'	N 87°08'41" W	31.386'	21°14'44"
C55	35.266'	N 55°59'01" E	35.189'	17°00'00"
C56	45.149'	N 28°04'20" E	44.622'	50°08'41"
C57	45.149'	N 28°04'20" E	44.622'	50°08'41"
C58	66.812'	N 81°11'11" W	58.641'	21°57'38"
C59	66.812'	N 81°11'11" W	58.641'	21°57'38"
C60	14.741'	N 10°08'22" E	14.738'	227.00'

Address Table

Lot/Parcel	Address
1	937 North Deer Crest Lane
2	965 North Deer Crest Lane
3	977 North Deer Crest Lane
4	989 North Deer Crest Lane
5	1001 North Deer Crest Lane
6	1023 North Deer Crest Lane
7	1047 North Deer Crest Lane
8	1069 North Deer Crest Lane or 16 East Elk Court
9	7 West Elk Court
10	19 East Elk Court
11	33 East Elk Court or 1095 North Deer Crest Lane
12	68°00'00" 38.867'
13	1130 North Deer Crest Lane
14	103 East Antler Court or 1104 North Deer Crest Lane
15	119 East Antler Court
16	110 East Antler Court
17	76 East Antler Court or 1090 North Deer Crest Lane
18	1070 North Deer Crest Lane
19	1018 North Deer Crest Lane
20	1018 North Deer Crest Lane



Notes:

- Alpine City Corporation has an easement upon a portion of Lot 1 which is 60 feet demonstrated as shown on the drawing. The City reserves the right to use this area for utility purposes, including the installation of water, gas, and sewer lines, and for the installation of a piping system. The lot owner has the responsibility to maintain the landscaping of grass, trees and sprinkler systems installed by the owner. The owner cannot change the grades or use the property for other purposes than landscaping without the written approval of the City Engineer and Administrator and amending the Lot of the plat.
- Parcel 101-103 is deeded to Alpine City Corp. as Public Utility Easement.
- DE is Drainage Easement.
- DE is Drainage Easement.
- All PUE areas are also DE areas.
- The trail and public amenities shown on Parcel 102 are approximate in location. Actual location will be approved by Alpine City Corp. at time of construction.
- Specific Access to street for Lot 1 & 2 shown on plat.

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- Specific Access to street for Lot 1 & 2 shown on plat.

Surveyor's Certificate

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

Boundary Description:

Commencing at a point located N 0°06'10" W along the section line 121.545' and West 948.375' from the Southeast Corner of Section 13, T4S, R1E, S188M; thence along MD Entry 847232009 as follows: N 48°48'21" W, 122.034', S 89°02'46" W, 37.946', N 43°40'52" W, 33.521'; thence along MD Entry 1374519178 as follows: N 29°38'34" E, 24.461', N 1°01'52" W, 24.03', N 68°14'27" W, 44.81', N 79°05'28" W, 115.358' subdivision North 5974533'; thence along Forest Creek Estab. subdivision, thence along same MD Entry 2028222003 as follows: N 89°57' E, 20.865', N 0°35'16" E, 143.482', S 47°25'30" E, 217.725'; thence N 89°25'26" E, 1022.581' along Heritage Hills Plat C subdivision; thence along North Point View Plat subdivision as follows: S 16°53'33" W, 344.816', S 47°25'30" E, 134.753' to the north boundary of Heritage Hills Drive as recorded on street dedication plat Entry 888522005; thence along said street dedication plat as follows: S 42°34'30" W, 423.971', along the arc of a 530.00' radius curve to the left 202.85' (chord bears S 31°36'38" W, 201.614'), S 20°38'45" W, 121.224', along the arc of a 270.00' radius curve to the right 240.245' (chord bears S 48°08'12" W, 232.398'), S 71°37'39" W, 42.058', along the arc of a 380.00' radius curve to the left 15.291' (chord bears S 70°28'29" W, 15.291') to the point of beginning.

Basis of Coordinate System is NAD 27

Aed = 21.1532 acres

Owner's Dedication

K. Edward Gifford Date

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

Acknowledgement

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

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

My Commission Expires _____
A Notary Public Commissioned In Utah

Notary Address _____ Printed Full name of Notary _____

Acceptance by Legislative Body

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

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

Approved _____ Engineer _____ Attest _____
(See Seal Below) (See Seal Below)

Planning Commission Approval

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

City Attorney _____ Chairman, Planning Commission _____

North Point View

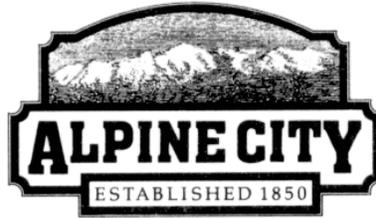
Plat "B"

SUBDIVISION

SCALE 1" = 60'

ALPINE

Surveyor's Seal Notary Public Seal City Engineers Seal City Recorder Seal



Date: March 10, 2004

By: Shane L. Sorensen, P.E.
City Engineer

**Subject: North Point PRD Subdivision - Preliminary Review
33 lots on approximately 30.55 acres**

Background

The proposed North Point PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,010 to 32,107 square feet. The property is required to be developed as a PRD since it contains sensitive lands. Two complete parcels of property and a portion of a third parcel are included in the development.

Street System

The development plan includes constructing Alpine Boulevard from Main Street to the proposed Heritage Hills development (Brown property). Development of this subdivision will be key to completion of Alpine Boulevard. This section of Alpine Boulevard is shown as a collector on the Street Master Plan. It appears that some right-of-way issues will need to be resolved to allow the construction of Alpine Boulevard at the proposed intersection with Main Street as shown on the plans.

The proposed horizontal alignment of Alpine Boulevard provides some curves that have not been shown before. It appears that this design will help to fit the existing topography in a more favorable way than a straight alignment from Eastview to Main Street. The connection to Main Street provides for Alpine Boulevard being a through street. Southbound Fort Canyon Road traffic would be stop sign controlled at the intersection.

Due to some issues that have surfaced in the adjacent Heritage Hills development, some changes may be required on the north end of Alpine Boulevard. We are currently working with the representatives of both developments to coordinate the alignment of Alpine Boulevard. The proposed changes would require changes to lot 24. Lots 21 and 20 may also need to be adjusted to reduce the impact to lot 24.

In addition to the Alpine Boulevard/Main Street access, two streets have been stubbed north to the proposed Heritage Hills development. Coordination between the development engineers for the two developments will be essential to insuring the streets will match both horizontally and vertically.

