



ALPINE CITY PLANNING COMMISSION MEETING

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

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Bryce Higbee
- 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 - Westfield Zone Change Request

The Planning Commission will review a proposed zone change for an area located east of Westfield Road and south of 200 North. Residents in that area have requested that the zoning for their property be changed from CR-40,000 (1 acre) to CR-20,000 (1/2 acre). This property consists of approximately 48 acres.

B. PUBLIC HEARING - Open Space Ordinance and Map Amendments (Article 3.16)

The Planning Commission will review proposed amendments to the Open Space ordinance and corresponding map.

C. PUBLIC HEARING – Senior Housing Overlay Zone Amendment (Article 3.18)

The Planning Commission will review a proposed amendment to the Senior Housing Overlay Zone ordinance.

D. Adam Swalberg Site Plan – 1200 North Fort Canyon Road

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

E. General Plan Update

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

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 17, 2016

ADJOURN

Chairman Steve Cospier
June 3, 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: Westfield Zone Change Request

FOR CONSIDERATION ON: 7 June 2016

PETITIONER: Westfield Road and 200 North Property Owners (9 Total)

ACTION REQUESTED BY PETITIONER: Approve the Zone Change

APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.2 (Zone Change)

BACKGROUND INFORMATION:

Residents with property located along Westfield Road and 200 North are requested that the zoning for their property 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.

August 21, 2015

We, the undersigned property owners, submit to the Planning Commission of Alpine City this formal request to re-zone our property from the current CR 40,000 to the CR 20,000 zone.

Thank you

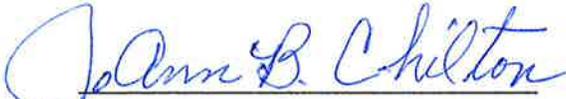

Margaret Vance

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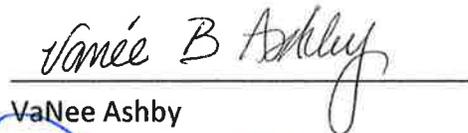
William E or Joan Healey


Norma Healey Family

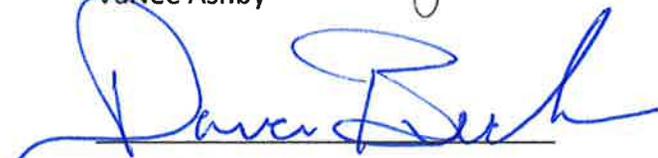

Alan H Gillman


JoAnn Burgess

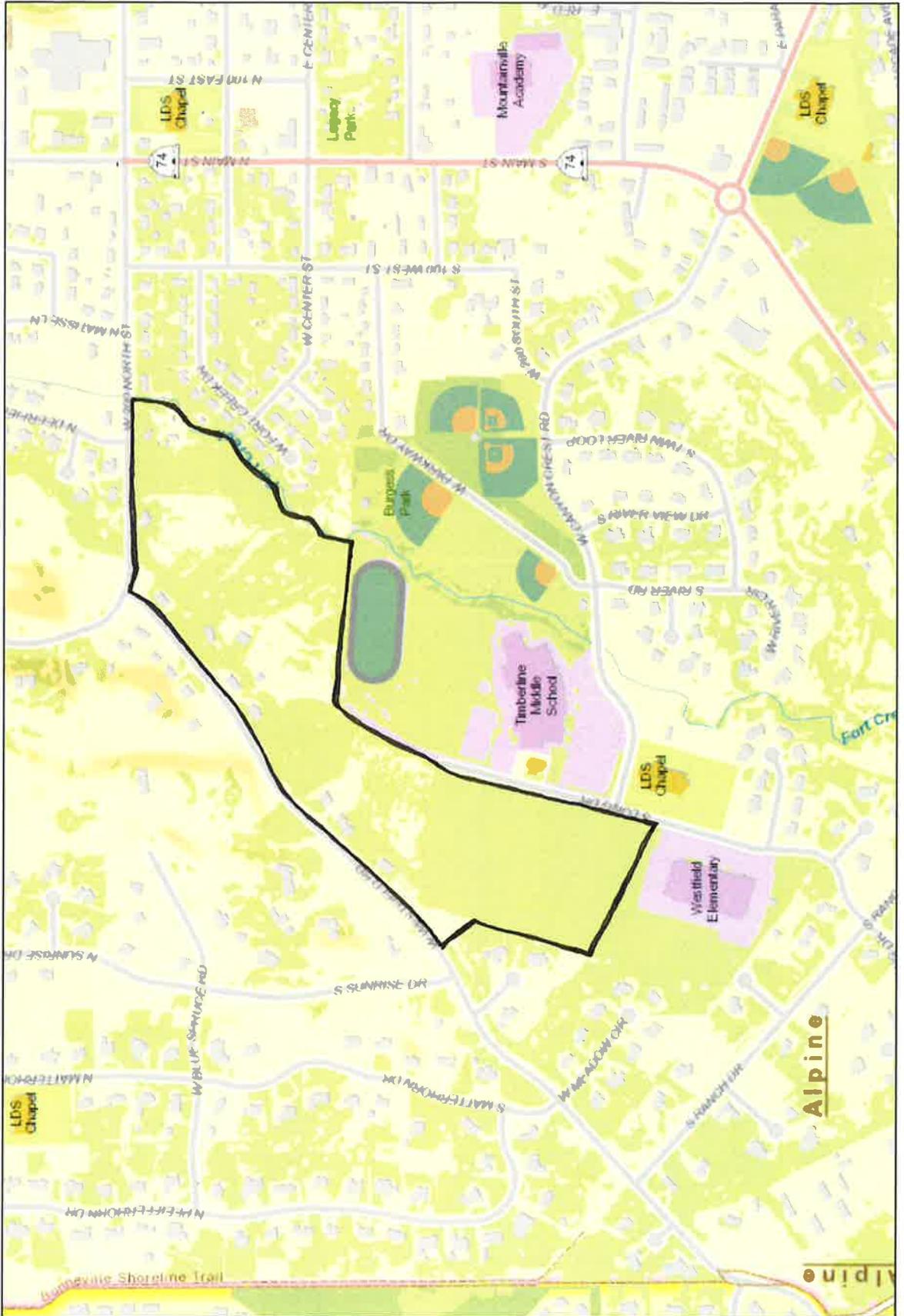

Clive and Jewel Walters


VaNee Ashby


L. Ross Beck


Dana R Beck

*Both Elvin and Joan are physically onwell and the family has not designated an Executor.



