



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, August 6, 2019 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: David Fotheringham
- B. Prayer/Opening Comments: Jessica Smuin
- 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. Final Plat – The Ridge at Alpine Phase 2 – Paul Kroff**
Planning Commission will review the final plat and make a recommendation to City Council.
- B. Setback Exception – Proposed Site Plan in Business/Commercial Zone – Paul Anderson**
Planning Commission will review the proposed setback exception and make a recommendation to City Council.
- C. Public Hearing – Zone Change – CR-40,000 to CR-20,000 Zone, Lupine Drive & 400 West – Nate Birchall**
Planning Commission will hold a public hearing, review the proposal and make a recommendation.
- D. Public Hearing – Parking Plan – Healey Heights**
Planning Commission will hold a public hearing, review the proposal and make a recommendation.
- E. Public Hearing – Parking Plan – Smooth Canyon Park**
Planning Commission will hold a public hearing, review the proposal and make a recommendation.
- F. Public Hearing – Amendment to Development Code – Street Classifications**
Planning Commission will hold a public hearing, review the proposal and make a recommendation.
- G. Public Hearing – Amendment to Development Code – International Fire Code**
Planning Commission will hold a public hearing, review the proposal and make a recommendation.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 16, 2019

ADJOURN

Chairman David Fotheringham
August 6, 2019

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 vs. Public Meeting

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

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

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Final Plat – The Ridge at Alpine Phase 2

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Paul Kroff

ACTION REQUESTED BY PETITIONER: Recommend approval of Phase 2 final plat.

BACKGROUND INFORMATION:

The final plat for Phase 2 of The Ridge at Alpine Subdivision includes 12 lots ranging in size from 0.69 acres to 1.02 acres on a site that is approximately 12.70 acres. The site is located in the CR-40,000 zone.

STAFF RECOMMENDATION:

Review Final Plat Plans for Phase 2 of The Ridge at Alpine PRD Subdivision and make a recommendation to City Council.



**ALPINE CITY
STAFF REPORT**
August 1, 2019

To: Alpine City Planning Commission

From: Staff

Prepared By: Austin Roy, City Planner
Planning & Zoning Department

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: The Ridge at Alpine Phase 2 – Final

Applicant: Paul Kroff, representing Steve Zolman
Project Location: North of Elk Ridge Lane and west of Alpine Cove
Zoning: CR-40,000 Zone
Acreage: 12.70 Acres
Lot Number & Size: 12 lots ranging from 0.69 acres to 1.02 acres
Request: Recommend approval of the plat

SUMMARY

The Ridge at Alpine development consists of 72 lots on 189.5 acres, with this Phase 2 being 12 lots on 12.70 acres. The development is located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 2 and how it correlates to the rest of the development. The Ridge at Alpine has been approved as a Planned Residential Development (PRD).

BACKGROUND

Phase 1 of The Ridge at Alpine was approved by the City Council on October 23, 2019. Trails, open space, and conservation were approved with the Phase 1 Plat.

Applicant is now seeking approval of Phase 2 of The Ridge at Alpine.

ANALYSIS

Lot Width and Area

Lot width requirements for the CR-40,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. All proposed lots meet the width requirement.

Lots in the CR-40,000 zone are required to be a minimum of 40,000 square feet in size. However, the Ridge at Alpine was approved as a PRD at concept and preliminary and thus is permitted to have smaller lots, with the smallest lot proposed on the plat being 0.69 acres or 30,010 square feet. This matches what was presented and approved at preliminary.

Lots 40 and 41 are double fronted lots and require that a **“NO ACCESS” restriction be place on the east sides of these lots. The label should be shown on the final plat.**

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-40,000 zone.

It should be noted that a portion of property on the south side of Catherine Way, near Grove Drive, was previously shown to be public open space (see attached exhibit). The proposed Phase 2 plat currently does not include this property. Staff would not recommend the property be included as public open space; right-of-way dedication would be more appropriate for the size and location of the property. Public Open Space is typically preserved for the use and general enjoyment of the public. Staff does not envision this small strip of land being developed into something the general public could come and enjoy, but it could be useful for future infrastructure or street projects. **Staff recommends the property be included and shown on the plat as dedicated right-of-way.**

Sensitive Lands (Wildland Urban Interface)

Phase 2 is located in the Wildland Urban Interface and will have to meet the access requirements, see Engineering and Public Works Review below, and Loan Peak Fire Department review/comments.

Trails

There are no trails in Phase 2. All trails were recorded with Phase 1 of the development.

General Plan

The proposed final plat meets all criteria of the City General Plan.

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

The analysis section in the body of this report serves as the Planning and Zoning Department review.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

The Phase 2 street system extends Elk Ridge Lane to provide frontage and access to the 12 new lots. This phase will connect Elk Ridge Lane to Grove Drive providing an alternate exit route for traffic from the northern areas of the City. The intersection at the 90-degree bend in Grove Drive will also be improved at this time, though the design is currently not shown in the plans. **The**

right of way improvements at the intersection of Grove Drive and Catherine Way (the 90-degree bend) are required with this phase and should be shown on the plans. The Developer was required to contribute funds for the improvement of this intersection when Phase 1 was recorded. These improvement costs will not be added to the construction bond of Phase 2 and will be returned to the Developer once the improvements are constructed and accepted by the City.

Elk Ridge Lane ends on a dead-end street longer than 150 feet, less than 450 feet (404 feet). A temporary turnaround, and associated easement for it, would be required at the end of the street. (Dev. Code 4.07.040.3.D)

Utilities – Culinary Water

The culinary system was discussed at length at Preliminary, the details are included below. Phase 2 will include the appropriate infrastructure to serve the proposed twelve lots as well as stub for future lots on the south side and east sides of Catherine Way and Elk Ridge Lane respectively.

The subdivision is very close to the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The culinary water master plan calls for a new 10-inch main to be installed from the Grove tank to the 90-degree bend in Grove Drive that would provide minimum fire flows to the area. The development agreement specifies it is the responsibility of the developer to bring offsite utilities to the development (section 4.2.1). Discussions have indicated that the size of homes desired in the upper portion of the development may require a larger line to meet the fire protection demands. The developer has elected to install a 16-inch line instead of the 10-inch, which increases fire flows to 2,750 gpm. With 2,750 gpm available fire flow, the maximum sized home to be built without the need for fire sprinklers or alternate construction materials would be 11,300 square feet based on the International Fire Code. Because the homes are located within the Urban/Wildland Interface, the Fire Chief may still require fire sprinklers by law.

The fire flow for this development was dependent upon the completion of the water system improvements in Three Falls and Fort Canyon Road. These improvements are complete and in operation.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief has reviewed and approved the culinary system design.

Utilities – Pressurized Irrigation

Phase 2 will include the appropriate infrastructure to serve the proposed twelve lots as well as stub for future lots on the south side and east sides of Catherine Way and Elk Ridge Lane respectively. New 1-inch laterals are shown to be installed for each new lot. Horrocks Engineers has modeled the site and recommends a 12-inch irrigation main to be installed from Grove Drive to the intersection of Elk Ridge and East View Lane. This is a master planned improvement and is larger than needed for the subdivision but benefits the city as a whole. The minimum required mainline size in residential roads is a 6-inch line. The city would be

responsible for and use impact fees to pay the cost of upsizing this mainline to 12-inch. The 12-inch line would need extended to East View Lane as shown on the plans. The remainder of the subdivision would use 6-inch lines for main roads including the northern most cul-de-sac and 4-inch lines for the minor cul-de-sacs. Connection to the lines in Grove Drive and Elk Ridge is shown on the plans.

Source of water is an ongoing problem in the high zone, where the development is proposed. The development agreement discusses the responsibility of the developer to install a variable speed pump at the Fort Creek booster station which could be used to pump water to this zone from the low zone. The design of this system is in process and being built with Phase 1.

Utilities – Sewer

All proposed lots in Phase 2 will be served by gravity flow 8-inch main line sewer lines with 4-inch service laterals. Sewer will connect to Phase 1 of the development, which in turn, connects to Elk Ridge Lane and the rest of the City sewer infrastructure.

Utilities – Storm Drain

Each phase of development must be able to stand alone in terms of infrastructure. For Phase 2, there are two main concerns with the storm drain design. First, because the development is being built in phases, the storm drain basin designed to capture most of the water for the development is not being built until a future phase is developed. Because of this, a temporary basin is currently being built as part of Phase 1 construction to capture runoff from this phase. **Approval of Phase 2 should be dependent on the City receiving and accepting storm water calculations that show adequate capacity for Phase 2 stormwater runoff.** Second, there is a low point in the road of Catherine Way, just above an existing residence. If the stormwater system gets plugged at this location, water will flow into the yard of that residence. **Prior to City Council approval, the Developer should provide a plan to Staff for review which shows how flooding will be mitigated at this location.**

It was discussed at previous meetings the requirement to pipe the overflow waters of Schoolhouse Springs through the development with a 30-inch pipe. This will occur in portions of phase 2. The plans show a 30-inch pipe being built outside of the development phase. **Maintenance easements should be required to be recorded with the plat for the 30-inch pipe where it falls outside of the platted area of the Phase 2.**

A Land Disturbance Permit would be required prior to construction which ensures a Storm Water Pollution Prevention Plan (SWPPP) is followed. All disturbed areas of the site are required to be revegetated after construction.

The storm drain system was discussed at length at Preliminary. For information purposes the details of that are included here:

The storm water system design and drainage report has been submitted, reviewed, and approved with some redline comments. There are four main topics to cover concerning storm water.

1. School House Springs Drainage and Existing Irrigation Ditches.

The school house springs drainage enters Alpine City on the top west side of

Alpine Cove. From there it travels southward until it enters the Zolman property. Section 4.7.19 of the development code requires existing ditches to be piped. A 30-inch pipe is proposed to capture this drainage and route it through the property.

The Northfield Ditch also runs through the property. This ditch has been abandoned and therefore will not be required to be piped through the property. The plans require welding a metal plate at the upstream head gates to ensure water will not enter the abandoned ditch.

2. Onsite Drainage.

Onsite drainage consists of a piped system to capture and route water to three different detention basins. Each basin is designed for the 100-yr storm event which releases water to the existing drainages in the area. On Catherine Way there is a low point in the road which would cause flooding problems for events greater than a 10-year storm. Because of this a drainage swale is proposed between lots 44, 45 and 49, 50. The swale would adequately route larger storm event flows to the pond south of Annie Circle without causing a flooding risk for the nearby homes. This swale should remain open, no fences allowed. Notes to be placed on Final Plat for that phase.

3. Hillside/Offsite Drainage.

The geotechnical report highlighted the issue of debris flows that would enter the development from the west side in the event of post fire flows or heavy rainfall events. The Developer contracted with IGES to design debris flow nets to capture these flows and mitigate the potential problem. The nets are designed to capture the debris, water would be allowed to pass through the nets and continue down the drainage. The water that passes the nets would follow Savannah Cir, Elk Ridge Lane, Zachary Way, and Annie Circle to make its way to the detention pond. Calculations have been done to show that the homes along this route would not be flooded in the event of a post fire situation if they were required to build at least 1.75 feet above the curb. A note will be placed on the final plat for the appropriate phases and checked prior to Final Approval for this requirement. The Drainage Reports and IGES design for debris flow nets were attached to the Preliminary report and can be found there.

4. Low Impact Development.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. This is something Alpine is doing for all new homes within the city as required by the State. This is not done just as a measure of protecting water quality, but also protecting against runoff from one property to another.

Geotechnical Report

The proposed development falls within the Geologic Hazards Overlay Zone as well as the Urban/Wildland Interface. The developer provided a Geotechnical Report, it was included at Preliminary and discussed in depth there. Of particular interest is an area of mass grading and fill of an existing ravine that ran through the property along the westerly borders. Phase 2 does include some of those properties. The City has no records of compaction or what type of material was used to fill the ravine. The report did pay specific attention to this area and has provided recommendations for building there; mainly over excavation and import of engineered fill to remedy any potential settlement. The report is mentioned on the Phase 2 plat.

Hazard Reports

The Developer contracted with IGES to provide further information regarding certain hazards. The report covers rock fall and debris flow in more depth. It was determined that there is a low to moderate rock fall hazard for most the lots along the westerly side of the development. The report calls for the need to study the rockfall hazard in more depth to ensure building setbacks of those lots are adequate. **The Developer has not submitted a rockfall study for the westerly lots at this time. Approval of Phase 2 should be conditioned upon a study being submitted, reviewed, and approved by Staff prior to City Council approval.** The buildable area (3.1.11 – Buildable Area) of the lots are directly impacted by the results of the study and should be analyzed prior to City Council approval. The plat should be updated to reflect the findings of the study.

The report recommended disclosure to future buyers of lots along the westerly side of the potential rock-fall hazard. A note should be placed on the plat for any phase of development that contains these lots; Phase 2 contains some of these lots. The plat has been redlined to add the note.

Other

The City water policy needs to be met prior to recordation of the plat.

There are redlines on plat and plans that would need corrected prior to recordation and construction.

An engineer's estimate for Phase 2 (excluding the Grove Drive/Catherine Way intersection improvements) shall be turned in to the City Engineer for bonding purposes.

The property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

NOTICING

Notice has been properly issued in the manner outlined in City and State Code

STAFF RECOMMENDATION

Review staff report and findings and make a recommendation to City Council to either approve or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The plan generally aligns with previous approvals for The Ridge at Alpine;
- B. Proposed roadway construction appears to meet Alpine City design standards;
- C. Frontage improvements are shown throughout the development;
- D. The roadway connection to Elk Ridge Lane and associated infrastructure would be a benefit to the City of Alpine.