Design of the streets within the subdivision presented some challenges to meeting the Subdivision Ordinance, particularly the 3 percent grade for 50 feet each way of an intersection, the limitations on reverse grade cul-de-sacs, and the cut/fill situation. The City Council recently granted exceptions for the following:

- Allowing 4 percent grades through intersections where required
- Allowing a 5 percent grade on the reverse grade cul-de-sac at the south end of Deer Crest Lane.
- Allowing a rural street cross-section (26 feet of asphalt) from the north lot line of lot 23 to the intersection of Elk Drive and Deer Crest Lane.

All of the exceptions were incorporated into the plans.

The plans show 4-foot sidewalks with 5-foot planters throughout the development, with the exception of Elk Drive. Elk Drive shows a 5-foot sidewalk against the curb on the west side of the street only, since there is open space on the east side of the street. A 5-foot sidewalk is shown as being constructed adjacent to the curb along Alpine Boulevard between the trail head parking and lot 23 to reduce maintenance issues.

The grading plan indicates areas where retaining walls area proposed. Retaining walls will be required for the cuts along Elk Drive, in addition to some areas along Alpine Boulevard.

Deer Crest Drive is designed as a 20 mph street to help minimize road cuts. All but one vertical curve on the street meets the 25 mph design. The main difference between the 20 and 25 mph design is sharper vertical curves, which reduces the required road cut. The maximum street grade is 12 percent for a short section. This street has been designed with 4 percent grades thru the intersections.

Sewer System

There is an existing 8-inch sewer line in Main Street. A new 8-inch line is proposed to be connected at Main Street and extended over to Elk Drive to serve lots 1-23. The line is proposed to be constructed outside of the street from just north of Elk Drive to Deer Crest Drive, between

lots 2 and 3. From this point the sewer lines are designed to be in the street. The sewer laterals for lots 2 -4 will be at the rear of the lots.

The existing 8-inch sewer lines in Eastview Plat E are shown to be extended north to serve lots 24-33. All sewer lines are shown extended to the north property lines to provide sewer service to adjacent properties.

We have had Horrocks Engineers update our sewer model to include flows from the proposed developments. It appears that the existing lines have sufficient capacity for the proposed developments.

Culinary Water System

8-inch water mains will be required throughout the development. There is an existing 10-inch water main that parallels the southeast property line of the proposed development. Portions of this existing water line are outside of the proposed right-of-way. The water line is shown on the drawings as being relocated into Alpine Boulevard in some locations. Connections to this water line could serve the development. The north portion of the development could be served by extending the existing 8-inch water line in Eastview Lane. The layout for the fire hydrants has been reviewed by the Fire Chief. Two additional hydrants will be required on the plan, one on the north lot line of lot 23 and the other at the north end of Eastview Lane.

Pressurized Irrigation System

4-, 6- or 8-inch water mains will likely be required throughout the development. Horrocks Engineers is modeling the water system to determine the required pipe sizes. There is a 10-inch pressurized irrigation water main that parallels the existing 10-inch culinary water main that was discussed in the previous paragraph. This line is also shown as being relocated in certain areas to keep the line in the street. In addition, the 4-inch pressurized irrigation line in Eastview Lane could be extended north to serve the lots in that area. 1-inch laterals will be required to be installed to each lot.

Storm Water Drainage System

Storm drain plans have been submitted. The storm drain system consists of a system of pipes and catch basins throughout the development. A detention basin has been designed at the corner of Alpine Boulevard and Elk Drive. The basin will be in an easement in lot 23. Consideration has been given to drainage patterns from ravines and from the boundary of this development onto adjacent lots. In addition, one small detention basin and two small retention areas have been provided to control runoff.

There are two ditches that run through portions of this property that need to be piped. Plans have been provided to pipe the Supplemental Ditch and Northfield Ditch. Northfield Ditch would remain in service until piping of the ditch is completed in the Heritage Hills development. Approval of the Alpine Irrigation Company will be required for the proposed changes. An

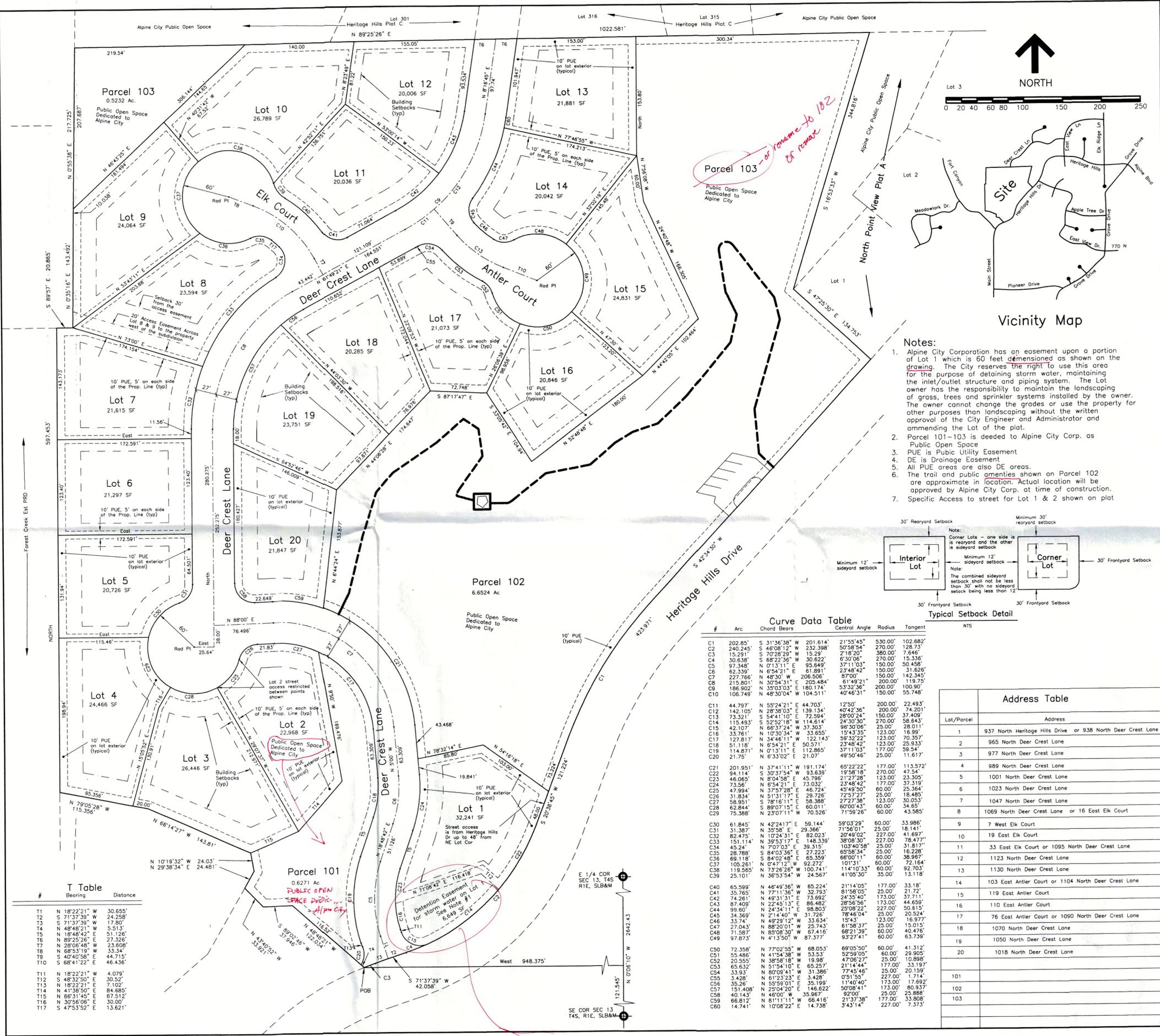
easement will be required for the offsite piping of the ditch.