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Open Space Ordinance and Map Amendment

FOR CONSIDERATION ON: 7 June 2016

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Recommend Approval of Proposed Amendments

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

Over the past couple months, The Planning Commission and City Council have both reviewed and discussed the open space ordinance and master plan map. Included are the proposed amendments to each of these documents. Both the Planning Commission and City Council expressed the desire to have both documents simplified and not have several different designation types of open space.

After a public hearing and a recommendation from the Planning Commission, the City Council will consider adopting the proposed amendments.

STAFF RECOMMENDATION:

That the Planning Commission recommend to the City Council approval of the proposed amendments to the open space ordinance and the corresponding open space map.

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98; amended Ord. 2007-12/8-14-07)

3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscales, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
5. To provide off-street venues for activities such as walking, jogging, cross-country skiing, snow-shoeing, cycling and horseback riding, etc.
6. To preserve native vegetation and topography.

3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
3. Trails
4. Picnic Shelters
5. Sanitary Facilities
6. Lawns
7. Landscaping

These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
2. Temporary recreational facilities such as soccer goals.
3. Structures for sale of food, drinks, game booths etc. which are of strictly a temporary nature for specific events.
4. Structures for use in organized group areas to be approved by the Planning Commission.
5. Wells with accompanying auxiliary structures, water, sewer and utility transmission lines and facilities.
6. [Structures for the maintenance and operation of city business.](#)
7. Other uses which are determined by the Planning Commission to be similar and compatible with the foregoing uses and in harmony with the intent of the zone.

3.16.4 SPECIAL PROVISIONS

- 3.16.4.1 All public parks in the City of Alpine as noted on the attached map, hereby made a portion

of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.

- 3.16.4.2** Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

3.16.6 OPEN SPACE DEFINITIONS ~~AND DESIGNATIONS~~

Open Space is defined as any area where either commercial, municipal or residential building of structures is restricted or prohibited. Open Space may be either publicly or privately owned. City (public) ownership should be clearly indicated on plans and plats and recorded on deeds. Public open space encompasses all city parks and all city trails but not all city property. Private open space encompasses land retained open by conservation agreement in private ownership.

1. Privately-owned open space is retained through conservation agreements for the use and benefit of the owner or homeowner's association. Public access may be granted in designated areas. Improvement decisions are controlled by the owner in compliance with the City Master Plan, ~~open space designations~~, City ordinances, and any commitments made pursuant to annexation or development agreements. Use by the public is restricted to trails and roads.
2. Publicly-owned open space is retained for the use and benefit of the general public. Improvement decisions are controlled by the City Council in compliance with the City Master Plan, ~~open space designations~~ and City ordinances.

~~3.16.6.1 Designation of Type of Open Space~~

~~As subdivisions are approved, or as land is acquired by the City, open space shall be designated as one of four types, which shall be recorded on final plats and on the map which is part of this zone.~~

- ~~1. Natural or conservation open space.~~
- ~~2. Semi-improved open space.~~
- ~~3. Developed open space.~~
- ~~4. Organized group recreational open space.~~
- ~~5. Semi-improved recreational open space.~~

~~Usage restrictions, landscaping and maintenance guidelines, and future development of these open spaces are specified within this ordinance and shall be incorporated as either deed restrictions, conservation agreements, or by City ordinance. These apply to both private and public open space.~~

~~3.16.6.2 Definitions of Each Designation~~

~~3.16.6.2.1 Natural or Conservation Open Space:~~

- ~~1. Soil is left undisturbed.~~
- ~~2. Natural vegetation, whether or not native to the area, occupies the major visible aspect of the land. Revegetation or additional plantings must be~~

~~approved by the Planning Commission. (Refer to Schedule A to this zone for acceptable plants.)~~

- ~~3. Recreational improvement limited to natural or road-base surfaced trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.~~
- ~~4. Construction and maintenance of City utilities shall be permitted.~~

3.16.6.2.2 ~~Semi-improved open space:~~

- ~~1. Limited grading for erosion control, access, etc.~~
- ~~2. Landscaping restricted to plants that require minimal water.~~
- ~~3. Recreational improvements limited to trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.~~
- ~~4. Construction and maintenance of City utilities shall be permitted.~~

3.16.6.2.3 ~~Developed open space:~~

- ~~1. Formal grading.~~
- ~~2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.~~
- ~~3. Recreational areas, including playgrounds, pavilions, picnic areas, public (restroom) facilities, etc, with sufficient parking.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.2.4 ~~Organized group recreational open space:~~

- ~~1. Formal grading.~~
- ~~2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.~~
- ~~3. Land intended for ballparks, swimming pools and similar activities which may require lighting, parking lots and public (restroom) facilities.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.2.5 ~~Semi-Improved Recreational Open Space~~

- ~~1. Limited grading for parking and erosion control, access, etc.~~
- ~~2. Landscaping restricted to plants that require minimal water.~~
- ~~3. Recreational areas, including playgrounds, pavilions, picnic areas, rodeo grounds, and similar activities which may require lighting, parking lots and public (restroom) facilities.~~
- ~~4. Construction and maintenance of City buildings and utilities shall be permitted.~~

3.16.6.3 ~~Changes in Designation and Future Development~~

~~From time to time, changes in designation may be desired, or major improvements may be proposed to be added, which are not indicated on the attached map.~~

~~All requests by homeowners and/or citizens groups for such changes to City-owned property shall be presented in writing to the Planning Commission for review. The Planning Commission shall forward its recommendation to the City Council for a decision.~~

~~If the City Council, Planning Commission, City Committee, or citizens' group initiate a request for change or improvement, all residents within 500 feet of the affected area shall be notified by certified US Mail and invited to respond to the change. A public hearing shall be held.~~

3.16.7 PUBLIC RIGHT OF WAY (ROW) THROUGH OPEN SPACE

3.16.7.1 Purpose of Improved Trails

Trails encourage and enhance public use of open spaces, and may be added to any public area, within the guidelines of each designation, as deemed necessary by the City, and following recommended procedures for improvements. (Refer to Trail Ordinance, Article 3.17)

3.16.7.2 Permitted Uses on Trails

Uses as determined by the City and designated by trail markers.