Findings for Negative Motion:

- A. The plat does not include the small portion of property south of Catherine Way, as shown on previous approvals. This property should be included and shown as public right-of-way;
- B. A rockfall study was not submitted with the plans;
- C. A flood mitigation plan to protect the existing home south of Catherine Way needs reviewed prior to final approval.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed Conrad's Landing Plat C with the following conditions:

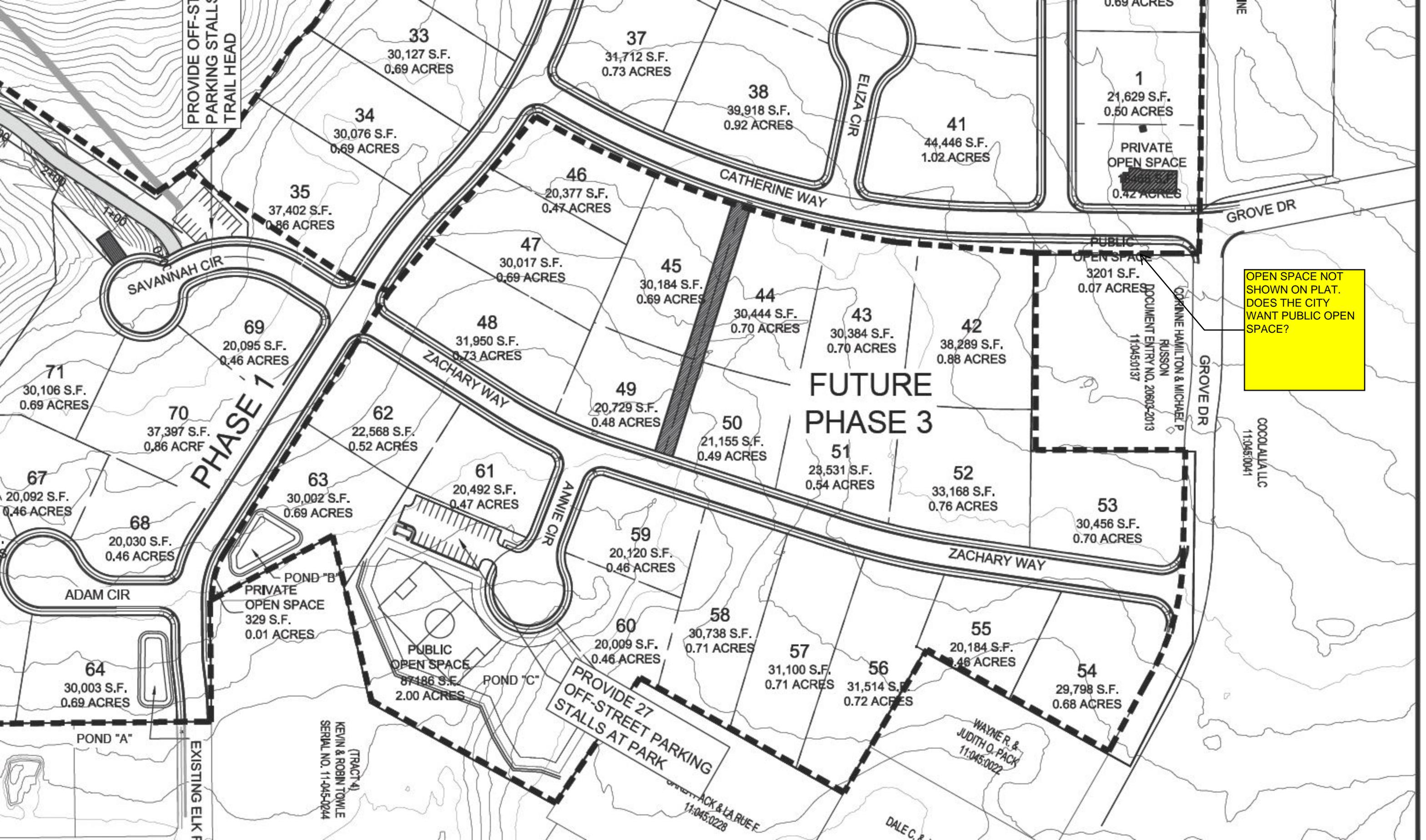
- The Developer provide a temporary turn-a-round at the end of Elk Ridge Lane;
- The Developer include the right of way improvements at in intersection of Grove Drive and Catherine Way;
- The Developer provide storm water calculations that show adequate capacity for Phase 2 stormwater runoff in the temporary pond constructed with Phase 1;
- The Developer provide a flood mitigation plan for the existing home below Catherine Way, to be reviewed by the City Engineer, prior City Council approval;
- The Developer provide maintenance easements for the 30-inch stormwater pipe, to be recorded along with the plat of Phase 2;
- The Developer submit a rockfall study for the westerly lots prior to City Council approval;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer include the property south of Catherine Way on the plat, shown as dedicated right-of-way;
- The Developer place "No Access" labels on the east sides of lots 40 and 41 on the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;

- The Developer meet the water policy.

SAMPLE MOTION TO DENY

I motion to recommend that the plat amendment Conrad's Landing Plat C be denied based on the following:

- ****Insert finding****



OPEN SPACE NOT SHOWN ON PLAT. DOES THE CITY WANT PUBLIC OPEN SPACE?

PROVIDE OFF-STREET PARKING STALLS TRAIL HEAD

PHASE 1

FUTURE PHASE 3

PROVIDE 27 OFF-STREET PARKING STALLS AT PARK

POND "B" PRIVATE OPEN SPACE 329 S.F. 0.01 ACRES

PUBLIC OPEN SPACE 87186 S.F. 2.00 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

PUBLIC OPEN SPACE 3201 S.F. 0.07 ACRES

KEVIN & ROBIN TOMLE (TRACT 4) SERIAL NO. 11-045-0244

WAYNER & JUDITH O. PACK 11-045-0022

DALE C. & LA RUE F. 11-045-0228

CONNIE HAMILTON & MICHAEL P. RUSSON DOCUMENT ENTRY NO. 20603-2013 11-045-0137

COO LALIA LLC 11-045-0041

EXISTING ELK F...

DALE C. & LA RUE F.

GROVE DR

GROVE DR

SAVANNAH CIR

CATHERINE WAY

ZACHARY WAY

ANNIE CIR

ADAM CIR

ZACHARY WAY

ELIZA CIR

NE

0.69 ACRES

0.69 ACRES

1 21,629 S.F. 0.50 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

41 44,446 S.F. 1.02 ACRES

38 39,918 S.F. 0.92 ACRES

37 31,712 S.F. 0.73 ACRES

33 30,127 S.F. 0.69 ACRES

34 30,076 S.F. 0.69 ACRES

35 37,402 S.F. 0.86 ACRES

46 20,377 S.F. 0.47 ACRES

45 30,184 S.F. 0.69 ACRES

47 30,017 S.F. 0.69 ACRES

44 30,444 S.F. 0.70 ACRES

43 30,384 S.F. 0.70 ACRES

42 38,289 S.F. 0.88 ACRES

49 20,729 S.F. 0.48 ACRES

50 21,155 S.F. 0.49 ACRES

51 23,531 S.F. 0.54 ACRES

52 33,168 S.F. 0.76 ACRES

53 30,456 S.F. 0.70 ACRES

69 20,095 S.F. 0.46 ACRES

71 30,106 S.F. 0.69 ACRES

70 37,397 S.F. 0.86 ACRES

67 20,092 S.F. 0.46 ACRES

68 20,030 S.F. 0.46 ACRES

62 22,568 S.F. 0.52 ACRES

61 20,492 S.F. 0.47 ACRES

59 20,120 S.F. 0.46 ACRES

58 30,738 S.F. 0.71 ACRES

60 20,009 S.F. 0.46 ACRES

57 31,100 S.F. 0.71 ACRES

56 31,514 S.F. 0.72 ACRES

55 20,184 S.F. 0.46 ACRES

54 29,798 S.F. 0.68 ACRES

64 30,003 S.F. 0.69 ACRES

POND "A"

EXISTING ELK F...

DALE C. & LA RUE F.

GROVE DR

GROVE DR

SAVANNAH CIR

CATHERINE WAY

ZACHARY WAY

ANNIE CIR

ADAM CIR

ZACHARY WAY

ELIZA CIR

NE

0.69 ACRES

1 21,629 S.F. 0.50 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

41 44,446 S.F. 1.02 ACRES

38 39,918 S.F. 0.92 ACRES

37 31,712 S.F. 0.73 ACRES

33 30,127 S.F. 0.69 ACRES

34 30,076 S.F. 0.69 ACRES

35 37,402 S.F. 0.86 ACRES

46 20,377 S.F. 0.47 ACRES

45 30,184 S.F. 0.69 ACRES

47 30,017 S.F. 0.69 ACRES

44 30,444 S.F. 0.70 ACRES

43 30,384 S.F. 0.70 ACRES

42 38,289 S.F. 0.88 ACRES

49 20,729 S.F. 0.48 ACRES

50 21,155 S.F. 0.49 ACRES

51 23,531 S.F. 0.54 ACRES

52 33,168 S.F. 0.76 ACRES

53 30,456 S.F. 0.70 ACRES

69 20,095 S.F. 0.46 ACRES

71 30,106 S.F. 0.69 ACRES

70 37,397 S.F. 0.86 ACRES

67 20,092 S.F. 0.46 ACRES

68 20,030 S.F. 0.46 ACRES

62 22,568 S.F. 0.52 ACRES

61 20,492 S.F. 0.47 ACRES

59 20,120 S.F. 0.46 ACRES

58 30,738 S.F. 0.71 ACRES

60 20,009 S.F. 0.46 ACRES

57 31,100 S.F. 0.71 ACRES

56 31,514 S.F. 0.72 ACRES

55 20,184 S.F. 0.46 ACRES

54 29,798 S.F. 0.68 ACRES

64 30,003 S.F. 0.69 ACRES

POND "A"

EXISTING ELK F...

DALE C. & LA RUE F.

GROVE DR

GROVE DR

SAVANNAH CIR

CATHERINE WAY

ZACHARY WAY

ANNIE CIR

ADAM CIR

ZACHARY WAY

ELIZA CIR

NE

0.69 ACRES

1 21,629 S.F. 0.50 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

41 44,446 S.F. 1.02 ACRES

38 39,918 S.F. 0.92 ACRES

37 31,712 S.F. 0.73 ACRES

33 30,127 S.F. 0.69 ACRES

34 30,076 S.F. 0.69 ACRES

35 37,402 S.F. 0.86 ACRES

46 20,377 S.F. 0.47 ACRES

45 30,184 S.F. 0.69 ACRES

47 30,017 S.F. 0.69 ACRES

44 30,444 S.F. 0.70 ACRES

43 30,384 S.F. 0.70 ACRES

42 38,289 S.F. 0.88 ACRES

49 20,729 S.F. 0.48 ACRES

50 21,155 S.F. 0.49 ACRES

51 23,531 S.F. 0.54 ACRES

52 33,168 S.F. 0.76 ACRES

53 30,456 S.F. 0.70 ACRES

69 20,095 S.F. 0.46 ACRES

71 30,106 S.F. 0.69 ACRES

70 37,397 S.F. 0.86 ACRES

67 20,092 S.F. 0.46 ACRES

68 20,030 S.F. 0.46 ACRES

62 22,568 S.F. 0.52 ACRES

61 20,492 S.F. 0.47 ACRES

59 20,120 S.F. 0.46 ACRES

58 30,738 S.F. 0.71 ACRES

60 20,009 S.F. 0.46 ACRES

57 31,100 S.F. 0.71 ACRES

56 31,514 S.F. 0.72 ACRES

55 20,184 S.F. 0.46 ACRES

54 29,798 S.F. 0.68 ACRES

64 30,003 S.F. 0.69 ACRES

POND "A"

EXISTING ELK F...

DALE C. & LA RUE F.

GROVE DR

GROVE DR

SAVANNAH CIR

CATHERINE WAY

ZACHARY WAY

ANNIE CIR

ADAM CIR

ZACHARY WAY

ELIZA CIR

NE

0.69 ACRES

1 21,629 S.F. 0.50 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

41 44,446 S.F. 1.02 ACRES

38 39,918 S.F. 0.92 ACRES

37 31,712 S.F. 0.73 ACRES

33 30,127 S.F. 0.69 ACRES

34 30,076 S.F. 0.69 ACRES

35 37,402 S.F. 0.86 ACRES

46 20,377 S.F. 0.47 ACRES

45 30,184 S.F. 0.69 ACRES

47 30,017 S.F. 0.69 ACRES

44 30,444 S.F. 0.70 ACRES

43 30,384 S.F. 0.70 ACRES

42 38,289 S.F. 0.88 ACRES

49 20,729 S.F. 0.48 ACRES

50 21,155 S.F. 0.49 ACRES

51 23,531 S.F. 0.54 ACRES

52 33,168 S.F. 0.76 ACRES

53 30,456 S.F. 0.70 ACRES

69 20,095 S.F. 0.46 ACRES

71 30,106 S.F. 0.69 ACRES

70 37,397 S.F. 0.86 ACRES

67 20,092 S.F. 0.46 ACRES

68 20,030 S.F. 0.46 ACRES

62 22,568 S.F. 0.52 ACRES

61 20,492 S.F. 0.47 ACRES

59 20,120 S.F. 0.46 ACRES

58 30,738 S.F. 0.71 ACRES

60 20,009 S.F. 0.46 ACRES

57 31,100 S.F. 0.71 ACRES

56 31,514 S.F. 0.72 ACRES

55 20,184 S.F. 0.46 ACRES

54 29,798 S.F. 0.68 ACRES

64 30,003 S.F. 0.69 ACRES

POND "A"

EXISTING ELK F...