General Subdivision Remarks

A landscaping plan has been provided.

We recommend that preliminary approval be granted subject to the following conditions:

- The alignment of Alpine Boulevard be finalized at the north end of the project.
- The two additional fire hydrants be added to the plans as per the Fire Chief's recommendations.
- Verification of existing water line locations by survey
- Completion of detailed plan review



Surveyor's Certificate

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

Boundary Description:

Commencing at a point located N 0°06'10" W along the section line 121.545' and West 948.375' from the Southeast Corner of Section 13, T4S, R1E, SLB&M; thence along WD Entry 84723:2009 as follows: N 48°48'21" W 122.034', S 89°02'46" W 37.946', N 43°40'52" W 33.921'; thence along WD Entry 13745:1978 as follows: N 29°38'34" E 24.481', N 10°19'32" W 24.03', N 66°14'27" W 143.811', N 79°03'28" W 115.356' to the east boundary of Forrest Creek Estates PRD Subdivision; thence along said subdivision North 597.453', thence more or less along an existing fence line as follows per WD Entry 202872:2003 as follows: S 89°57' E 20.865', N 0°35'16" E 143.492', N 0°55'38" E 217.725'; thence N 89°25'26" E 1022.581' along Heritage Hills Plat C subdivision; thence along North Point View Plat subdivision as follows: S 16°53'33" W 344.816', S 47°25'30" E 134.753' to the north boundary of Heritage Hills Drive as recorded as street dedication plat Entry 88852:2005; thence along said street dedication plat as follows: S 42°34'30" W 423.971', along the arc of a 530.00' radius curve to the left 202.85' (chord bears S 31°36'38" W 201.614'), S 20°38'45" W 121.224', along the arc of a 270.00' radius curve to the right 240.245' (chord bears S 46°08'12" W 232.398'), S 71°37'39" W 42.058', along the arc of a 380.00' radius curve to the left 15.291' (chord bears S 70°28'29" W 15.291') to the point of beginning.
Area = 21.1532 acres Basis of Coordinate System is NAD 27

K. Edward Gifford Date

Owner's Dedication

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

Acknowledgement

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

My Commission Expires _____ A Notary Public Commissioned in Utah

Notary Address _____ Printed Full name of Notary _____

Acceptance by Legislative Body

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

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

Planning Commission Approval

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

Director-Secretary _____ Chairman, Planning Commission _____

Approval as to Form

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

Plat "B"

North Point View

RECEIVED FEB 17 2016

SCALE 1" = 60'

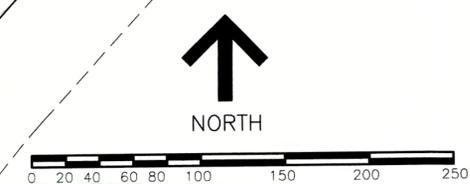
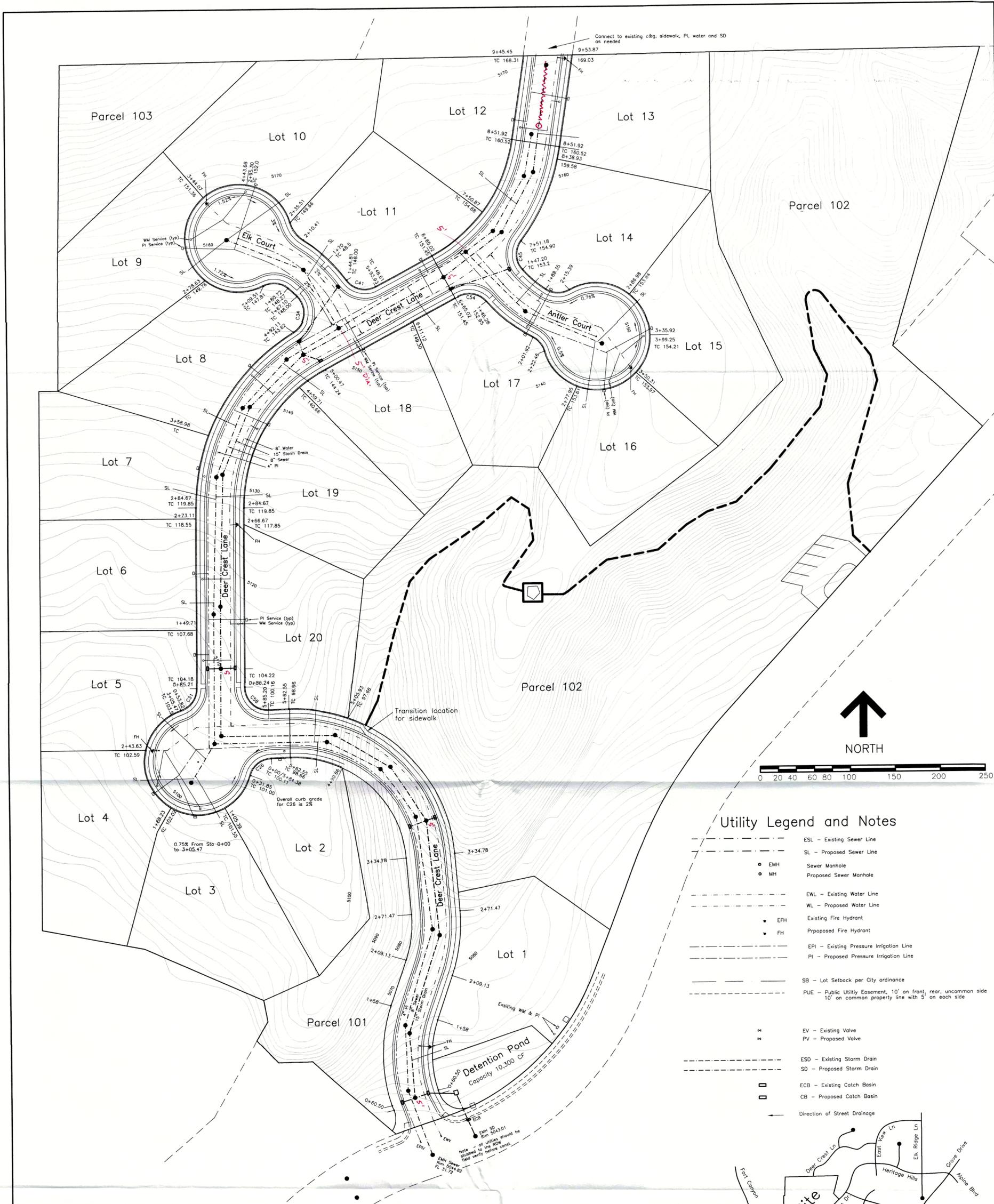
ALPINE, UTAH COUNTY, UTAH