3.16.8 GENERAL RESTRICTIONS (amended by Ord. 2004-18, 11/23/04)

Certain restrictions apply to all publicly-owned space, regardless of designation.

1. Unless specifically authorized, no motorized vehicles are allowed.
2. Public entry may be prohibited in designated areas, at specific times, and/or seasons. This may be further restricted to specific types of use, such as cycling, horseback riding, or cross country skiing as established by the City Council.
3. Open fires will not be allowed, except in City-installed fire pits in such places as the Bowery and Historic Moyle Park.
4. Overnight camping will not be allowed, except in designated areas (Bowery and rodeo grounds) and with the notification and permission of City Hall. Permit to be obtained at City Hall.
5. No animals of any kind are allowed in Historic Moyle Park. In all other parks pets are to be leashed, except in Lambert Park in which case the pet is to be under the owner's direct control at all times. All animal excrement is to be cleaned up by the owner of the animal or pet.
6. Dumping or storage of private property will not be allowed.
7. Nothing may be placed by individuals to restrict or obstruct the public right-of-way.
8. The City Council may allow or prohibit other uses as it deems reasonable and proper.

3.16.9 MAINTENANCE AND IMPROVEMENTS TO PUBLIC LANDS

Alpine City is responsible for the landscaping and maintenance needs of all publicly-owned open space.

The City recognizes the benefit of private participation in caring for these lands. Therefore, individual citizens and citizen groups shall be allowed and encouraged to improve and maintain open spaces. However, these improvements shall be governed by guidelines incorporated in this ordinance, which includes specific rules for each designation.

All requests for improvements and maintenance of City-owned property by citizens shall be presented in writing and recommended by the Planning Commission and approved by the City Council. These requests shall include a written or drawn landscape design. Approval of such requests will be granted based on adherence to general and designation guidelines, compliance with City ordinances and a visit to the site. If approved, the request will be kept on file for further reference.

Any landscaping, maintenance or other improvements to public lands which does not receive prior approval as specified within this ordinance shall be deemed an encroachment. All such encroachments shall incur a penalty (fine) as established by the City Council. Upon direction of the City Council and after 30 days notice from the City Administrator, such encroachments are subject to removal and the area involved shall be restored to its original condition at the citizen's expense.

3.16.9.1 General Improvement Guidelines

The following guidelines apply to all improvements to publicly-owned lands, ~~regardless of the designation.~~

3.16.9.1.1 Homeowners have no right to encroach on publicly-owned lands. These open spaces are not to be considered or treated as an extension of private property. Without a recommendation from the Planning Commission and approval of the City Council, all of the following apply:

1. Grass, trees or shrubbery may not be planted.
2. Fences may not be erected.
3. Grading may not be done.
4. Sprinkler systems may not be installed.
5. Vegetation may not be cut or destroyed.
6. Rain gutter or other drainage may not be directed onto public lands.
7. All other encroachments are expressly forbidden.

3.16.9.1.2 When permission is granted to individuals or groups to improve public lands, all such improvements become the property of the City.

1. The City is ultimately responsible for care and maintenance of such improvements.
2. The City may remove any elements as it deems necessary.
3. Written City approval must be obtained for any private parties to remove any such elements.

3.16.9.1.3 When permission is given to private parties to improve public lands with landscaping, these same parties will be required to maintain these improvements, unless otherwise specified. When approved the following general guidelines apply to all designations except natural (conservation) areas:

1. All sprinkling piping and heads are to be located entirely on private property. Drip irrigation pipes may go into the easements and would be the preferred watering method. Water may spray on planted landscaping, but shall not spray on the trail.
2. Shrubs may be planted within the trail easement, but must be no more than 2 feet high and be kept pruned back from the trail edge.
3. Non-invasive groundcovers may be planted in the trail easement but shall be kept off the trail. Low and slow-growing junipers, cotoneaster, vincas and grasses are examples of acceptable plants.
4. All trees are to be planted outside the trail corridor.
5. When written permission is granted for donated trees to be planted on public lands, they must be placed randomly, rather than parallel to private property lines, as such placement gives the visual effect of increasing the private area and effectually decreasing the public open space.

3.16.10 IMPROVEMENTS TO PRIVATE PROPERTY BORDERING PUBLIC OPEN SPACE

3.16.10.1 Fences or borders along property lines adjacent to open space must meet specific standards.

1. When the width of the open space is less than 50 feet, bordering fences may not exceed 6 feet in height.
2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.

3. Fences and hedges must be completely within the boundaries of the private property.
4. Hedges or shrubs must be maintained to the same height requirement as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

3.16.10.2 Dogs shall be restrained such that they cannot enter open space.

3.16.10.3 All trees are to be planted entirely on private property.

3.16.11 ENFORCEMENT

3.16.11.1 Subdivision Approval Stage

3.16.11.1.1 Open space designations and ownership shall be included on all plats and recorded on deeds.

3.16.11.1.2 Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by construction crews and vehicles.

3.16.11.1.3 Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.

3.16.11.1.4 A bond to be approved by the City Engineer shall be posted by the developer against damage to public open space.

3.16.11.2 Before Bond Release

3.16.11.2.1 Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.