DALE C. & LA RUE F.

GROVE DR

GROVE DR

SAVANNAH CIR

CATHERINE WAY

ZACHARY WAY

ANNIE CIR

ADAM CIR

ZACHARY WAY

ELIZA CIR

NE

0.69 ACRES

1 21,629 S.F. 0.50 ACRES

PRIVATE OPEN SPACE 0.42 ACRES

41 44,446 S.F. 1.02 ACRES

38 39,918 S.F. 0.92 ACRES

37 31,712 S.F. 0.73 ACRES

33 30,127 S.F. 0.69 ACRES

34 30,076 S.F. 0.69 ACRES

35 37,402 S.F. 0.86 ACRES

46 20,377 S.F. 0.47 ACRES

45 30,184 S.F. 0.69 ACRES

47 30,017 S.F. 0.69 ACRES

44 30,444 S.F. 0.70 ACRES

43 30,384 S.F. 0.70 ACRES

42 38,289 S.F. 0.88 ACRES

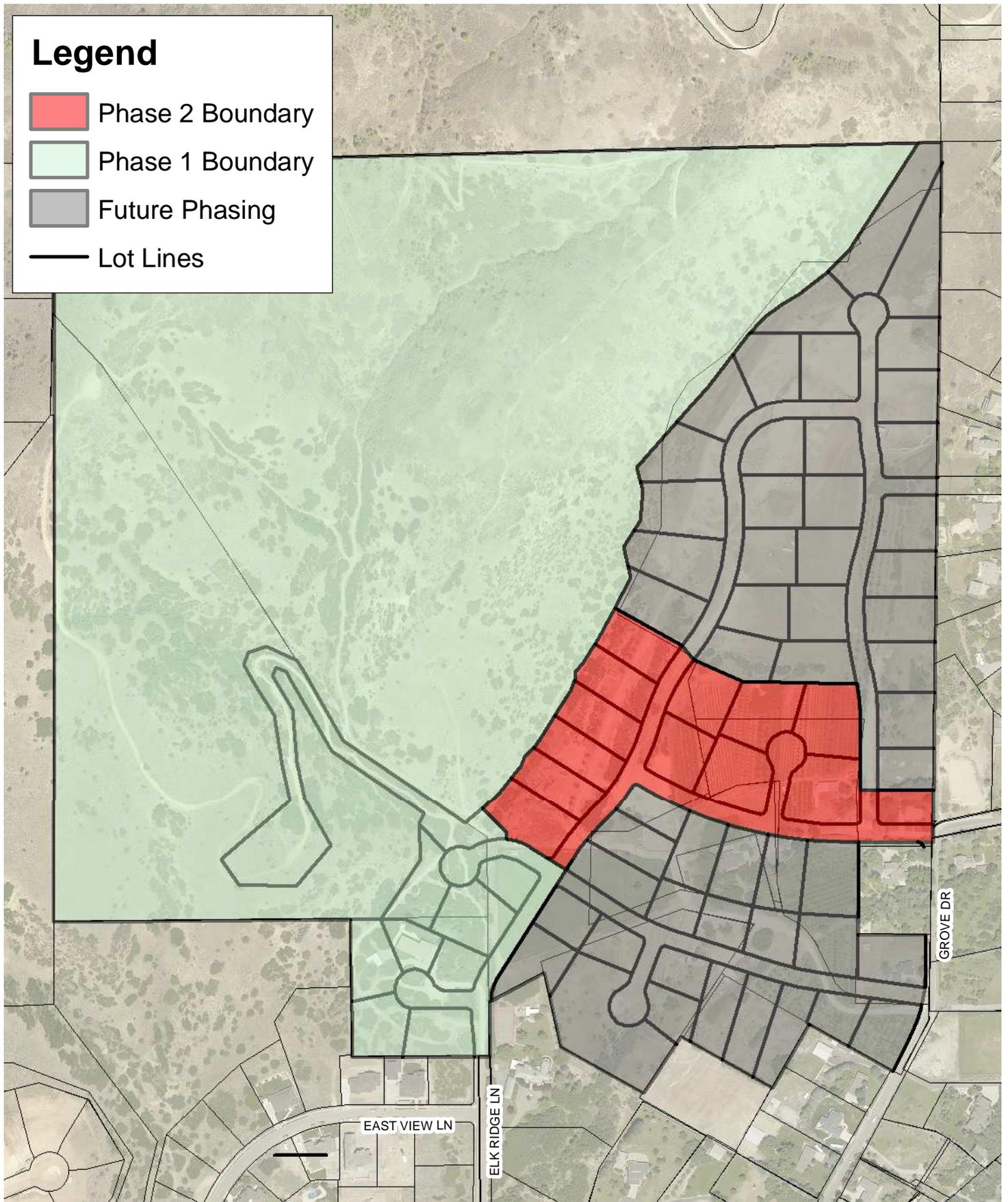
49 20,729 S.F. 0.48 ACRES

50 21,155 S.F. 0.49 ACRES

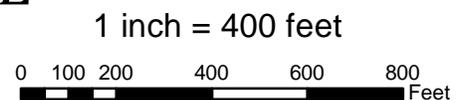
51 23,531 S.F. 0.54 ACRES

Legend

-  Phase 2 Boundary
-  Phase 1 Boundary
-  Future Phasing
-  Lot Lines



THE RIDGE AT ALPINE Phasing Map





No.	Date	By	Revision

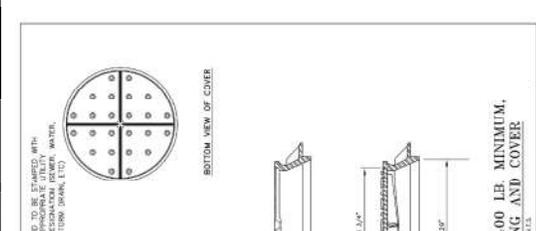
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 255 E. Tamarack St. #4
 Suite 200
 Phone (435) 672-2337 / Fax (435) 672-1611
 www.bushandgudgel.com



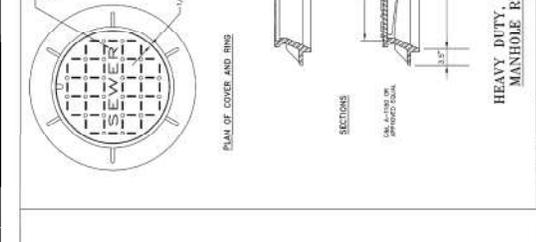
DATE: JUN 2015
 DRAWN: JH
 APPROVED: SM
 SCALE: AS SHOWN
 JOB NO.: 152085

DETAIL SHEET
THE RIDGE AT ALPINE
PLANNED RESIDENTIAL DEVELOPMENT
PREPARED FOR: PAUL KROFF

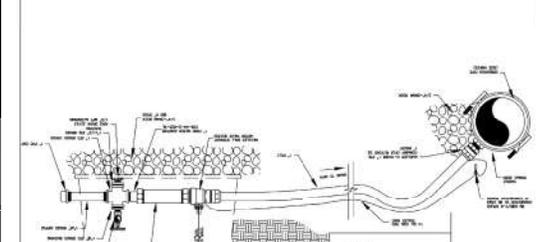
3 OF 15
 SHEET
 FILE: 152085.dwg



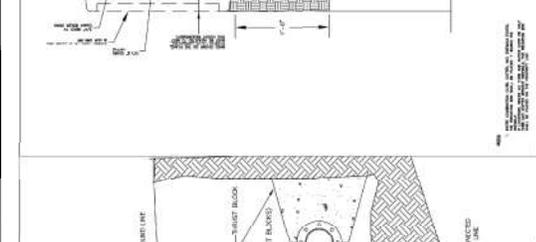
16
HEAVY DUTY, 400 LB. MINIMUM, MANHOLE RING AND COVER
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS MANHOLE RING AND COVER IS TO BE USED FOR ALL MANHOLES IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



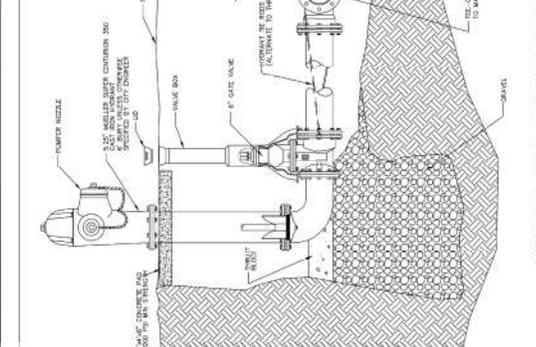
17
TYPICAL DROP MANHOLE
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL DROP MANHOLE IS TO BE USED FOR ALL DROP MANHOLES IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



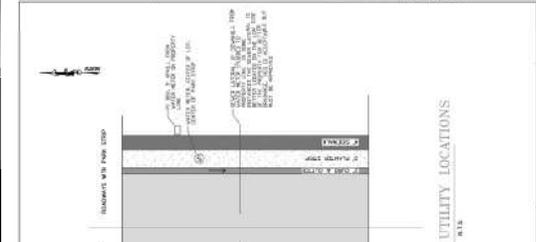
18
TYPICAL STORM DRAINAGE SUMP
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL STORM DRAINAGE SUMP IS TO BE USED FOR ALL STORM DRAINAGE SUMPS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



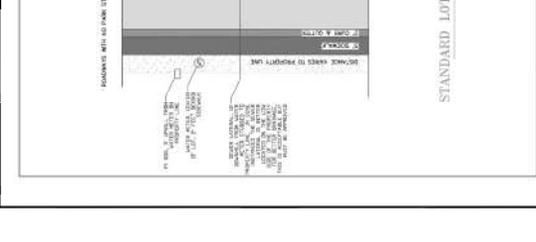
19
STANDARD FIRE HYDRANT DETAIL
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS STANDARD FIRE HYDRANT DETAIL IS TO BE USED FOR ALL FIRE HYDRANTS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



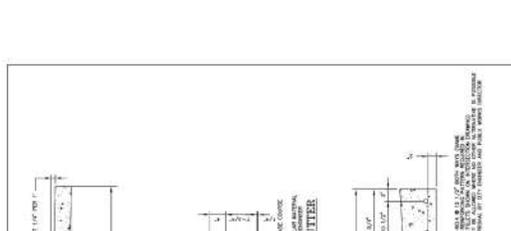
20
STANDARD LOT UTILITY LOCATIONS
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS STANDARD LOT UTILITY LOCATIONS IS TO BE USED FOR ALL LOTS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



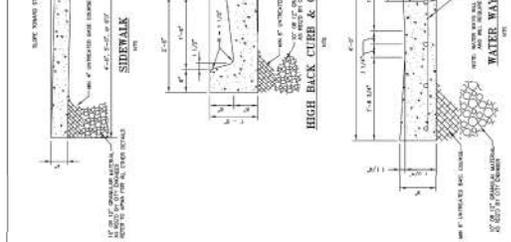
21
WATER SERVICE CONNECTION
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS WATER SERVICE CONNECTION IS TO BE USED FOR ALL WATER SERVICE CONNECTIONS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



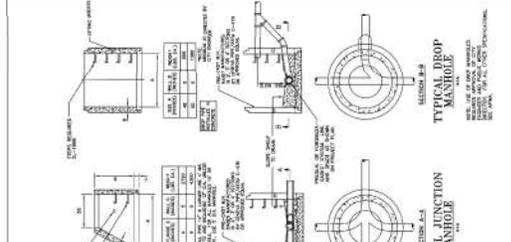
22
VALVE BOX COLLAR DETAIL
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS VALVE BOX COLLAR DETAIL IS TO BE USED FOR ALL VALVE BOX COLLARS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



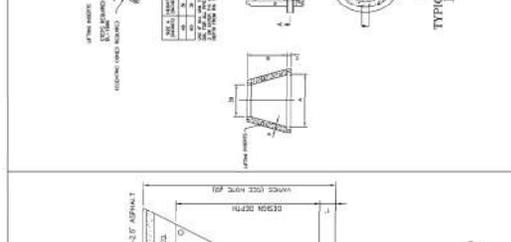
23
TYPICAL JUNCTION MANHOLE
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL JUNCTION MANHOLE IS TO BE USED FOR ALL JUNCTION MANHOLES IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



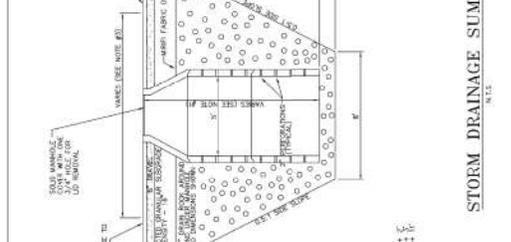
24
Pressurized Irrigation Distribution System
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS PRESSURIZED IRRIGATION DISTRIBUTION SYSTEM IS TO BE USED FOR ALL PRESSURIZED IRRIGATION DISTRIBUTION SYSTEMS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