Lot/Parcel	Address
1	937 North Heritage Hills Drive or 938 North Deer Crest Lane
2	965 North Deer Crest Lane
3	977 North Deer Crest Lane
4	989 North Deer Crest Lane
5	1001 North Deer Crest Lane
6	1023 North Deer Crest Lane
7	1047 North Deer Crest Lane
8	1069 North Deer Crest Lane or 16 East Elk Court
9	7 West Elk Court
10	19 East Elk Court
11	33 East Elk Court or 1095 North Deer Crest Lane
12	1123 North Deer Crest Lane
13	1130 North Deer Crest Lane
14	103 East Antler Court or 1104 North Deer Crest Lane
15	119 East Antler Court
16	110 East Antler Court
17	76 East Antler Court or 1090 North Deer Crest Lane
18	1070 North Deer Crest Lane
19	1050 North Deer Crest Lane
20	1018 North Deer Crest Lane
101	
102	
103	

Surveyor's Seal Notary Public Seal City Engineers Seal Clerk-Recorder Seal

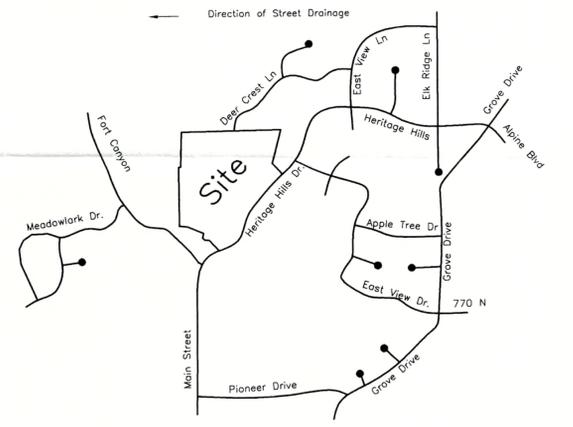
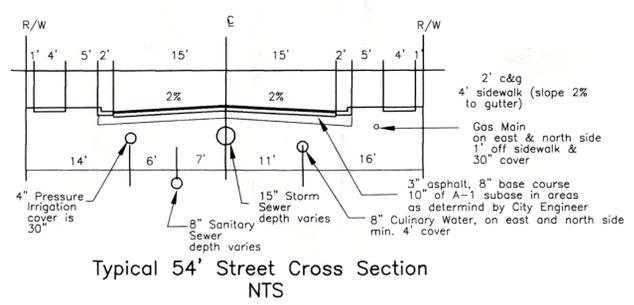
Redlines 2-23-16

We will require SD Cales and a grading plan for this.