3.16.11.2.2 Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

3.16.11.3.1 Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.

3.16.11.3.2 Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)

3.16.11.3.3 A copy of this ordinance shall be provided to the property owner when the building permit is issued.

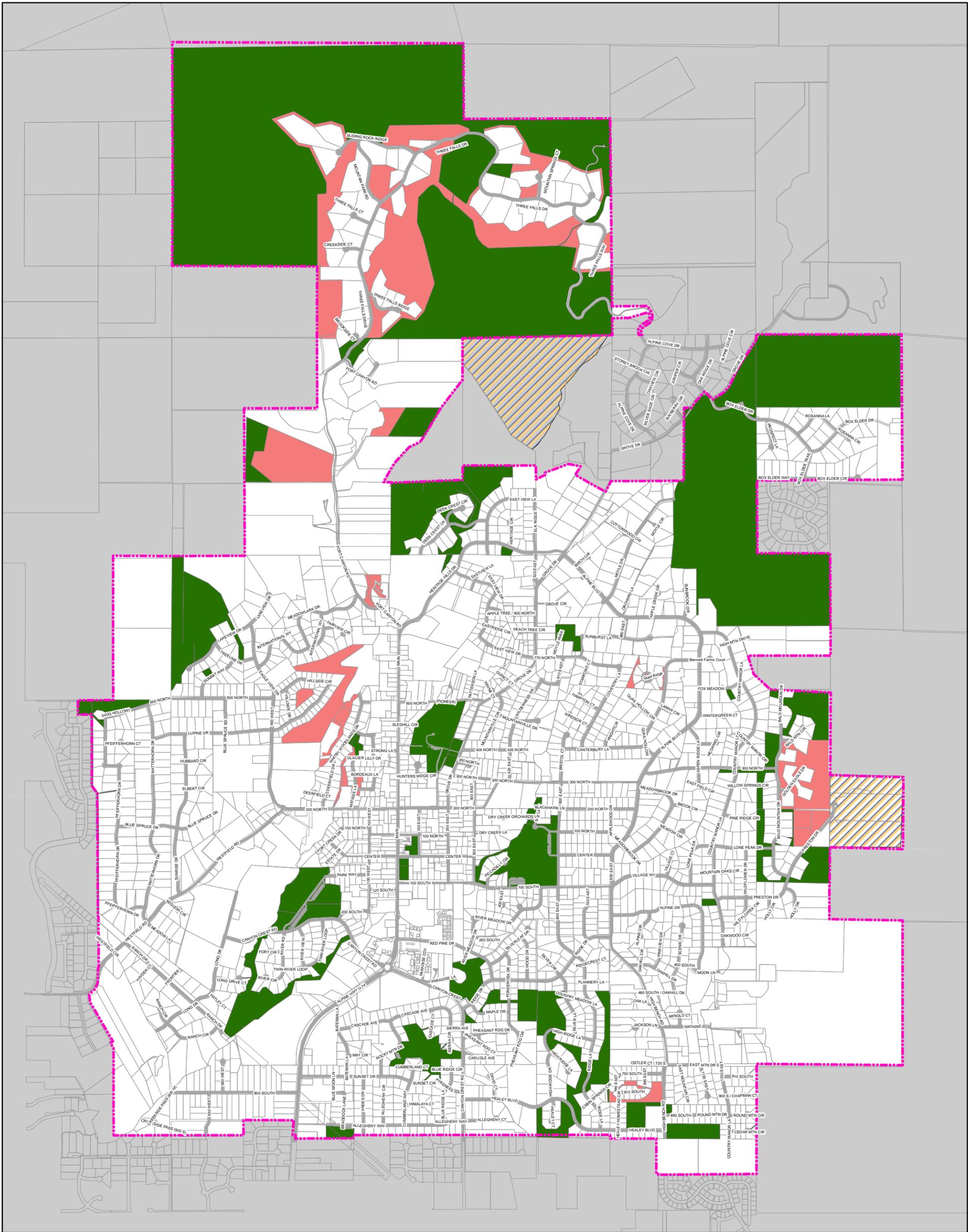
3.16.11.4 Before Occupancy Permits are Issued

3.16.11.4.1 All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.

3.16.11.4.2 If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12 OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.