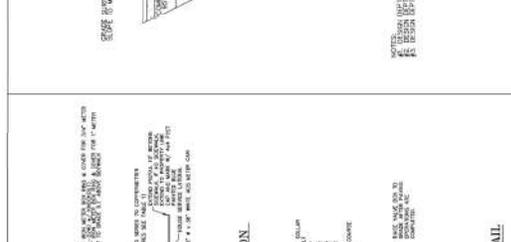
25
TYPICAL FIRE HYDRANT
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL FIRE HYDRANT IS TO BE USED FOR ALL FIRE HYDRANTS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



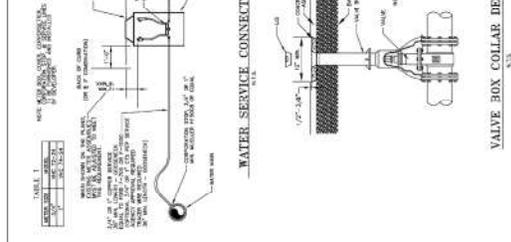
26
VALVE AND WATER CONNECTION DETAIL
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS VALVE AND WATER CONNECTION DETAIL IS TO BE USED FOR ALL VALVE AND WATER CONNECTIONS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



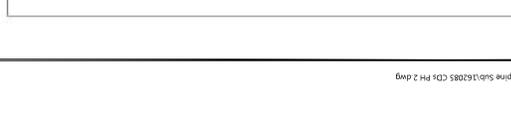
27
SIDEWALK, CURB & GUTTER, WATER WAY
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS SIDEWALK, CURB & GUTTER, WATER WAY IS TO BE USED FOR ALL SIDEWALK, CURB & GUTTER, WATER WAYS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



28
HEAVY DUTY, 400 LB. MINIMUM, MANHOLE RING AND COVER
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS HEAVY DUTY, 400 LB. MINIMUM, MANHOLE RING AND COVER IS TO BE USED FOR ALL MANHOLES IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



29
TYPICAL STORM DRAINAGE SUMP
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL STORM DRAINAGE SUMP IS TO BE USED FOR ALL STORM DRAINAGE SUMPS IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



30
TYPICAL DROP MANHOLE
 N.E.S.
ALPINE CITY
 STATEMENT OF USE: THIS TYPICAL DROP MANHOLE IS TO BE USED FOR ALL DROP MANHOLES IN THE CITY OF ALPINE, CALIFORNIA.
 REVISION: 1.00



No.	Date	By	Revision

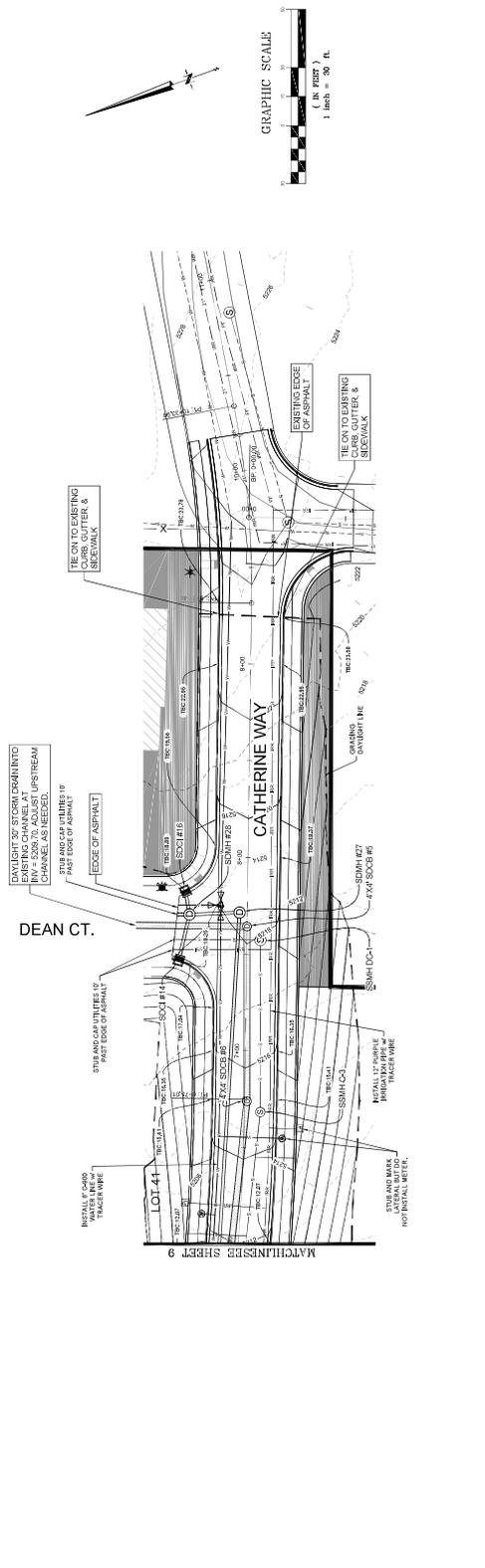
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 E. Tabernash St. #4
 St. George, Utah 84770
 Phone (435) 673-2377 / Fax (435) 673-3181
 www.bushandgudgell.com



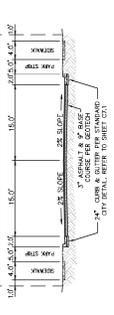
DATE: JUN 2019
 DRAWN: MM
 APPROVED: MM
 SCALE: AS SHOWN
 JOB NO.: 12985

PLAN & PROFILE
THE RIDGE AT ALPINE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

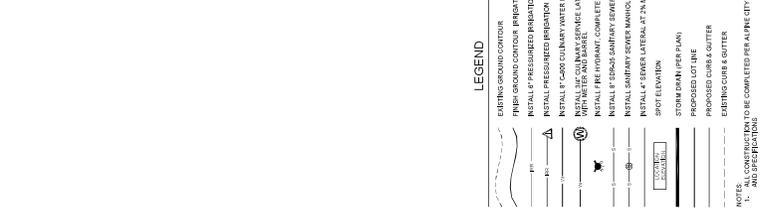
SHEET
10 OF 15
 FILE: 12985.RVP.MXD



54' STREET CROSS SECTION
 STA. 6+00.00



CATHERINE WAY (STA 6+00 - 8+00)



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR - BREAKDOWN
- INSTALL 4" PRESSURIZED RESIDUAL WATER LINE
- INSTALL 4" PRESSURIZED RESIDUAL LATERAL AND VENTS
- INSTALL 12" C&G CULVERT WATER LINE
- INSTALL 12" C&G CULVERT WATER LINE COMPLETE WITH WATER AND GAS
- INSTALL 12" PPE HYDRANT, COMPLETE WITH VALVE
- INSTALL 8" S&G SANITARY SEWER LINE
- INSTALL SANITARY SEWER MANHOLE
- INSTALL 4" SEWER LATERAL AT 2% MINIMUM SLOPE
- SPOT ELEVATION
- STORM DRAIN (PER PLAN)
- PROPOSED LOT LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER

NOT: ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS



No.	DATE	BY	REVISION

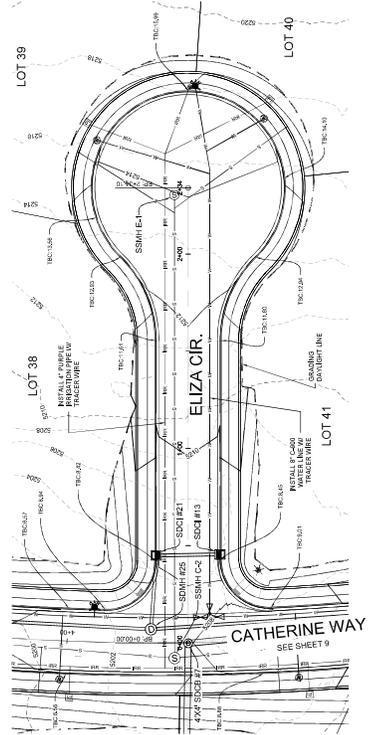
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 E. Tabernash St. #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3181
 www.bushandgudgell.com



DATE: JUN 2019
 DRAWN: MM
 APPROVED: MM
 SCALE: AS NOTED
 JOB NO.: 16285

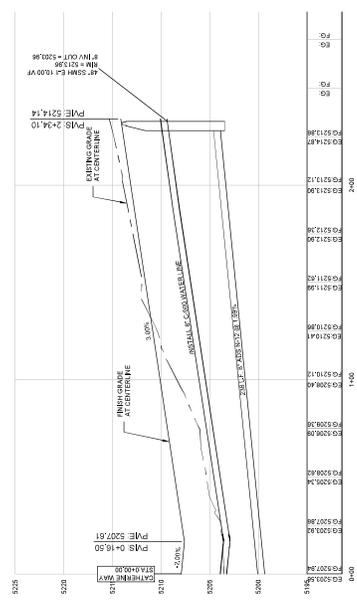
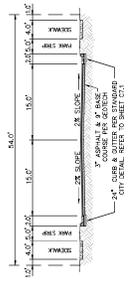
PLAN & PROFILE
THE RIDGE AT ALPINE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

SHEET **11** OF **15**
 FILE: 16285.PAK



- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR (IMAGINATION)
 - INSTALL 12\"/>

NOTES:
 1. ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS.



ELIZA CIRCLE (STA 0+00 - 2+50)

PLAN & PROFILE ANNIE CIRCLE & ELIZA CIRCLE
 THE RIDGE AT ALPINE
 SUBDIVISION



No.	Date	By	Revision

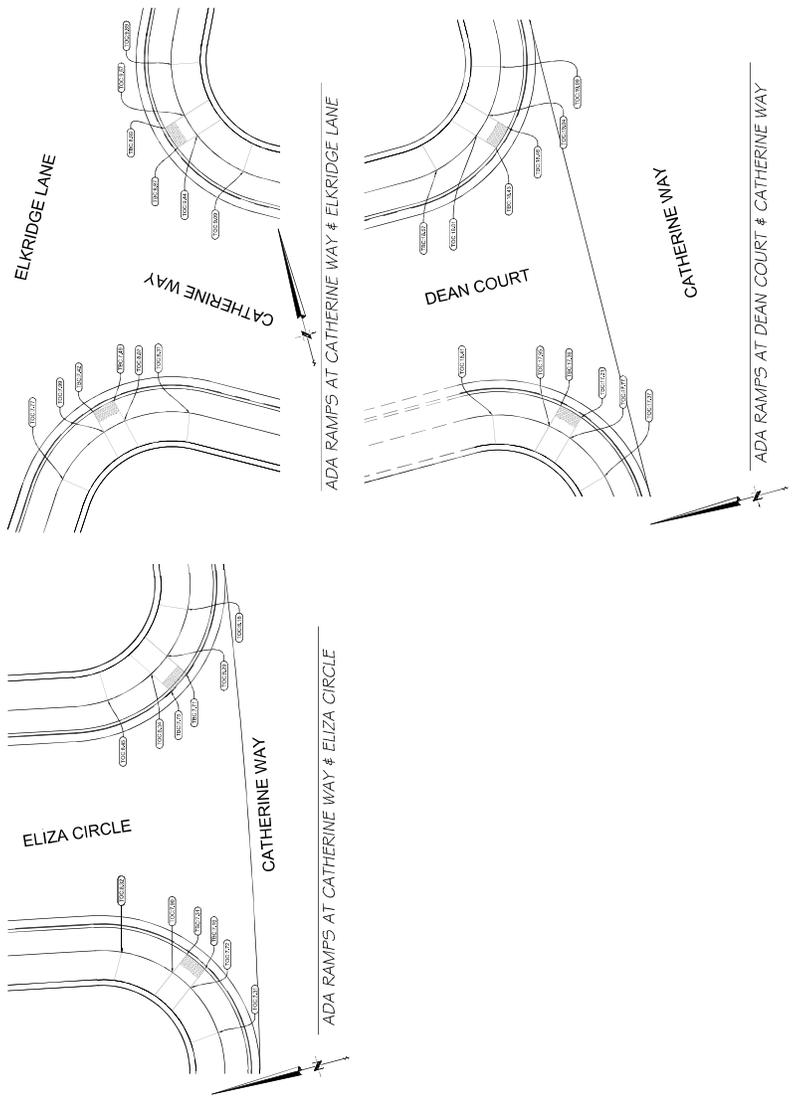
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 E Tabernash St #4
 St George, Utah 84770
 Phone (435) 673-2377 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: JUN 2019
 DRAWN: M
 APPROVED: BM
 SCALE: AS NOTED
 JOB NO.: 16285