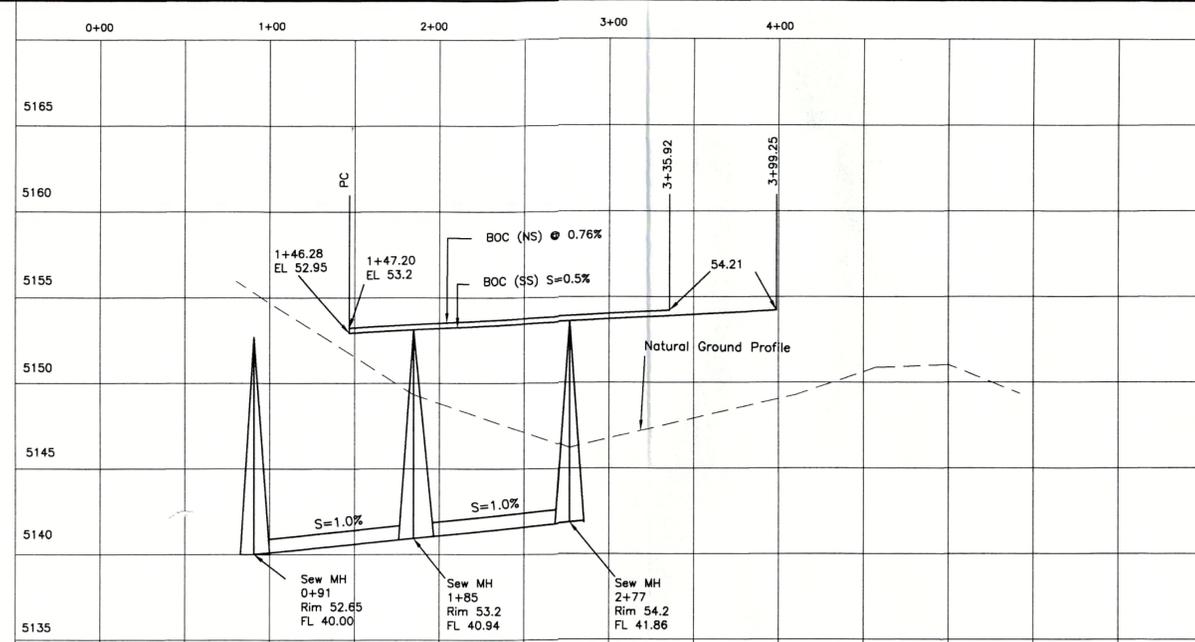


Utility Legend and Notes

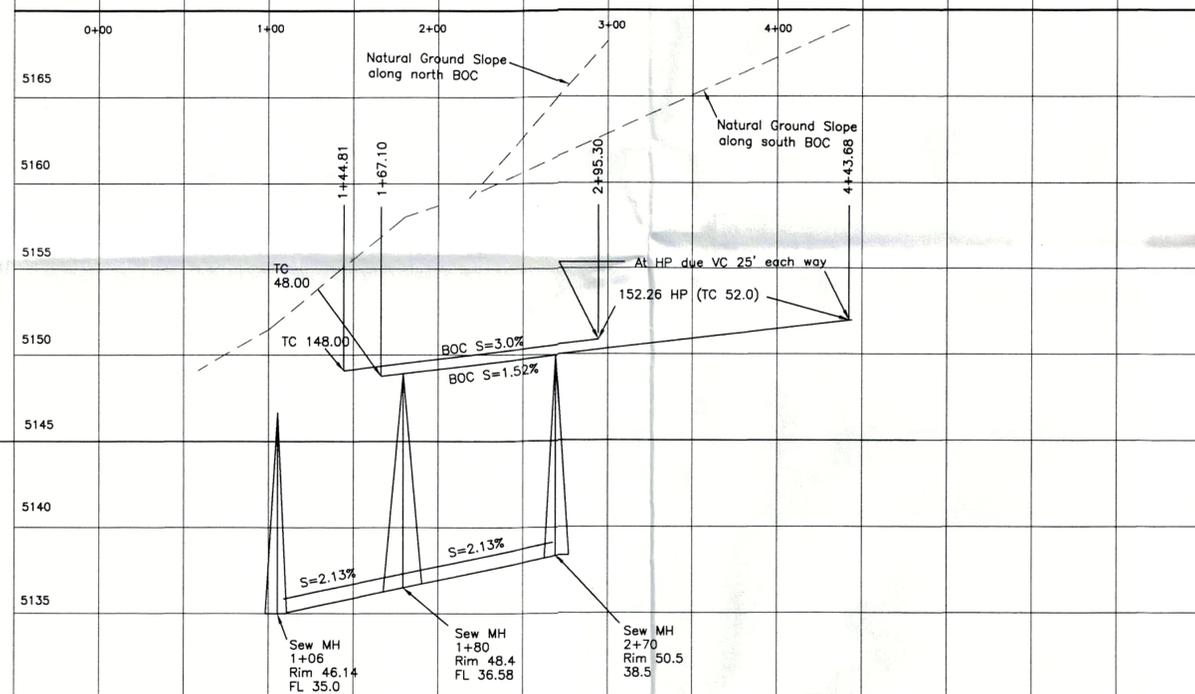
---	ESL - Existing Sewer Line
---	SL - Proposed Sewer Line
○	Sewer Manhole
○	Proposed Sewer Manhole
---	EWL - Existing Water Line
---	WL - Proposed Water Line
▼	Existing Fire Hydrant
▼	Proposed Fire Hydrant
---	EPI - Existing Pressure Irrigation Line
---	PI - Proposed Pressure Irrigation Line
---	SB - Lot Setback per City ordinance
---	PUE - Public Utility Easement, 10' on front, rear, uncommon side 10' on common property line with 5' on each side
x	EV - Existing Valve
x	PV - Proposed Valve
---	ESD - Existing Storm Drain
---	SD - Proposed Storm Drain
□	ECB - Existing Catch Basin
□	CB - Proposed Catch Basin
→	Direction of Street Drainage



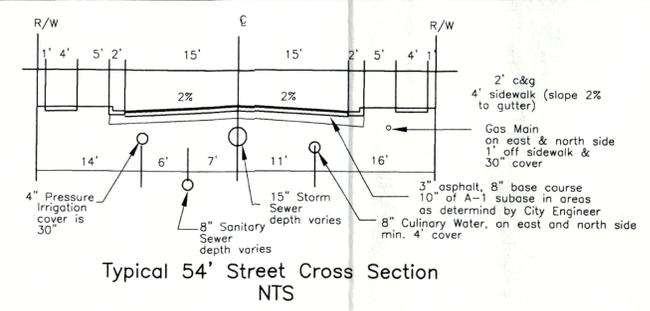
Note: These updated plans substantially follow the Alpine City approved IBI Plans of November 2003. The updated plans realigned the Deer Crest access road portion to improve negative grade street issues and place all utilities in the street. The negative grade of Antler Court was eliminated. There were minor lot boundaries adjusted to improve quality of the Lots 2-5, 15-17, and 20. Overall Public Open Space was increased by 3800 SF. Cross gutters at street intersections were eliminated.