Resolution No. 2016-06
Adopted June 14, 2016

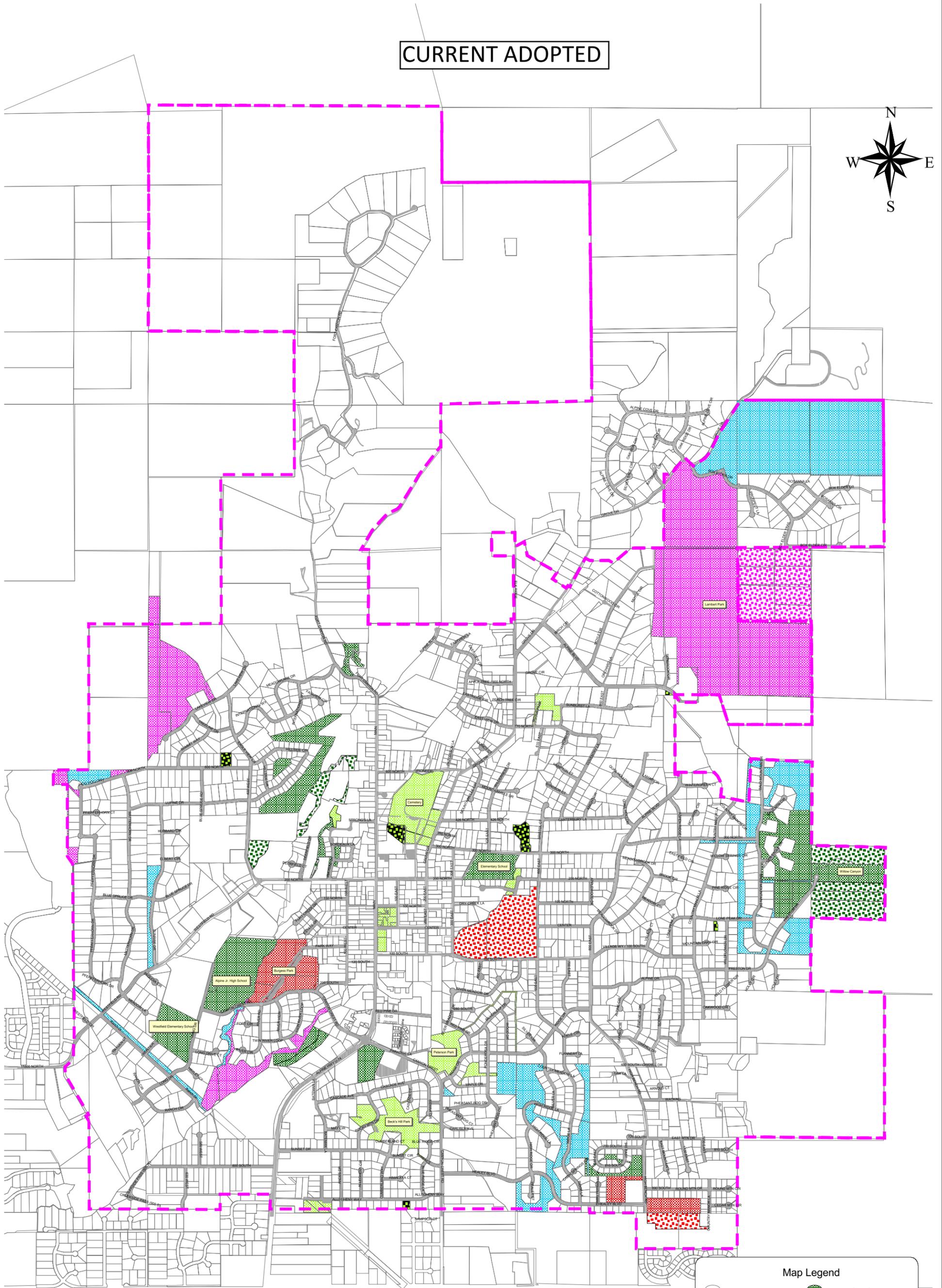


ALPINE CITY OPEN SPACE MASTER PLAN



	Public Open Space
	Private Open Space
	Conservation Easement
	Alpine City Boundary

CURRENT ADOPTED

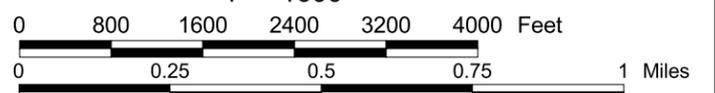


ALPINE CITY PARKS AND RECREATION MASTER PLAN

Map Legend	
	Alpine Parcels
	Alpine City Boundary
	Private Open Space
	Future Private Open Space
	Recreational Open Space
	Future Recreational Open Space
	Developed Open Space
	Future Developed Open Space
	Semi-Improved Open Space
	Future Semi-Improved Open Space
	Natural or Conservation
	Future Natural or Conservation

Plot Date:
28 Jun 2005

Map Scale:
1" = 1600'



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Senior Housing Ordinance Amendment

FOR CONSIDERATION ON: 7 June 2016

PETITIONER: Mayor and City Council

ACTION REQUESTED BY PETITIONER: Recommend Approval of Proposed Amendments

APPLICABLE STATUTE OR ORDINANCE: Article 3.18 (Senior Housing)

BACKGROUND INFORMATION:

At the May 10th City Council meeting, the Council discussed the Senior Housing Overlay Zone ordinance and how it currently requires a favorable recommendation from the Planning Commission before the City Council can consider approving a zone change. As currently written, the ordinance puts the legislative burden solely on the Planning Commission. This should be handled by the City Council. This is how the legislative process works elsewhere in the Alpine City Development Code.

CITY COUNCIL MOTION:

Ramon Beck moved to start the process to amend the Senior Housing Ordinance to remove the word favorable.

Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Motion passed unanimously.

ARTICLE 3.18 SENIOR HOUSING OVERLAY ZONE (Ord. No. 2003-11/10-14-03, Ord. No. 2008-02/3-11-08)

3.18.1 Findings. The City Council of Alpine hereby finds that Senior Housing is a necessary component of a well-rounded and sustainable community. Further, the City Council of Alpine hereby finds that current demographic trends indicate a substantial increase in the aging population and the City deems it necessary and desirable to address such trends by providing proper housing to give seniors the opportunity to socialize with one another and engage in minimal or no individual yard care by providing for development of planned units with professional maintenance of common areas in a park-like setting. Carefully planned developments shall enhance the beauty of Alpine.

Definitions:

Elderly/Senior. Housing that meets the Fair Housing Act definition of housing for older persons including housing specifically designed for and occupied by elder persons under a federal, state, or local government program; or housing that is occupied solely by persons who are 62 or older; or housing that has at least one person who is 55 or older in at least 80 percent of the occupied units and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Purpose. The purpose of the Senior Housing Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that Senior Citizens can continue to contribute to the community without having heavy yard care maintenance and without ignoring legitimate concerns regarding impacts on surrounding residential areas.

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

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

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

- A. Single or attached dwellings (nor more than two attached) intended to be used as Senior Housing as defined herein by older or elderly persons and excluding families with children under the age of 18 living with parents or legal custodians
- B. Home Occupations shall be permitted.
- C. Accessory apartments will not be permitted in the Senior Housing Overlay Zone.

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

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

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

J. Utilities

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

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

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

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

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

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Adam Swalberg Site Plan

FOR CONSIDERATION ON: 7 June 2016

PETITIONER: Adam Swalberg

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

**APPLICABLE STATUTE OR ORDINANCE: Article 3.5 (CE-5 Zone)
Article 4.14 (Site Plan to Comply)**

BACKGROUND INFORMATION:

The Swalberg residence is proposed to be located at 1200 North Fort Canyon Road. The lot is 5 acres and is located in the CE-5 zone. This lot is not located in an approved subdivision. The ordinance requires that a site plan be reviewed and approved by the Planning Commission. Essentially, it is a single lot subdivision with typical subdivision requirements like right of way, frontage improvements, water rights, etc. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan.