ADA HANDICAP LOCATIONS & ELEVATIONS
 THE RIDGE AT ALPINE
 PLANNED RESIDENTIAL DEVELOPMENT
 PREPARED FOR: PAUL KROFF

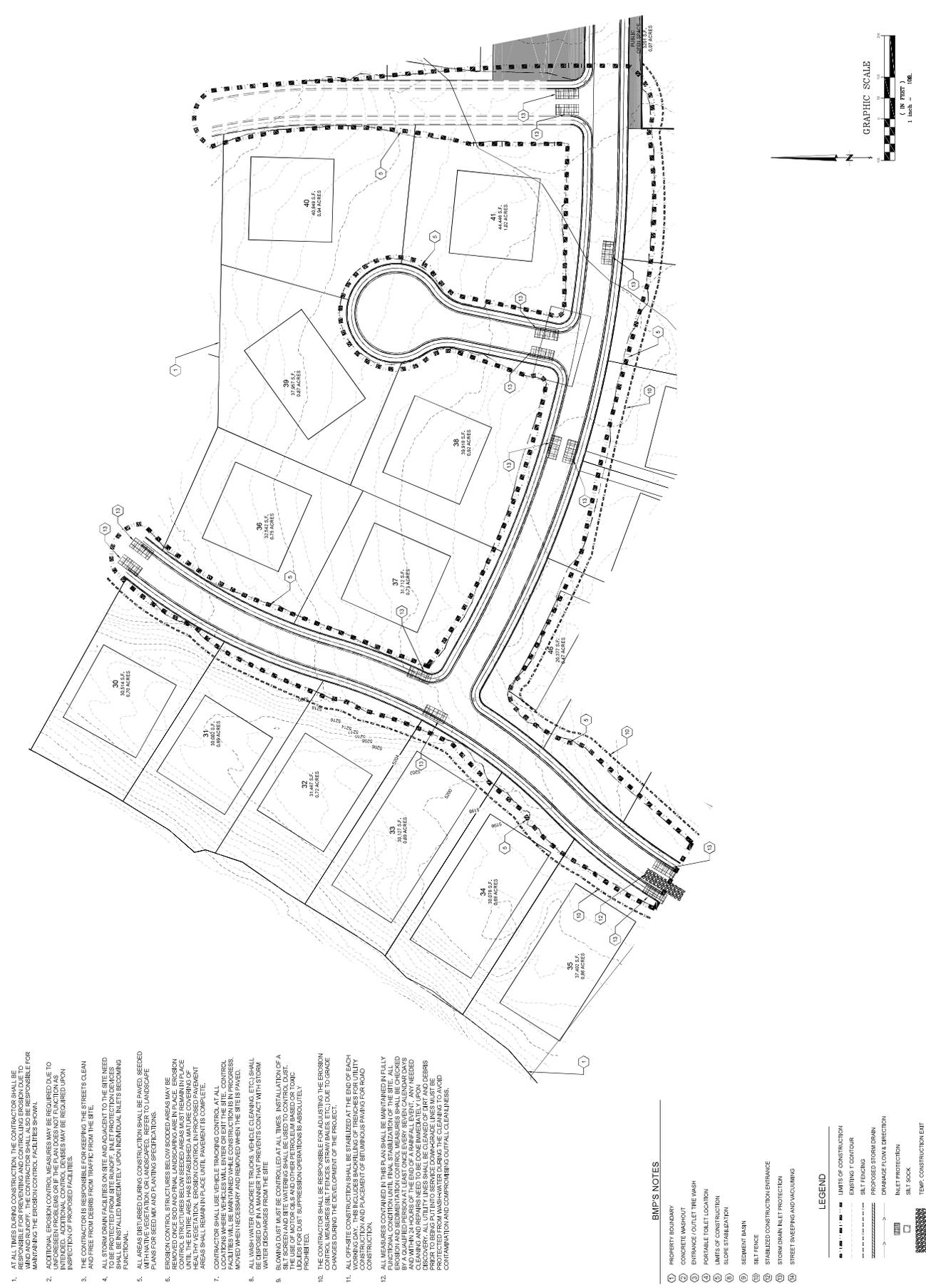
SHEET
12 OF **15**
 FILE: 16285.PAK



ADA HANDICAP LOCATIONS & ELEVATIONS
 THE RIDGE AT ALPINE
 SUBDIVISION



No.	Date	By	Revision



- BMP'S NOTES**
- PROPERTY BOUNDARY
 - CONCRETE WASHOUT
 - ENTRANCE/OUTLET TIRE WASH
 - PORTABLE TOILET LOCATION
 - LIMITS OF CONSTRUCTION
 - SLOPE STABILIZATION
 - SEDIMENT BASIN
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - STORM DRAIN INLET PROTECTION
 - STREET CREEPING AND ACCUMULING
- LEGEND**
- LIMITS OF CONSTRUCTION
 - EXISTING FOOTPRINT
 - SILT FENCING
 - PROPOSED STORM DRAIN
 - DRAINAGE FLOW & DIRECTION
 - INLET PROTECTION
 - SILT SOCK
 - TEMP. CONSTRUCTION EXIT
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
 - ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO CHANGING SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION OF PROPOSED FACILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREET'S CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
 - ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED AND PLANTED WITH APPROPRIATE SPECIES TO LANDSCAPE AND MAINTAIN PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
 - EROSION CONTROL STRUCTURES BELOW SLOPED AREAS MAY BE REMOVED ONCE SOIL AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL THE ENTIRE AREA HAS BEEN RESTORED TO ORIGINAL OR BETTER HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS. WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
 - ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE COLLECTED AND DISPOSED OF PROPERLY. CONTACT WITH UTILITY WATER DISCHARGES FROM THE SITE.
 - BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. SILT SCREENS SHALL BE MAINTAINED AND REPAIRED AS NEEDED. METHODS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL FACILITIES AS NEEDED TO ACCOMMODATE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
 - ALL OFFSITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION, AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
 - ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL MEASURES SHALL BE MAINTAINED AT LEAST ONE YEAR AFTER COMPLETION OF CONSTRUCTION AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED DISCOVERY: ALL UTILITY LINES SHALL BE CLEANED OF GRT AND DEBRIS PRIOR TO BEING PLUNGED INTO SERVICE. DRAINAGE LINES MUST BE MAINTAINED OPEN AND FREE OF OBSTRUCTIONS TO PREVENT BACKFLOW AND CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Setback Exception – Proposed Site Plan in Business/Commercial Zone

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Paul Anderson

ACTION REQUESTED BY PETITIONER: Review and recommend approval of the proposed setback exceptions.

BACKGROUND INFORMATION:

The petitioner is seeking an exception to the setback requirements for a commercial structure in the Business/Commercial Zone. The property is an odd shaped lot adjacent to Dry Creek and the Main Street Bridge.

The petitioner is seeking two different setback exceptions: first, a front-setback of 10 feet from the front property line on Main Street; and second, a zero side-setback for the north property boundary bordering Dry Creek. The petitioner has stated that without the exceptions it would be difficult to place a building on the odd shaped lot.

The Development Code states that the Planning Commission may grant exceptions to the setback requirements for the Business/Commercial and Gateway Historic Zones.

Article 3.07.050.2

In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

Article 3.11.040.3.e

The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.

Model Motions:

Review and consider approving the proposed setback exceptions.

Sample Motion to Approve:

I motion to approve the setback exceptions as proposed.

Sample Motion to Deny:

I motion that the proposed setback exception be denied based on the following:

- ***Insert Finding***

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Zone Change – CR-40,000 to CR-20,000 Zone, Lupine Drive & 400 West

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Birchall, Kuhn, and Scott families.

ACTION REQUESTED BY PETITIONER: Approve the Zone Change

APPLICABLE STATUTE OR ORDINANCE: Section 3.01.090.2 (Zone Change)

BACKGROUND INFORMATION:

The applicant is requesting that the zoning for their property, and neighboring lots, located at 443 West Lupine Drive, 445 West Lupine Drive, and 557 North 400 West (Serial #'s 34:221:0007, 34:221:0008, 34:221:0009) 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:

Receive public comment and make a recommendation to the City Council.

SUMMARY OF ZONE CHANGE PROPOSAL

Dear Alpine City Officials,

As the owners of the respective contiguous properties listed below (collectively, the "Subject Properties"), we respectfully propose a zone change for the Subject Properties from the CR 40,000 zone to the CR 20,000 zone.

Property Legal Description	Address	Size	Owners
Lot 7, Alpine Ridge Phase I Subdivision Amended Plat	443 West Lupine Drive	.9526 acres	Nathan S. and Patricia Birchall
Lot 8, Alpine Ridge Phase I Subdivision Amended Plat	446 West Lupine Drive	.9764 acres	Robert A. and Cheryl A. Kuhn
Lot 9, Alpine Ridge Phase I Subdivision Amended Plat	557 North 400 West	.9510 acres	Wayne A. and Loraine F. Scott

The following documentation is attached for your reference and review:

1. An excerpt from the Alpine Ridge Phase I Subdivision Amended Plat reflecting the Subject Properties;
2. For orientation purposes, a satellite view of a larger portion of Alpine City with a pin in the first of the Subject Properties listed above; and
3. An excerpt from the Alpine City Zoning Map.

As you will note from the attached excerpt from the Alpine City Zoning Map, the properties both to the north and east of the Subject Properties are in the CR 20,000 zone. In fact, many of the properties to the east of the Subject Properties are actually ~10,000 square foot properties. Further, none of the lots in Alpine View Estates, the development to the south of the Subject Properties, are greater than ~31,600 square feet, and several of the lots range from ~20,000 to ~23,000 square feet. As a result, the Subject Properties are surrounded on three sides (north, east and south) by smaller properties/lots, and such Subject Properties are the only properties in on either side of that area of 400 West that remain subject to the CR 40,000 zone. This proposed zone change for the Subject Properties would eliminate this inconsistency.

Additionally, including the Subject Properties in the CR 20,000 zone would be consistent with the "Legislative Intent" of the CR 20,000 zone, pursuant to Section 3.03.010 of the Alpine City Development Code. Specifically, the Subject Properties are on "traditional agricultural lands of... the City." Additionally, in the CR 20,000 zone, the Subject Properties would a) continue to perpetuate "the rural and open space image;" b) would either reduce or not affect "the impact of development on lands that are highly visible and susceptible to erosion;" and c) would maintain "a density of development that is compatible with the limitations of municipal resources."

In summary, we ask you to support our proposal to change the zone of the Subject Properties from CR 40,000 to CR 20,000. Thank you for your consideration and for your ongoing service to Alpine City.

Sincerely,

Patricia Birchall

Patricia Birchall

Cheryl A. Kuhn

Loraine F. Scott

Loraine F. Scott

Nathan S. Birchall

Nathan S. Birchall

Robert A. Kuhn

Wayne A. Scott

Wayne A. Scott

ALPINE CITY
20 N. MAIN
ALPINE, UT 84004

RECEIVED JUL 22 2019

SUMMARY OF ZONE CHANGE PROPOSAL

Dear Alpine City Officials,

As the owners of the respective contiguous properties listed below (collectively, the "Subject Properties"), we respectfully propose a zone change for the Subject Properties from the CR 40,000 zone to the CR 20,000 zone.

Property Legal Description	Address	Size	Owners
Lot 7, Alpine Ridge Phase I Subdivision Amended Plat	443 West Lupine Drive	.9526 acres	Nathan S. and Patricia Birchall
Lot 8, Alpine Ridge Phase I Subdivision Amended Plat	446 West Lupine Drive	.9764 acres	Robert A. and Cheryl A. Kuhn
Lot 9, Alpine Ridge Phase I Subdivision Amended Plat	557 North 400 West	.9510 acres	Wayne A. and Loraine F. Scott

The following documentation is attached for your reference and review:

1. An excerpt from the Alpine Ridge Phase I Subdivision Amended Plat reflecting the Subject Properties;
2. For orientation purposes, a satellite view of a larger portion of Alpine City with a pin in the first of the Subject Properties listed above; and
3. An excerpt from the Alpine City Zoning Map.

As you will note from the attached excerpt from the Alpine City Zoning Map, the properties both to the north and east of the Subject Properties are in the CR 20,000 zone. In fact, many of the properties to the east of the Subject Properties are actually ~10,000 square foot properties. Further, none of the lots in Alpine View Estates, the development to the south of the Subject Properties, are greater than ~31,600 square feet, and several of the lots range from ~20,000 to ~23,000 square feet. As a result, the Subject Properties are surrounded on three sides (north, east and south) by smaller properties/lots, and such Subject Properties are the only properties in on either side of that area of 400 West that remain subject to the CR 40,000 zone. This proposed zone change for the Subject Properties would eliminate this inconsistency.

Additionally, including the Subject Properties in the CR 20,000 zone would be consistent with the "Legislative Intent" of the CR 20,000 zone, pursuant to Section 3.03.010 of the Alpine City Development Code. Specifically, the Subject Properties are on "traditional agricultural lands of... the City." Additionally, in the CR 20,000 zone, the Subject Properties would a) continue to perpetuate "the rural and open space image;" b) would either reduce or not affect "the impact of development on lands that are highly visible and susceptible to erosion;" and c) would maintain "a density of development that is compatible with the limitations of municipal resources."

In summary, we ask you to support our proposal to change the zone of the Subject Properties from CR 40,000 to CR 20,000. Thank you for your consideration and for your ongoing service to Alpine City.