Antler Court

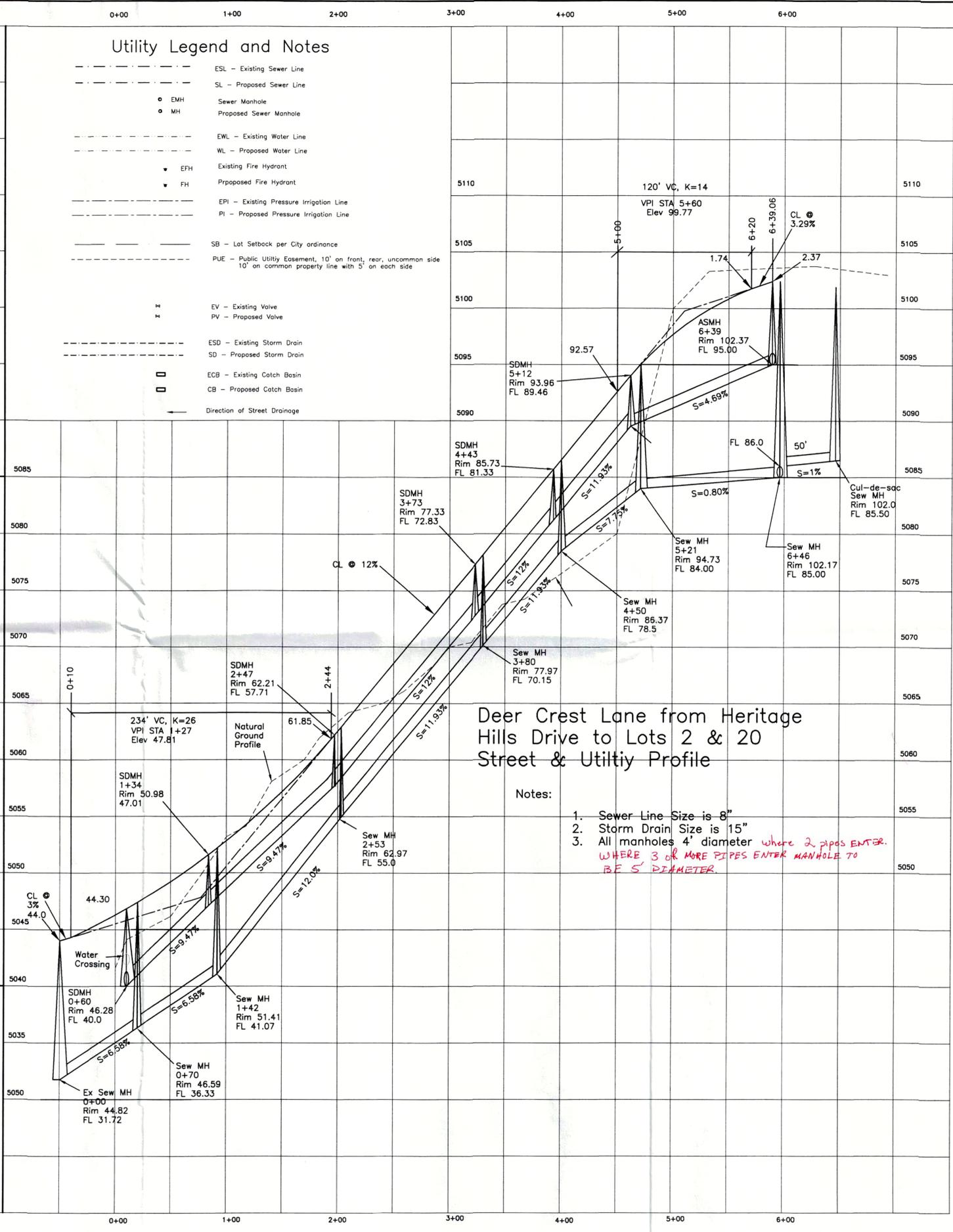


Elk Court



Utility Legend and Notes

- Existing Sewer Line
- - - Proposed Sewer Line
- Sewer Manhole
- Proposed Sewer Manhole
- Existing Water Line
- - - Proposed Water Line
- ▽ EFH Existing Fire Hydrant
- ▽ FH Proposed Fire Hydrant
- Existing Pressure Irrigation Line
- - - Proposed Pressure Irrigation Line
- Lot Setback per City ordinance
- - - Public Utility Easement, 10' on front, rear, uncommon side
10' on common property line with 5' on each side
- EV Existing Valve
- PV Proposed Valve
- ESD Existing Storm Drain
- SD Proposed Storm Drain
- ECB Existing Catch Basin
- CB Proposed Catch Basin
- Direction of Street Drainage



Deer Crest Lane from Heritage Hills Drive to Lots 2 & 20 Street & Utility Profile

- Notes:
1. Sewer Line Size is 8"
 2. Storm Drain Size is 15"
 3. All manholes 4' diameter where 2 pipes enter. WHERE 3 OR MORE PIPES ENTER MANHOLE TO BE 5' DIAMETER.

Updated Street and Utility Profiles

North Point View Plat B

Date: 13 Feb 2016

Scale 1" = 50'
or use bar scale
Drawing # 2016-02

Engineer:
K. Edward Gifford
6163 W. 9600 N.
Highland, Utah 84003
Phone: 801-772-0255

Utah

Sheet 2

Alpine,

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan Update 2016

FOR CONSIDERATION ON: 1 March 2016

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Provide Direction for
Updating the General Plan**

APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)

BACKGROUND INFORMATION:

At the last meeting, the Planning Commission started giving some direction to staff about some new and edited language for the Land Use Element. Some of the edited language is reflected in the attached draft while other language still needs to be further discussed.

See attached updated draft of the Land Use Element. Much of the language was taken from the 2007 General Plan but modified and reworded to provide more direction and detail. **The Planning Commission should continue to offer direction and editing as needed for the Land Use Element.**

LAND USE ELEMENT



GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



POLICIES

- 1.1 Promote and preserve both natural and developed open spaces, with a preference towards public open spaces, around the City through Planned Residential Developments (PRD) or by the public purchase of land.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provides residents an opportunity to congregate.
- 1.3 Preserve animal rights and maintain a lenient level of regulations.
- 1.4 Connect neighborhoods and open spaces of the City with trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.5 Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.
- 1.6 Preserve and beautify the three gateways into the City and do so in a unique way so that it is clear that you are entering Alpine.
- 1.7 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.

GOAL #2

Provide a variety of lot sizes and housing types that allow residents to age in place.



POLICIES

- 2.1 Land zoned as B-C shall consist of professional office, retail and other commercial uses serving the needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing.
- 2.2 (New Mixed Use Zone). Land zoned as B-C-R shall consist... New residential development to be built in the zone may consist of higher density housing units such as senior housing that reflects a historic small-town, rural atmosphere.
- 2.3 Land zoned as TR-10,000 shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development.
- 2.4 Land zoned as CR-20,000 shall include traditional agricultural land and lower undeveloped areas within the City that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space and reducing the impact of development on lands that are highly visible and susceptible to erosion.

THIS IS WHERE WE LEFT OFF

- 2.5 Land zoned as CR-40,000 shall include the territory generally located around the periphery of the City considered appropriate for low density residential development. These areas which as a result of the presence of steep slope,

LAND USE ELEMENT



adverse soil characteristics, flood hazard, mudflow or earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile.

- 2.6 Land zoned as CE-5 shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas which as a result of the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions are considered environmentally sensitive.
- 2.7 Requests for a zone change shall be considered only upon demonstration of adequate infrastructure, resource availability, amenities and benefit to both the City and the residents of the project.
- 2.8 Follow the Alpine City Annexation Policy Plan.

LAND USE ELEMENT



GOAL #3

Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands, historic districts and senior housing by using overlay zones which build on an underlying zone by setting additional or stricter standards and applying the standards of both zones.



POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community Development by regulating the exterior architecture characteristics of structures and preservation and protection of buildings of architectural or historical significance (See Gateway Historic District Design Guidelines).
- 3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by diversity of sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, urban/wildland, geologic hazards, hillside) to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.
 - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
 - 3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.