STAFF RECOMMENDATIONS:

The Planning and Zoning Department recommends approval of the proposed residential site plan.

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

- **The water policy be met prior to the issuance of a building permit**
- **A utility bond or agreement between TFD and the home owner provided to ensure the installation of utility laterals prior to the issuance of building permit**



Date: June 2, 2016

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Adam Swalberg Residence Site Plan
1200 North Fort Canyon Road**

Background

The Swalberg residence is proposed to be located at 1200 North Fort Canyon Road. The lot is 5 acres and is located in the CE-5 zone. This lot is not located in an approved subdivision. The ordinance requires that a site plan be reviewed and approved by the Planning Commission. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan.

Location (Section 3.5.5)

The setback requirements for a dwelling is as follows:

*Front Yard Setback – Minimum of 30 feet
Side Yard Setback – Aggregate of 30 feet. Neither side less than 12 feet
Rear Yard Setback – Minimum of 30 feet*

The proposed residence meets all of the setback requirements.

Building Requirements (Section 3.5.8)

- Height of Building - The maximum height requirement of the dwelling is no more than thirty four (34) feet as determined in accordance with the provisions of Section 3.21.8. The highest portion of the building is proposed to be 25 feet.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed residential site plan.



Date: May 26, 2016

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

**Subject: 1200 N. Fort Canyon Road - Site Plan Review
1 Home on 5.00 acres**

ENGINEERING REVIEW

When a single home is built on a lot that is not located within a subdivision the procedure is to run it through the Site Plan Application process. Essentially it is a single lot subdivision with typical subdivision requirements like right of way, frontage improvements, water rights, etc. This application is for a home to be built at 1200 N. Fort Canyon Road on a 5 acre lot that is not within a recorded subdivision.

Streets

Typically site plans and subdivisions are required to improve the frontage of their property with curb, gutter, appropriate right-of-way, and needed utilities. Fort Canyon Road, from Meadowlark Drive northward, will be reconstructed by the Three Falls Development (TFD). The TFD group has previously agreed to rebuild and improve the roadway with said improvements. TFD has agreements between all property owners that are impacted by this project. The appropriate amount of right-of-way for this project has already been provided at 1200 N. Fort Canyon Road, the road will be reconstructed and improved with curb and gutter on each side by TFD and city infrastructure will be upgraded. The TFD project will take care of the roadway improvement responsibilities for this site.

Utilities

There is an existing 8-inch sewer main that, due to elevations and slope, runs along the frontage and on the property. There is an existing easement for the sewer main. A 4-inch sewer lateral is shown to be connected to this line.

There is currently a 6-inch water main along the frontage of the property that is available for service. A 3/4-inch water lateral would be required to be installed. Fire hydrants are typically required to be located within 250 feet of the home. There is currently a hydrant to the south of

the property that meets this requirement. The Fire Marshall has signed off on the site plan.

There are two secondary pressure irrigation mains installed along the frontage of the property. A 1-inch lateral would be required to be installed to the westerly 10-inch main line, as that is the appropriate line for this pressure zone.

General Comments

Fort Creek runs through the middle of the proposed site plan which has delineated flood plain boundaries. The site plan shows the proposed home and structures well away from the flood plain. The home owner will be required to landscape the yard in such a way as to prevent the discharge of storm waters up to the 10-year storm event. In most cases this can be done with decorative landscaping berms along the tops of the river banks. A Land Disturbance Permit would be required at the time of construction which regulates these requirements.

The property owner would need to work with the gas and power companies to coordinate service through them.

There has been discussions about TFD installing the utility laterals for this lot. Prior to the issuance of a building permit, the agreement needs to be signed and a copy provided to the city or a bond for the laterals should be provided.

The water policy will need to be met for the site plan which will be required prior to the building permit being issued.

ENGINEERING RECOMMENDATION

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

- **The water policy be met prior to the issuance of a building permit**
- **A utility bond or agreement between TFD and the home owner provided to ensure the installation of utility laterals prior to the issuance of building permit**



May 26, 2016

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

**Subject: Water Policy – 1200 N. Fort Canyon Road
1 lot on 5.00 acres**

Dear Jason:

We have calculated the water requirement for the above mentioned site plan. The owner will be required to provide **8.75** acre-feet of water to meet the water policy for the site plan. Please contact me if you have any questions.

Sincerely,
ALPINE CITY

A handwritten signature in blue 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