Sincerely,

Patricia Birchall

Nathan S. Birchall


Cheryl A. Kuhn

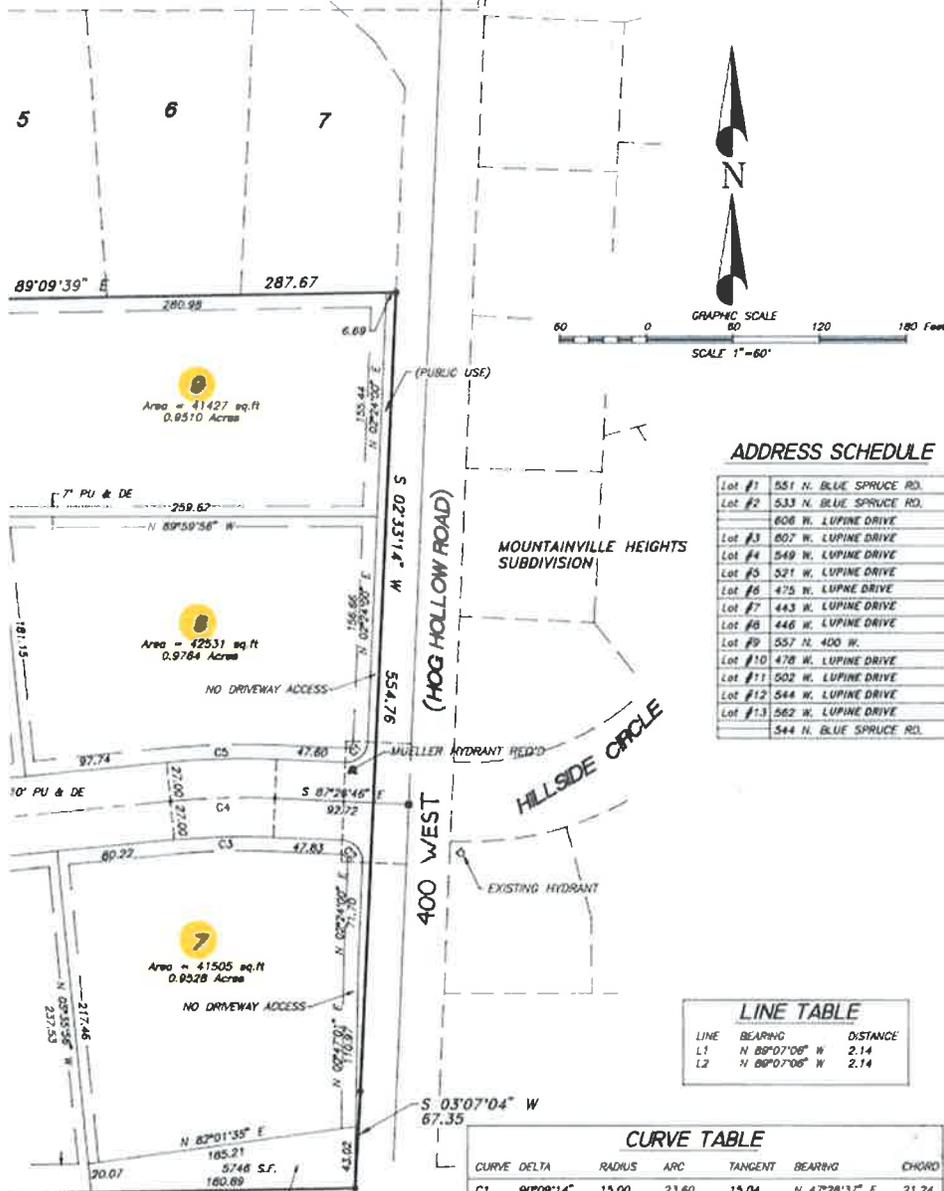

Robert A. Kuhn

Loraine F. Scott

Wayne A. Scott

SUBDIVISION

EDMUND P. HOWELL PROPERTY



ADDRESS SCHEDULE

Lot #1	551 N. BLUE SPRUCE RD.
Lot #2	533 N. BLUE SPRUCE RD.
Lot #3	606 W. LUPINE DRIVE
Lot #4	549 W. LUPINE DRIVE
Lot #5	521 W. LUPINE DRIVE
Lot #6	475 W. LUPINE DRIVE
Lot #7	443 W. LUPINE DRIVE
Lot #8	446 W. LUPINE DRIVE
Lot #9	557 N. 400 W.
Lot #10	478 W. LUPINE DRIVE
Lot #11	502 W. LUPINE DRIVE
Lot #12	544 W. LUPINE DRIVE
Lot #13	562 W. LUPINE DRIVE
	544 N. BLUE SPRUCE RD.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°07'08" W	2.14
L2	N 89°07'08" W	2.14

CURVE TABLE

CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'14"	15.00	23.60	15.04	N 47°31'23" E 21.74
C2	89°50'48"	15.00	23.52	14.98	N 47°31'23" W 21.18
C3	08°00'10"	473.00	67.30	33.71	N 88°28'39" E 67.25
C4	08°00'10"	500.00	71.15	35.63	S 88°28'39" W 71.09
C5	08°00'10"	527.00	74.99	37.58	S 88°28'39" W 74.92
C6	08°28'50"	173.00	19.57	9.78	S 87°38'29" W 19.38
C7	08°28'50"	200.00	22.62	11.32	N 87°38'29" E 22.81
C8	08°28'50"	227.00	25.68	12.85	S 87°38'29" W 25.66
C9	90°00'00"	15.00	23.58	15.00	N 49°52'54" E 21.21
C10	90°00'00"	15.00	23.58	15.00	S 44°07'08" E 21.21
C11	90°00'00"	15.00	23.58	15.00	S 49°52'54" W 21.21
C12	90°00'00"	15.00	23.58	15.00	N 44°07'08" W 21.21
C13	04°28'54"	973.00	75.54	37.79	N 01°20'33" W 75.52
C14	04°28'54"	1000.00	77.84	38.84	N 01°20'33" W 77.82
C15	04°28'54"	1027.00	78.74	39.89	N 01°20'33" W 79.72
C16	01°41'28"	973.00	28.71	14.38	S 02°43'17" E 28.71
C17	01°41'28"	1000.00	29.51	14.75	S 02°43'17" E 29.51
C18	01°41'28"	1027.00	30.30	15.15	S 02°43'17" E 30.30

CENTER OF SECTION 24
TOWNSHIP 4 SOUTH RANGE 1 EAST
SALT LAKE BASE & MERIDIAN.
(CALCULATED)

SURVEYORS CERTIFICATE

C. DeNile McKenna

I, C. DeNile McKenna, do hereby certify that I am a registered land surveyor and that I hold certificate no. 156790, as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described as:

ALPINE RIDGE PHASE I SUBDIVISION

and that the same has been correctly surveyed and stated on the ground as shown on this plat.

PROPERTY DESCRIPTION

BEGINNING AT A POINT S 89°38'30" E 781.92 FEET AND NORTH 474.51 FEET FROM THE WEST 1/4 CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE AS FOLLOWS:

Course	Distance	Remarks
N 09°18'00" W	632.30 ft.	
N 89°07'28" E	257.89 ft.	
SOUTHEASTERLY	28.71 ft.	CURVE TO THE LEFT W/ RADIUS OF 973.00
S 03°34'00" E	64.55 ft.	
N 84°35'01" E	530.72 ft.	
N 09°35'56" W	34.99 ft.	
N 89°09'39" E	287.87 ft.	
S 02°33'14" W	554.76 ft.	
S 03°07'04" W	67.35 ft.	
S 89°08'38" W	1044.12 ft.	TO THE POINT OF BEGINNING

CONTAINING 14.51 ACRES AND 13 LOTS.

C. DeNile McKenna
C. DENILE MCKENNA
LICENSE NO. 156790

OWNERS DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be divided into lots and streets to be hereafter known as:

ALPINE RIDGE PHASE I SUBDIVISION

Do hereby dedicate for perpetual use of the public all parcels of land intended for public use.

In witness whereof, the undersigned hereunto set our hands and seals this 13th day of APRIL, A.D. 1995.
James B. Stevens, President
Kevin D. Oakes, Vice President
ALPINE RIDGE LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, KEVIN D. OAKES
PARTNER - ALPINE RIDGE LIMITED PARTNERSHIP

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF UTAH }
On this 13th day of APRIL, A.D. 1995, I, KEVIN D. OAKES, do hereby acknowledge to me that said corporation and limited partnership executed the same as the general partner of said partnership.
My commission expires 10-20-95
Residing in Salt Lake County
Notary Public

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH } ss.
COUNTY OF UTAH }
On this 6th day of APRIL, 1995, personally appeared before me KEVIN D. OAKES, who being by me first duly sworn, did say that he is the Vice President of OAK Development Corporation, a Utah Corporation, which is General Partner of Alpine Ridge Limited Partnership, and that KEVIN D. OAKES is a Limited Partner of Alpine Ridge Limited Partnership Corporation and Limited Partnership, by authority of its Board of Directors and partners, and said KEVIN D. OAKES acknowledged to me that said corporation and limited partnership executed the same as the general partner of said partnership.
My commission expires 11-15-11
Residing in Salt Lake County
Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Alpine, Utah, does hereby approve this subdivision and hereby accepts the dedication of streets, alleys, and other parcels of land for public use for the perpetual use of the public, this 13th day of APRIL, A.D. 1995.
Robert H. Baker, Mayor
Approved: [Signatures]
City Engineer
Attest: [Signatures]
City Recorder

BOARD OF HEALTH

Approved subject to the following conditions:
City-County Health Department

PLANNING COMMISSION APPROVAL

Approved this 23rd day of APRIL, A.D. 1995, by the Alpine City Planning Commission.
Annelle Brewer, Director-Secretary

ALPINE RIDGE PHASE I SUBDIVISION
Located in Section 24, Township 4 South,
Range 1 East, Salt Lake Base & Meridian. **AMENDED**

APPROVAL AS TO FORM
APPROVED THIS 3rd DAY OF July, 1995.
David Church, CITY ATTORNEY

WILDING ENGINEERING
18411 SOUTH FORT HYBERT
DRAPER, UTAH 84000
(801) 963-9118

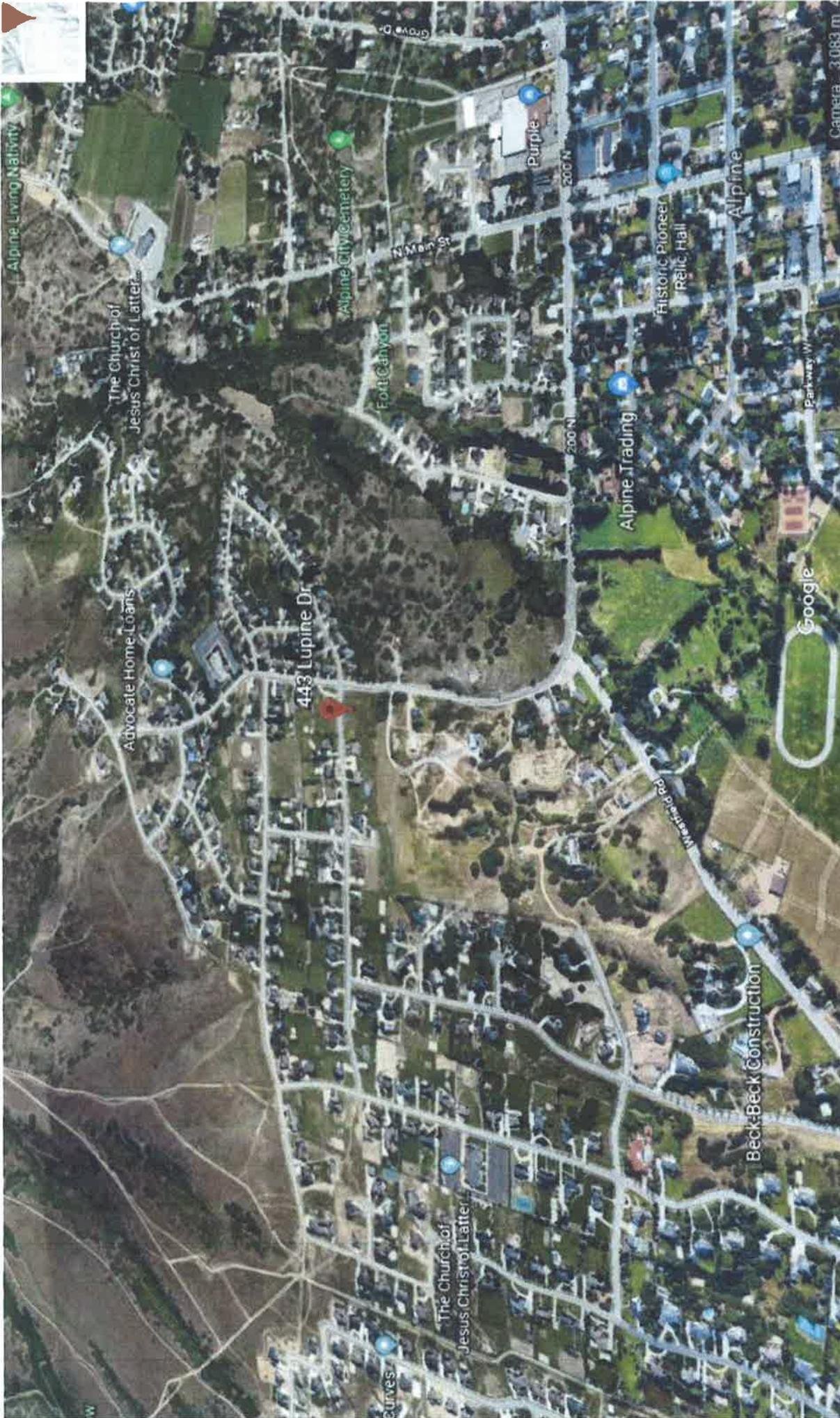
Date	3/16/95	Scale	1"=60'
By	[Signature]	No.	1 of 1
No.		Description	
		Date	