LAND USE ELEMENT



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility to assure that senior citizens can continue to contribute to the community and have an opportunity to socialize without having heavy yard care maintenance and without ignoring legitimate concerns regarding impacts on surrounding residential areas. Proper housing for senior citizens is a necessary component of a well-rounded and sustainable community.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents without ignoring legitimate concerns regarding impacts on surrounding residential areas.

GOAL #4

LAND USE ELEMENT



Special Uses



POLICIES

4.1 The

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
February 16, 2016**

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, Jed Muhlestein, Marla Fox

Others: Roger Bennett, Lon Lott, Loraine Lott, Will Jones, Sheldon Wimmer, Bryan Irving

B. Prayer/Opening Comments: Jason Thelin

C. Pledge of Allegiance: Judi Pickell

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

A. PUBLIC HEARING – Ord. No. 2016-03 - Flood Plain Clarification (Section 4.7.18.2.3.f)

This paragraph was just amended at the last City Council meeting. However, it was also determined by the City Engineer and the City Attorney that this paragraph concerning the flood plain requirement needed more amendments and clarification. It is proposed to reword paragraph 4.7.18.2.3.f to say:

Lots that contain land in the flood plain area shall contain a minimum area outside the flood plain corresponding to the underlying zone. For example, a lot in the TR-10,000 zone must have at least 10,000 sq. ft of land above the 100-Year Recurrence Interval Flood. CR-20,000 lots in a flood plain must have at least 20,000 sq. ft of land above the 100-Year Recurrence Interval Flood. A CR-40,000 lot in a flood plain must have at least 40,000 sq. ft of land above the 100-Year Recurrence Flood. Whenever 100-Year Recurrence Interval Flood data is not available, the required area as described above will be five feet above the elevation of the maximum flood of record. (Ord. 2004-13, 09/28/04, Ord. 2016-02, 01/26/16, Ord. 2016-03, 02/23/16).

Jed Muhlestein explained why some verbiage was taken out of this paragraph and said it was on the advice of the Attorney. He said the paragraph said proposed and existing lots and the whole purpose is to include everything so we scratched that and just said lots so that will encompass everything.

Jed Muhlestein said the bigger thing that David Church had an issue with was the second section crossed out in red where it states: Lots in the TR-10,000 zone must have at least 10,000 square feet of land which is an elevation of at least two feet above the elevation of the 100 year reoccurrence interval flood. Jed Muhlestein said the part David Church had an issue with is because if you have a flood plain or a flood way in a deep channel, and we're requiring two feet above that flood plain to be in open space, that's not as big of a deal as in more of a flat ground if you have a channel running through in areas such as Westfield ditch area. He said if we require two feet above in that area, that water can go two feet above bank and if it's flat ground, who knows how far that could go out. He said it could go out quite a way and take quite a bit of land. Jed Muhlestein said David Church said that could be considered a taking and said that's unlawful to do and recommended that we remove that sentence.

Jed Muhlestein said to back up Mr. Church's way of thinking, he started looking at what FEMA require and what do the other cities around us require. He said it turns out that FEMA allows building inside the flood plain but we don't allow building inside the flood plain so in that regard, we're more restrictive that even FEMA is. He said he couldn't find any other city with verbiage remotely similar to this. The only one was American Fork City and they said your lowest floor has to be at or above the flood elevation. Highland City mentions that flood plains have to be

1 in the open space. He said that Lehi City will actually allow you to build buildings below the flood elevation but
 2 you have to provide some kind of study to prove it's going to be okay and Mapleton's says the same thing stating
 3 you can't build within the flood way without first doing a study to back it up. Jed Muhlestein said we are by far the
 4 most restrictive around here and are just following the advice of our Attorney to take out the part that requires land
 5 to be donated to the city that's two feet above the elevation of the flood way. He said we have another section in our
 6 ordinance that states the lowest floor in the home should be built at or above the flood way elevation.

7
 8 Steve Cospers asked about the flood plain on 1st South and asked if it was changed by FEMA. The Planning
 9 Commission talked about what happened with the flood plain down in that area. Jed Muhlestein said it still exists
 10 and Bryce Higbee said they actually increased the area all the way down dry creek to Utah Lake essentially. He said
 11 a number of cities were not happy with that so they got the Army Corp of Engineers to come out and do another
 12 study to challenge FEMA's report and to try and scale it back. He also said a lot has changed since the 1980's flood
 13 and the contributing factors that existed and caused that flood may not exist now. Jed Muhlestein said the homes in
 14 Piccadilly Circle have a restriction on the plat requiring those homes to be built above the flood way.

15
 16
 17 **MOTION:** David Fotheringham moved to recommend to the City Council that Ordinance No. 2016-03 be adopted
 18 which would clarify the requirement for lots that contain land in a flood plain.

19
 20 Jane Griener seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee,
 21 Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

22 23 24 **B. General Plan Update**

25 In the last meeting, the Planning Commission requested that language in the 2007 General Plan related to the Land
 26 Use Element be gathered and provided to the Planning Commission members. The Planning Commission also
 27 requested to have the Land Use Element broken up into sections so that it can be more easily addressed and
 28 discussed.

29
 30 Jason Bond said moving forward he would like to have three Goals:

31 Goal #1 - Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces
 32 and the mountainous surroundings of the City.

33
 34 David Fotheringham said he would like to see a Vision page that goes before the goals that would be a preamble.

- 35
 36 1. Preserve animal rights and maintain a lenient level of regulations.

37
 38 The Planning Commission discussed what animal rights are and if the regulations need to be
 39 more or less restrictive. Jason Bond said our ordinances allow for farm animals depending on the
 40 size of the property. He also said animal enclosures have to be at least seventy five feet away from
 41 any neighboring dwelling.

42
 43 Steve Swanson said farm animals bring smell and flies that are uncontrollable and he worries about
 44 opening this up to the whole city. Jason Bond said the city already allows anybody to have farm
 45 animals if they have the square footage unless subdivision CC&R's prohibit it.

- 46
 47 2. Encourage, develop and/or maintain venues that enhance a sense of community and provided
 48 residents an opportunity to congregate.

49
 50 The Planning Commission said venues could mean Programs, Amphitheater, Parks, Public Events,
 51 Concerts, Food Truck Rally, etc. Judi Pickell said we should break this section down a little bit more
 52 so it's not so broad. She said we should list specifics ones that we want to enhance and set a priorities
 53 like improving Moyle Park for instance.