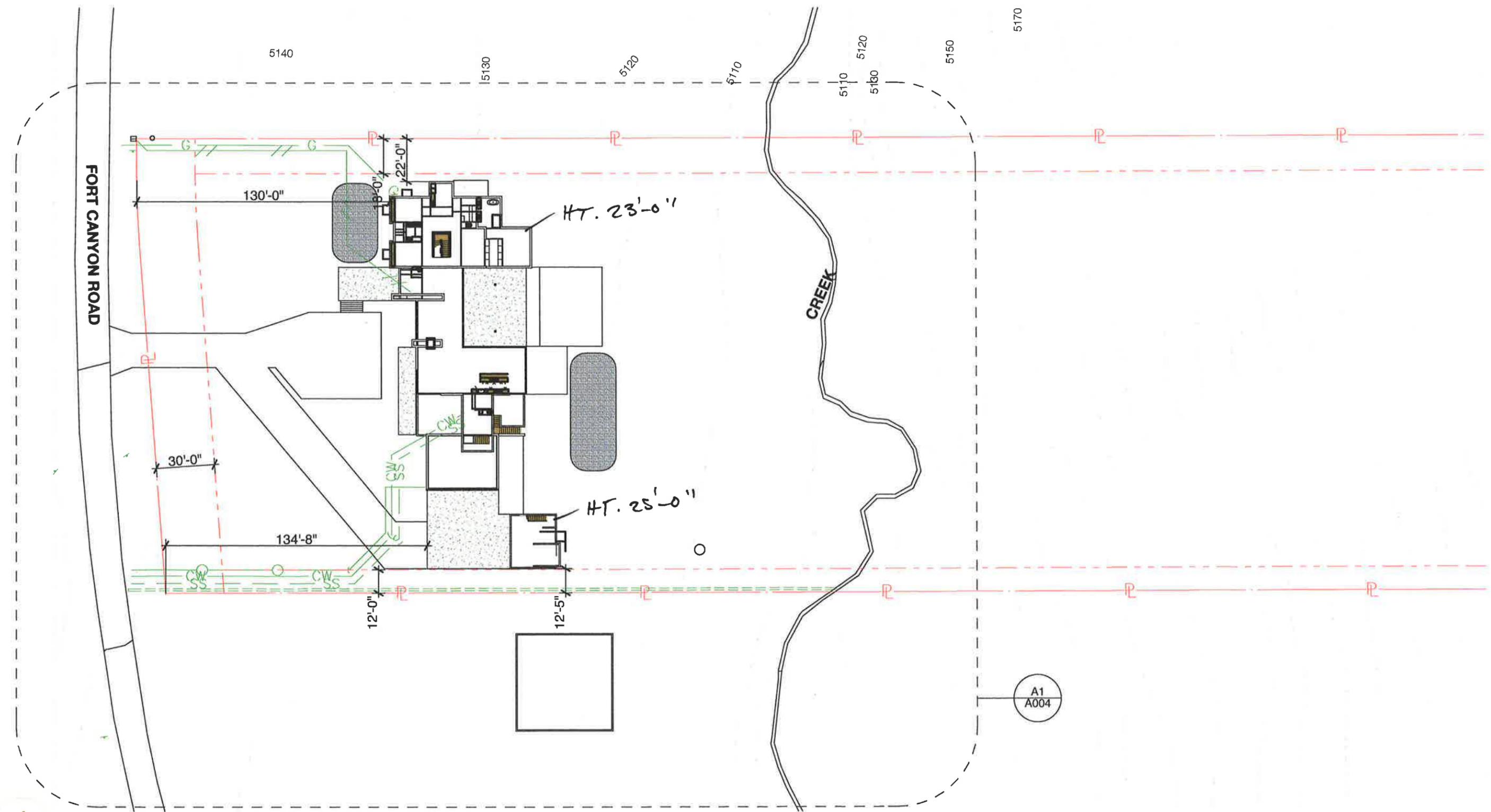


Water Requirements
1200 N. Fort Canyon Road
May 26, 2016

Lot	Area (sf)	Indoor Requirement (0.45 ac-ft per home)	Outdoor Requirement (1.66 ac-ft/acre)	Total (ac-ft)
1200 North	217,750	0.45	8.30	8.75

Total 8.75

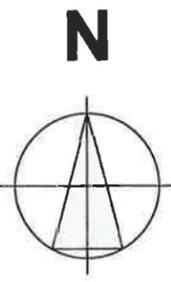
Jed Muhlestein, P.E.
Assistant City Engineer



1

SCALE: 1" = 50'

Site Plan



ALPINE RESIDENCE

Site Plan 11x17

Tuesday, May 24, 2016

RECEIVED MAY 24 2016

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan Update 2016 – Historic Preservation Element

FOR CONSIDERATION ON: 7 June 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:

Attached is the currently adopted Historic Preservation Element of the General Plan. After reviewing the document, the question has been raised regarding the need for this element. Aspects of this element have already been covered in the Land Use Element particularly as it pertains to a desired “historic small-town, rural atmosphere” and the implementation of Gateway Historic District Design Guidelines.

The few historic landmarks in Alpine including City Hall, Relic Hall, Moyle Park and the Indian Tower have already been preserved and included on the National Register of Historic Places. A Moyle Park masterplan has been created and adopted in another element of the General Plan.

The current language should be reviewed by the Planning Commission and a direction should be given regarding the Historic Preservation Element.

Historic Preservation Element

Alpine City recognizes the unique and valuable historical and cultural resources located within the community. Preserving, protecting, and restoring these resources can give the City a sense of how it gained its present form and a sense of place. Preservation of important historical and cultural resources enhances the quality of life in a city and of its built environment, encourages an appreciation for the city's history and culture, maintains the character and identity of the community, and in some instances can contribute to a city's economic vitality.

The Vision Statement for Alpine's Historic Preservation Element is:

Alpine City will continue to preserve its past to promote a greater sense of historic awareness and community identity, including the historic character of the downtown area.

The Goals of the Historic Preservation Element are:

Goal 1 Promote a greater sense of historic awareness.

Objective: Continue to compile photographs and artifacts about Alpine's history and support a historical display at Alpine Days.

Objective: Revive the Alpine Historical Society.

Objective: An inventory of historically and/or architecturally significant structures should be maintained and periodically updated, and consider placing commemorative plaques at designated historical landmark structures.

Objective: Prepare informational guides or walking tour guides for Alpine's most significant historical resources.

Objective: Continue to make available books about Alpine's history, such as *Alpine Yesterdays* by Jennie Adams Wild and *Lambert's* by Rulon McDaniel.

Objective: Explore sources of revenue for historic preservation.

Objective: Make available programs that promote Alpine's history, such as a shortened and simplified history for use in elementary schools.

Goal 2 Preserve the community identity, including the historic character of the downtown area.

Objective: Continue to enforce Gateway Historic District Design Guidelines for commercial structures in the downtown area.

Objective: Continue to maintain historic facilities, such as Moyle Park and Relic Hall; and maintain publicly owned property in the downtown area using Gateway Historic Design Guidelines.