ALPINE CITY
20 N. MAIN
ALPINE, UT 84004

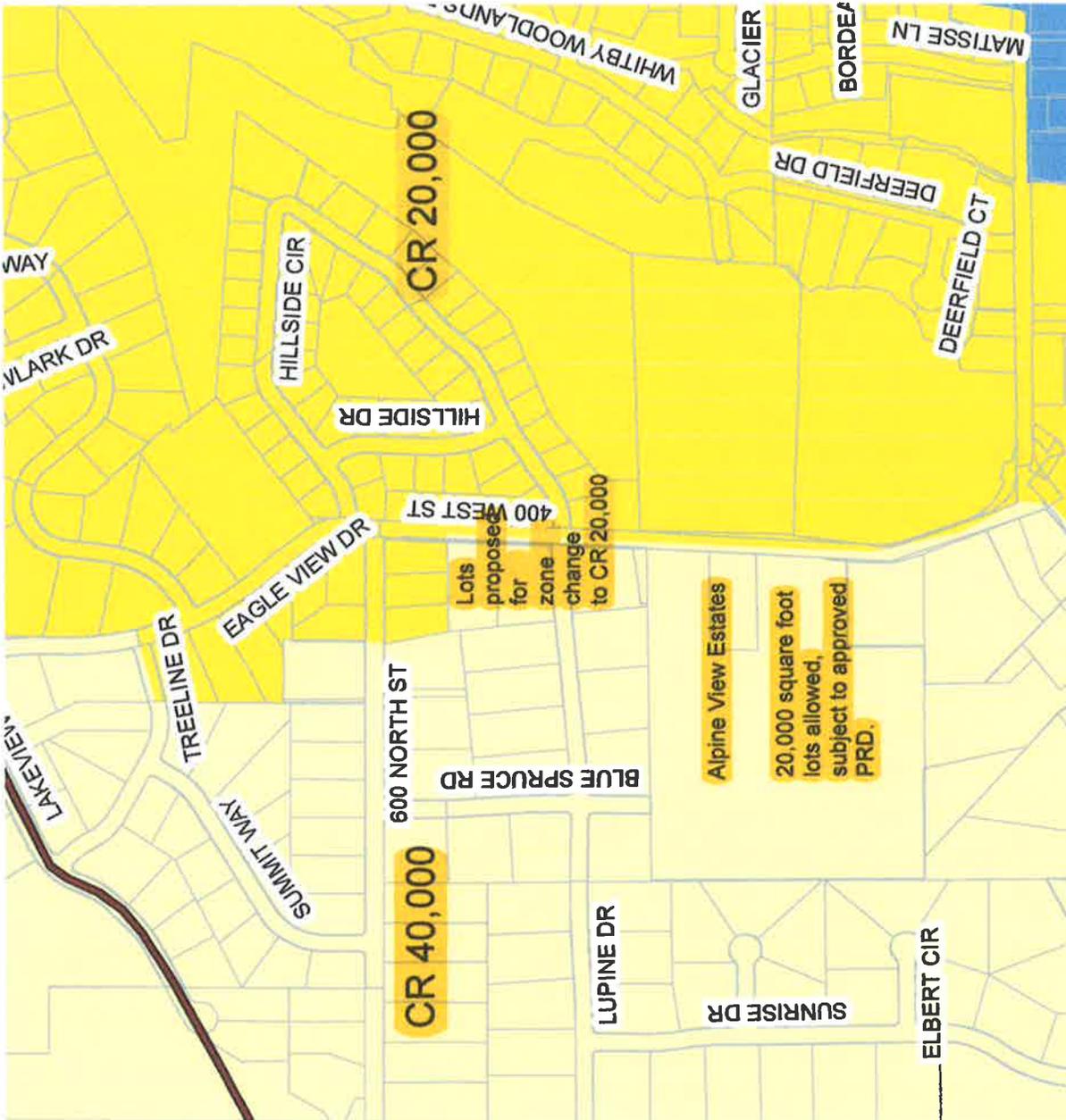
RECEIVED JUL 22 2019

UT 56637 MAP 9
RANDALL
UTAH COUNTY
1995 JUL 22 10:18 AM
RECORDED FOR ALPINE CITY



ALPINE CITY
20 N. MAIN
ALPINE, UT 84004

RECEIVED JUL 22 2019



ALPINE CITY
 20 N. MAIN
 ALPINE, UT 84004

RECEIVED JUL 22 2019

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Parking Plan – Healey Heights

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Recommend approval of proposed parking plan for Healey Heights Park.

BACKGROUND INFORMATION:

Expanded parking and a public restroom has been proposed for Healey Heights Park.

STAFF RECOMMENDATION:

Hold a public hearing and recommend approval of the proposed parking improvement plan.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Parking Plan – Smooth Canyon Park

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Recommend approval of proposed parking plan for Smooth Canyon Park.

BACKGROUND INFORMATION:

Expanded parking and an upgraded public restroom has been proposed for Smooth Canyon Park. This item is returning to Planning Commission after the City Council asked that a previous proposal be revised.

***MOTION:** Kimberly Bryant moved to table the issue of parking in Smooth Canyon Park for the next meeting and use the goal of 50 parking spaces as a guideline for a new design. Ramon Beck seconded.
Ayes: 4 Nays: 0. Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott voted aye. Motion passed.*

STAFF RECOMMENDATION:

Hold a public hearing and recommend approval of the proposed parking improvement plan.

TRAIL RE-ALIGNMENT

OPTION DISCUSSED OCTOBER 9, 2018 CITY COUNCIL

- 74 PROPOSED PARKING STALLS
- 21 EXISTING STALLS



SCALE: 1" = 30'
0 11" x 17" 1"

REMARKS

1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

SMOOTH CANYON PARKING
May, 2018

Parking & Playground CONCEPT

Engineering File Number:

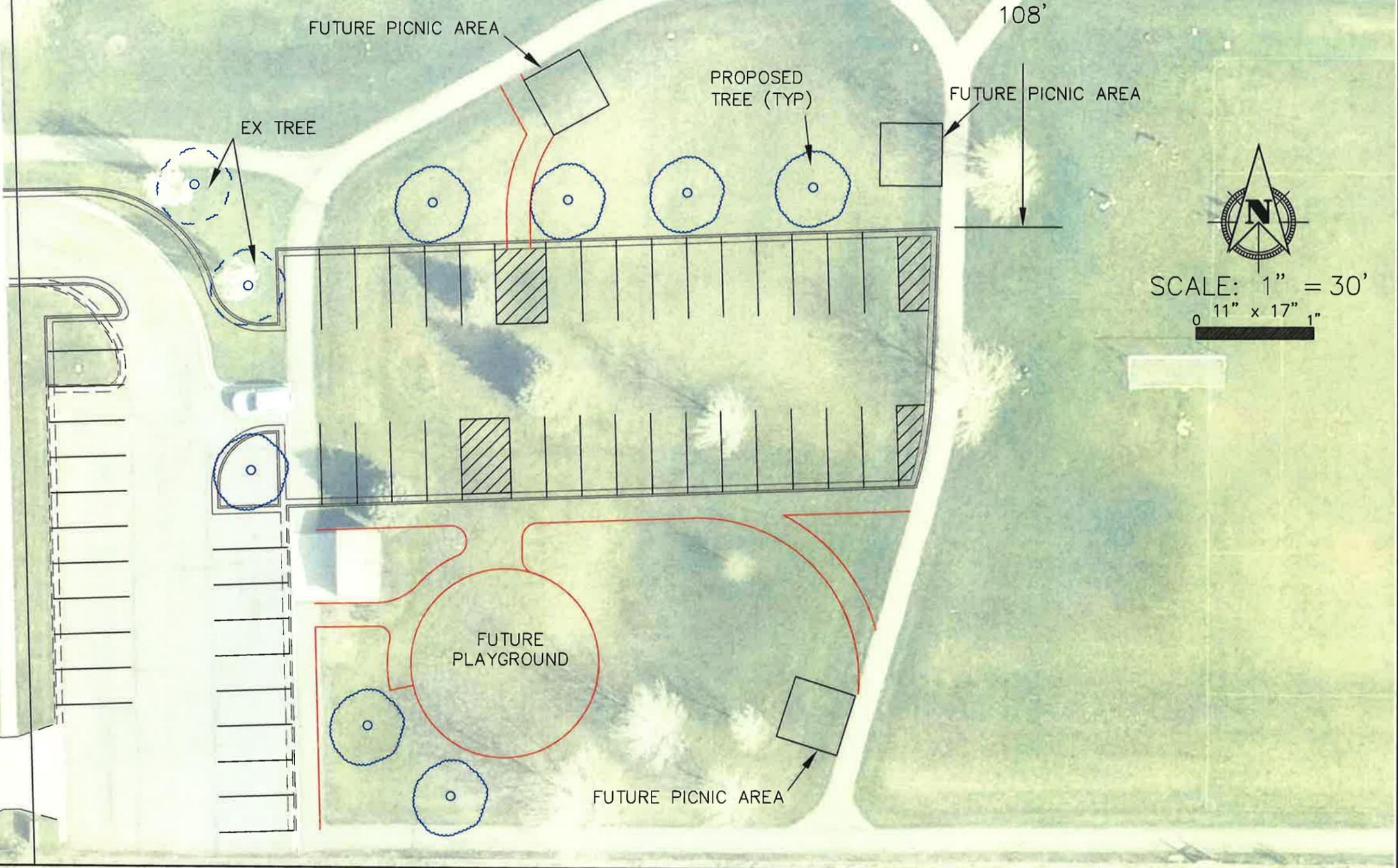
-

Drawing: -

Sheet: 1 of 1

OPTION PREFERRED AT CITY COUNCIL OCTOBER 9, 2018
WITH REVISIONS

- 52 PROPOSED TOTAL PARKING STALLS
- 21 EXISTING STALLS



REMARKS

1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

SMOOTH CANYON PARKING
OCT, 2018

Parking & Playground CONCEPT

Engineering File Number: -

Drawing: -

Sheet: 1 of 1

50 TOTAL STALLS REPLACE 23 EXISTING
 13 NEW TREES TO REPLACE 4 REMOVED
 3 PROPOSED PAVILIONS
 1 NEW PLAYGROUND
 1 NEW BATHROOM (LARGER THAN EXISTING)

REVISED FOR REVIEW

109'

PAVILION (TYP)

EX TREE

EX TREE



SCALE: 1" = 30'
 0 11" x 17" 1"

NEW BATHROOM
 RELOCATE EXISTING
 TO NEW HEALEY
 PARKING AREA

PLAYGROUND

NEW TREE (TYP)

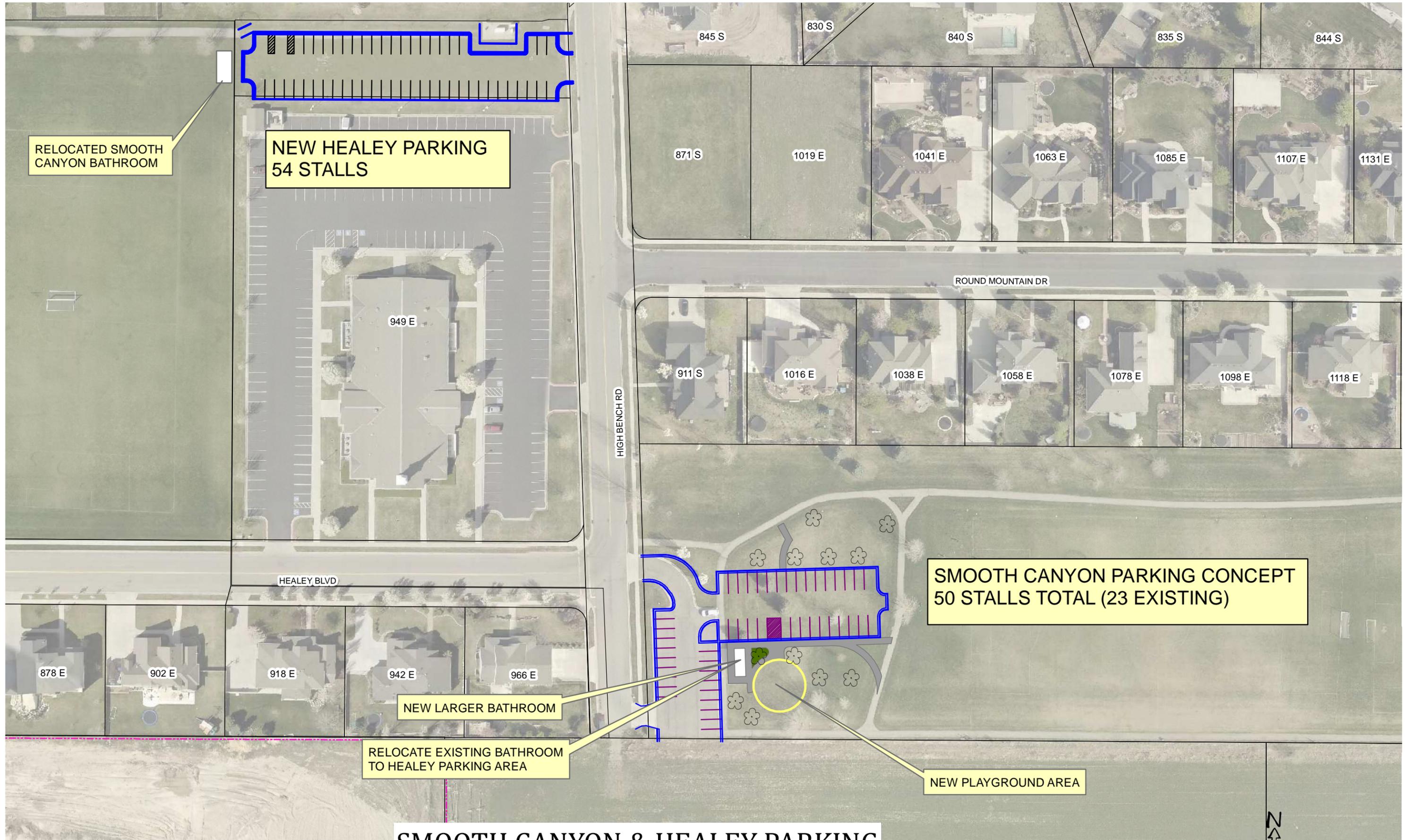
REMARKS
1. Concept Revised 8-2-19 per City Council Direction, 50 Stalls

SMOOTH CANYON PARKING
 AUG. 2, 2019
 Parking & Playground CONCEPT

Engineering File Number:
 -

Drawing: -

Sheet: 1 of 1



**SMOOTH CANYON & HEALEY PARKING
OVERALL CONCEPT**

**SMOOTH CANYON PARKING CONCEPT
50 STALLS TOTAL (23 EXISTING)**

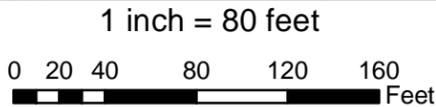
**NEW HEALEY PARKING
54 STALLS**

**RELOCATED SMOOTH
CANYON BATHROOM**

NEW LARGER BATHROOM

**RELOCATE EXISTING BATHROOM
TO HEALEY PARKING AREA**

NEW PLAYGROUND AREA



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Amendment to Development Code - Street Classifications

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Staff, at the request of City Council

ACTION REQUESTED BY PETITIONER: Hold a public hearing and make a recommendation regarding the proposed changes to the Development Code.