54
 55 Jason Bond said once we are done with the General Plan he doesn't want it to sit on a shelf. He said
 56 we need to review it each year and on topics like this one and ask ourselves if we are providing

1 opportunities for the residents to congregate. Do we have the venues necessary to do that and are we
 2 encouraging, developing and maintaining these venues the way that was intended.
 3

- 4 3. Promote and preserve both natural and developed open spaces around the City through Planned
 5 Residential developments (PRD).
 6

7 Jane Griener asked if we had to add the PRD as part of the goal. Jason Bond said this is the only way
 8 to get open space unless we buy it. Judi Pickell said it could be worded differently such as cluster
 9 housing. Bryce Higbee said he would rather see open space be public open space even though the city
 10 has to take care of it. Jed Muhlestein said from the Public Works point of view, we don't have the
 11 staff to maintain the open space.
 12

13 Bryce Higbee said he does not like private open space because it does nothing for the city. He said he
 14 would like this worded that we prefer public open space. He said to promote and preserve both
 15 natural and developed open space with a preference for public open spaces around the city through
 16 planned residential developments, PRD, or by public purchase of land.
 17

- 18 4. Connect neighborhoods and open spaces of the city with trails, sidewalks and bike lanes that support
 19 alternate forms of transportation and recreation.
 20
 21 5. Encourage and maintain a safe and convenient atmosphere for pedestrians within commercial areas
 22 by applying and enforcing the Gateway Historic District Design Guidelines.
 23

24 The Planning Commission said to take out the word Historic. Judi Pickell asked how you enforce
 25 guidelines. Bryce Higbee said to get rid of the work enforcing, just make it beautiful.
 26

- 27 6. Preserve and beautify the three gateways into the City. (Canyon Crest, Alpine Highway and Westfield
 28 Road) and do so in a unique way so that it is clear that you are entering Alpine.
 29

30 The Planning Commission said there is some work that needs to be done and will work on specifics
 31 later.
 32

- 33 7. Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the
 34 Implementation of Street Tree Guidelines.
 35

36 Jason Bond said we need to check the ordinances to see if there are specific requirements.
 37

38 Goal #2 – Provide a variety of lot sizes and housing types that allow residents to age in place.
 39

- 40 1. Land zoned as BC should consist of professional office, retail and other commercial uses serving the
 41 immediate needs of Alpine residents and situated within an environment, which is safe and
 42 aesthetically pleasing. New residential development that happens to be built in the BC zone should
 43 consist of owner-occupied high density housing units such as senior housing that reflects a village
 44 scale and character.
 45

46 Bryce Higbee said to take out the words immediate needs. Jason Bond said if this is our commercial
 47 district, we should encourage it to be a commercial zone. Judi Pickell said we could break up the
 48 commercial zone and allow only commercial businesses in a certain area and a mixed use in another.
 49

50 The Planning Commission said to take out owner occupied and high density housing and change it to
 51 higher density.
 52

- 53 2. Land zoned as TR-10,000 should include the are generally located within the originally settled town
 54 center of Alpine that is considered appropriate for high density residential development, maintaining a
 55 village scale and character.
 56

1 The Planning Commission said to change all the shoulds to the word shall and to take out village scale
2 and character. They also said to change high density to higher density.

- 3
4 3. Land zoned as CR-20,000 zone should include traditional agricultural land and lower undeveloped
5 areas within the City that is considered appropriate for medium density residential development.
6 These areas should provide for the perpetuation of the rural and open space image while reducing the
7 impact of development on lands that are highly visible and susceptible to erosion.

8
9 The Planning Commission said to take out the word image. Jason Thelin said he didn't think the land
10 zones should be referenced in the General Plan because they are already in the Development Code. The
11 Planning Commission had a discussion about this and said they thought these zones should be in the
12 General Plan so they could be referenced when applicants come in for a zone change or other zone
13 issues.

- 14
15 4. Land zoned as CR-40,000 should include the territory generally located around the periphery of the
16 City considered appropriate for low density residential development. These areas which as a result of
17 the presence of steep slope, adverse soil characteristics, flood hazard, mudflow or earthquake potential,
18 wildfire hazard or similar critical and sensitive natural conditions are considered environmentally
19 fragile.

20
21 The Planning Commission said this zone should include more open vistas and not just environmental
22 hazards and said we need to preserve the open rural atmosphere. Steve Cospers said he thinks this zone
23 description should be rewritten because it is too similar to the CE-5 zone. Jed Muhlestein said the only
24 difference between this zone and the CE-5 is one says mountainous areas and one says periphery of the
25 City.

26
27 Bryce Higbee said the Planning Commission needs to have a discussion on whether we want to add
28 another zone and lower density in the City so we know how to move forward.

- 29
30 5. Land zoned as CE-5 should consist of areas primarily located in mountainous areas of the City
31 considered appropriate for very low density residential development. These areas which as a result of
32 the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions
33 are considered environmentally sensitive.
34
35 6. Changes in zoning should be considered only upon demonstration of adequate infrastructure, resource
36 availability, amenities and benefit to both the City and the residents of the project.

37
38 Jason Thelin said we need to put in the Plan that we are a proponent of lower density. Jason Bond said
39 if that is what we want, then we have to put that language in the Plan. He said we can't just go off a
40 map, we have to spell out exactly what each zones definition is. Judi Pickell said if we have a goal to
41 provide a variety of lot sizes and housing sizes to provide ageing in place and still keep a rural feel.
42 She said we need to provide options to families because not everyone needs or wants one acre lots.

43
44 The Planning Commission said they want to do some more work on this section

- 45
46 7. Follow the Alpine City Annexation Policy Plan.
47
48

49 Steve Cospers opened the Public Hearing and there were no comments.

50
51 **COMMUNICATION:**

52 Jason Thelin asked if we could take a look at fence setback requirements because he would like to be able to put up
53 a higher fence in his front yard to keep the deer out. Jason Bond said the setback requirements are because of
54 visibility and to prevent our roads from becoming alleyways. Fences higher than six feet are required to be set back
55 by ten feet on any public street even if it's an open style fence.
56

1 Jason Thelin also asked about setbacks for accessory buildings and wanted to know if we could take a look at
2 changing those requirements as well to be less restrictive.

3

4 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** February 2, 2016

5

6 **MOTION:** Judi Pickell moved to approve the Planning Commission Minutes for February 2, 2016 subject to
7 changes.

8

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

11

12 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the
13 meeting at 9:10 pm.

14

DRAFT