Objective: Consider establishing a Historic Preservation Ordinance to help identify historically significant structures or areas in the City, to protect historic homes in the downtown area from demolition, and outline infill guidelines to preserve the historic character of the downtown area.

BACKGROUND

Over the years, concerned citizens have been involved in Alpine's historic preservation. The establishment of the Alpine City Historical Register and the Gateway Historic District Overlay Zone has been an important step in the preservation of Alpine's past.

The 2005 community survey found that 88% of respondents felt that historic preservation was either very or somewhat important. Respondents also identified several sites of particular historic importance, including the Cemetery, City Hall, Pioneer Homes, Downtown, Relic Hall, and Lambert Homestead.

The following structures in Alpine are included on the National Register of Historic Places:

- Alpine City Hall at 20 North Main Street. Built in the Colonial or Classical Revival style, City Hall was known for its architecture and the events held there.



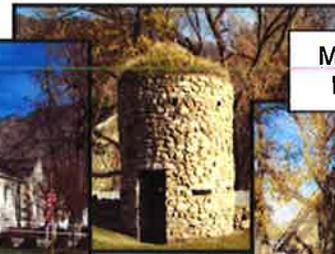
City Hall

- Alpine LDS Church Meetinghouse (also known as Relic Hall) at 50 North Main Street. Built in the Greek Revival style, this building has seen many uses including government, religious, and social. Today it serves as a museum.



Relic Hall

- Moyle House and Indian Tower at 606 East 770 North. Built after the first settlers arrived, this was the family home of John Moyle, one of Alpine's first residents. Today, the home serves as a museum located in Moyle Park.



Moyle House & Indian Tower



**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
May 17, 2016**

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: Jason Thelin, Jane Griener, Steve Swanson, Judi Pickell

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Will Jones, Everett Williams, Dan Carlisle, Joy Carlisle, Ron Beckstrom

B. Prayer/Opening Comments: David Fotheringham

C. Pledge of Allegiance: Steve Cosper

II. PUBLIC COMMENT

Dan Carlisle said he wanted zoning issues on Alpine Highway addressed. He said the Bangerter area is more suitable to Business Commercial. He said he is concerned about traffic and noise. He said he's concerned the city won't rezone this area commercial because they don't want quarter acres. Mr. Carlisle wanted to know if a new zone could be created to be a compromise and allow commercial but not small lots if that's not what the city wants.

III. ACTION ITEMS

A. General Plan Update

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Parks, Recreation, Trails and Open Space Element.

Jason Bond said that M.A.G. had done a traffic study for Alpine and had some numbers, but said we can do a more thorough study. He said we will have to put out an RFP to find the best person to do the traffic study.

Jason Bond said all the elements we need to work on are: Transportation, Land Use, Parks, Recreation, Trails and Open Space, Historic Preservation, Public Facilities, Moderate Housing and Economic Development.

The Planning Commission had a discussion on which topic they wanted to concentrate on next. Jason Bond said he changed some of the language in the Parks, Recreation, Trails and Open Space element based on the feedback from the Planning Commission.

Jason Bond said some of the open space in Alpine is being neglected and showed some pictures as an example. He said we have a huge issue of people going in and doing whatever they want. Kids building forts, garbage being dumped, residents landscaping and encroaching on city property. He said the point is that there is a level of maintenance that needs to be done and the city and Mayor has to depend on service projects to help keep some of these properties cleaned up and maintained.

1 Jason Bond showed the Silver Leaf open space and other pocket parks. He said the city pays to water,
2 mow and maintain these parks and not very many people know they are public open space. They are
3 mostly being used by the few homes around them. Bryce Higbee wanted to know why these parks
4 couldn't be use for sports practices. Jason Bond said there might not be enough parking and Bryce
5 Higbee said practices are usually drop off and pick up.
6

7 Jason Bond said we are wearing ourselves thin because we don't have the staff to maintain the parks we
8 already have but yet we want to create more. He said we have visions and plans for properties we already
9 own, but we don't have the time and resources to carry out those plans because of all the public open
10 space. He also said that if the open space is private, there is tax revenue that is generated.
11

12 Bryce Higbee said we want all the natural open space we can get because that's the charm of Alpine and
13 what people move here for. Jason Bond said he agrees if there is a purpose for it like it connects to a trail
14 or can be used for a practice field and is not a nuisance. He said we can have a trail easement through
15 private open space and still serve a purpose. He said we don't always have to own all the land around the
16 trail because people go off the trail and do what they want like camp, make fires, dump stuff, encroach,
17 etc.
18

19 The Planning Commission had a discussion about this. Steve Cospers asked Jason Bond what language he
20 wanted to see to address private vs public open space. Jason Bond said that's what he wants to talk about
21 and come up with. They discussed trying to project what the needs of the city will be for parks in the
22 future.
23

24 Evert Williams said we have an enforcement and education gap here in the city. He said our most
25 immediate need is that the use of the parks is exploding. He said we have four high schools using
26 Lambert Park for their mountain biking clubs. Each school is bringing in about fifty kids. Mr. Williams
27 would like to see the leaders of these groups trained to people will have stewardship over our parks. He
28 said the scouts, leaders and parents need to be trained as well and have limits on how many people can
29 camp in the Bowery.
30

31 Mr. Williams said we don't have adequate parking at the Bowery and Lambert Park. He said it is a fire
32 hazard with cars parking on the dry grass in the hot summer. Jason Bond said vandalism is inevitable but
33 we have a very small parks maintenance crew and we are spread thin. Mr. Williams said there will be a
34 service cleanup day in June to help clean up Lambert Park, but would like more to be done to enforce the
35 rules in the parks.
36

37 **IV. COMMUNICATIONS**

38 **No communications.**
39

40 **V. APPROVAL OF PLANNING COMMISSION MINUTES: May 3, 2016**

41 This was postponed until the next meeting. A motion could not be made because of a lack of a quorum.
42

43 **Adjourn**

44
45 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and
46 adjourned the meeting at 8:10pm.