BACKGROUND INFORMATION:

Staff has been tasked by the City Council to add a Secondary Access street classification to the Street Master Plan Map. In order to do so, three Alpine City documents need to be looked at, which are:

1) Development Code.

Section 4.7.4.15 mentions secondary access roads but sections 4.7.4.5 & 6 do not specify right-of-way, width, and surface specifications;

2) Street Master Plan.

The current Street Master Plan (aka – SMP) lists three road classifications (arterial, collector, and minor/local) but also mentions “miscellaneous roads.” Secondary access roads would fall under the “miscellaneous” category and therefore the main body of the SMP would not need updated, just the SMP Map which shows the road classifications and alignments;

3) Alpine City Standard Details.

There is currently no standard detail showing secondary access road cross-sections.

Each of the three sections mentioned above will require changes to add the requested roadway classification.

STAFF RECOMMENDATION:

Review staff report and make a recommendation to the City Council to either approve or deny the proposed changes to the sections 4.7.4.5 & 6 of the Development Code, Standard Details, and SMP map.



**ALPINE CITY
STAFF REPORT**
August 2, 2019

To: Alpine City Planning Commission and City Council

From: Staff

Prepared By: Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: STREET CLASSIFICATION ADDITIONS

Applicant: Staff, at the request of City Council
Applicable Sections of Code: Street Master Plan
Development Code Section 4.7.4.5-6
Alpine City Engineering Details
Request: Recommend Street Classification Changes to
City Council for approval

BACKGROUND

Staff has been tasked by the City Council to add a Secondary Access street classification to the Street Master Plan Map. In order to do so, three Alpine City documents need to be looked at, which are:

- 1) Development Code.
Section 4.7.4.15 mentions secondary access roads but sections 4.7.4.5 & 6 do not specify right-of-way, width, and surface specifications;
- 2) Street Master Plan.
The current Street Master Plan (aka – SMP) lists three road classifications (arterial, collector, and minor/local) but also mentions “miscellaneous roads.” Secondary access roads would fall under the “miscellaneous” category and therefore the main body of the SMP would not need updated, just the SMP Map which shows the road classifications and alignments;
- 3) Alpine City Standard Details.
There is currently no standard detail showing secondary access road cross-sections.

Each of the three sections mentioned above will require changes to add the requested roadway classification.

PROPOSED CHANGES

Development Code

Development Code Section 4.7.4.5 & 6. It is proposed to add the following verbiage to sections 4.7.4.5 & 6 to add a definition for secondary access roads, edits are shown in red below (also attached as Exhibit A – Ordinance 2019-17):

Development Code 4.7.4.5-6

- ***Right-of-Way Width.*** *Minimum right-of-way widths for local streets shall be the following:*

1. *Arterial major street: 66 feet*
2. *Collector street: 60 feet*
3. *Minor street, rural road, secondary access, or frontage road: 54 feet*

- ***Roadway Width.*** *Local streets shall have roadway widths and classifications as follows (add four feet [4"] for curb where required):*

1. *Arterial street: 42 feet, paved;*
2. *Collector street: 36 feet, paved;*
3. *Minor street or frontage road: 30 feet, paved;*
4. *~~(Rural roads: 26 feet, paved)~~ - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure;*
5. *Secondary Access: At least the minimum width and improvements required by the Utah State Fire Code, or its successor code, for emergency access along with such other improvements such as surface type, curb and gutter, and gating in the discretion of the City Council upon recommendation of the Planning Commission and City Engineer.*

Street Master Plan

The Street Master Plan was adopted in 2005, with map updates adopted in 2008. The proposed changes do not require any adjustments within the SMP document itself, only the SMP map needs adjusted and adopted. Exhibit B shows the most recently adopted map (2008) along with the newly proposed map. The new map is updated to show the proposed secondary access road classification as well as includes minor updates to reflect construction projects that have completed parts of the SMP over the past 11 years.

Standard City Details

A new detail, detail 1A, will be added to the Alpine City Standard Details to show secondary access road details. Because it is at the discretion of the City Council to choose whether these roads have asphalt or gravel, curb and gutter or a natural shoulder, or even gates, there are two options of roadway types shown. Exhibit C shows this new detail. Due to noticing requirements and many other proposed changes to the Standard Details, the Standard Details will come through for approval at a later date.

STAFF RECOMMENDATION

Review staff report and make a recommendation to the City Council to either approve or deny the proposed changes to the sections 4.7.4.5 & 6 of the Development Code and SMP map.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed Ordinance 2019-17 and Street Master Plan Map as shown in the Staff report.

SAMPLE MOTION TO DENY

I motion to recommend that the proposed Ordinance 2019-17 and Street Master Plan Map be denied based on the following:

- ***Insert Finding***

EXHIBIT A

Ordinance 2019-17 Updating the Development Code 4.7.4.5 & 6

**ALPINE CITY
ORDINANCE 2019-17**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 4.07.040 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO CLASSIFICATION OF STREETS.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Design Standards Ordinance to allow for additional clarity regarding the classification of streets; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 4.07.040 contained in the attached document will supersede Article 4.07.040 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “4.07.040 Streets And Street Requirements” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

4.07.040 Streets And Street Requirements

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

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

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

- d. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
 - e. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.
4. **Intersections.** Intersections of minor streets with major streets shall be kept to the minimum.
5. **Right-of-Way Width.** Minimum right-of-way widths for local streets shall be the following:
- a. Arterial major street: 66 feet
 - b. Collector street: 60 feet
 - c. Minor street, rural road or frontage road: 54 feet
6. **Roadway Width.** Local streets shall have roadway widths and classifications as follows (add four feet [4'] for curb):
- a. Arterial street: 42 feet
 - b. Collector street: 36 feet
 - c. Minor street or frontage road: 30 feet
 - d. (Rural roads: 26 feet) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
7. **Road Shoulders.** Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
8. **Partial-Width Streets.** All streets within and adjacent to a subdivision shall either have been previously conveyed to the City by deed or dedication or shall be shown on the final plat for dedication to the City for street purposes.

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

- a. That the proposed partial width street is located at the border of the subdivision and the land abutting the proposed uncompleted side of the street is not owned by the subdivider.
- b. The width of the right-of-way of the partial width street shall be not less than thirty- nine (39) feet in the instance of a minor class street and forty-two (42) feet in the instance of a collector class street.

- c. Upon approval of the City Council the improvements constructed on the partial width street may include: (a) the curb, gutter and sidewalk improvements adjacent to all abutting lots in the subdivision, (b) the water and sewer line, (c) a hard surfaced travelway portion having a width not less than one-half that required for the specified street class plus an additional twelve (12) feet of width, (d) all utility systems in the partial width street shall be located and constructed as set forth in City standards, and (e) storm drains.
- d. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- e. That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

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

- 9. **Cul-de-sac Streets.**(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
- 10. **Number of Streets at Intersection.** No more than four streets shall enter an intersection.
- 11. **Angle of Street Intersections.** Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) feet respectively
- 12. **Centerline of Intersecting Streets.** The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150') feet. An exception may be given to the off-set requirement of up to 15 feet as recommended by the City Engineer and Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04)
- 13. **Curved Streets Preferred.** In the design of subdivisions, curving streets shall be preferred to straight streets or rigid ninety degree grid systems.
- 14. **Frontage on Arterial Streets.** Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the City Engineer and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets. (Amended by Ord. 2004-13, 9/28/04)
- 15. **Wildland Urban Interface.**

- a. Access. All developments in the Wildland Urban Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.
- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum all weather surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Section 503 of the International Fire Code.

(Ord. 98-19 amending Ord. 78-03)

(Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

AFTER AMENDMENT

4.07.040 Streets And Street Requirements

- 1. Subdivision plans shall be consistent with the Major Street Plan, which has been adopted as part of the Transportation and Circulation element of the General Plan of the City.
 - a. Collector Streets (feeder). Where the area of a proposed subdivision includes any Collector class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - b. Minor Streets (local service). Where the area of a proposed subdivision includes any Minor class streets, as shown on the Major Street Plan, the subdivision plan shall provide for such street in the approximate location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
 - c. Arterial Streets. Where the area of a proposed subdivision includes any arterial class streets, as shown on the Major Street Plan, the subdivision plan shall incorporate such streets in the location shown on the Major Street Plan, and the approval of the Final Plat shall include the dedication of the right-of-way and its improvement in accordance with the applicable City standards.
- 2. **Through Traffic.** Minor streets shall be laid out to encourage circulation but discourage through traffic. Subdivisions with 20 or more lots shall provide two working accesses to the development.

3. **Stub Streets** (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13).

Shall be required to provide adequate circulation – Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.

- a. In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
- b. All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
- c. Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
 - i. The estimated cost to improve the stub street;
 - ii. Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - iii. The number of lots in the proposed subdivision that will be accessed from the improved stub street;
 - iv. The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

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

- d. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
- e. Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.

4. **Intersections.** Intersections of minor streets with major streets shall be kept to the minimum.
5. **Right-of-Way Width.** Minimum right-of-way widths for local streets shall be the following:
 - a. Arterial major street: 66 feet
 - b. Collector street: 60 feet
 - c. Minor street, rural road, secondary access, or frontage road: 54 feet
6. **Roadway Width.** Local streets shall have roadway widths and classifications as follows (add four feet [4'] for curb where required):
 - a. Arterial street: 42 feet, paved
 - b. Collector street: 36 feet, paved
 - c. Minor street or frontage road: 30 feet, paved
 - d. (Rural roads: 26 feet, paved) - Requires a recommendation by the Planning Commission and approval by the City Council through the Subdivision exception procedure.
 - e. Secondary Access: At least the minimum width and improvements required by the Utah State Fire Code, or its successor code, for emergency access along with such other improvements such as surface type, curb and gutter, and gating at the discretion of the City Council and upon recommendation of the Planning Commission and City Engineer.
7. **Road Shoulders.** Where curbs are not required to be installed, a minimum of ten foot shoulders shall be provided on each side of the street unless parking is prohibited.
8. **Partial-Width Streets.** All streets within and adjacent to a subdivision shall either have been previously conveyed to the City by deed or dedication or shall be shown on the final plat for dedication to the City for street purposes.

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

- a. That the proposed partial width street is located at the border of the subdivision and the land abutting the proposed uncompleted side of the street is not owned by the subdivider.
- b. The width of the right-of-way of the partial width street shall be not less than thirty- nine (39) feet in the instance of a minor class street and forty-two (42) feet in the instance of a collector class street.
- c. Upon approval of the City Council the improvements constructed on the partial width street may include: (a) the curb, gutter and sidewalk improvements adjacent to all abutting lots in the subdivision, (b) the water and sewer line, (c) a hard surfaced travelway portion having a width not less than one/half that required for the specified street class plus an additional twelve (12) feet of width, (d) all utility systems in the partial width street shall be located and constructed as set forth in City standards, and (e) storm drains.

- d. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- e. That construction of the partial width street at the proposed location will not create an unsafe or hazardous condition.

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

- 9. **Cul-de-sac Streets.**(Ord 96-08 amended 5/28/96) Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the turn-around, except where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
- 10. **Number of Streets at Intersection.** No more than four streets shall enter an intersection.
- 11. **Angle of Street Intersections.** Streets shall intersect at ninety degrees, except where otherwise recommended as necessary by the Planning Commission and approved by the City Council. The minimum radius of property lines and back of curb at intersections shall be fifteen (15) feet and twenty-five (25) feet respectively
- 12. **Centerline of Intersecting Streets.** The centerline of two subordinate streets meeting a through street from opposite sides shall extend as a continuous line, or the centerline shall be offset at least one hundred fifty (150') feet. An exception may be given to the off-set requirement of up to 15 feet as recommended by the City Engineer and Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04)
- 13. **Curved Streets Preferred.** In the design of subdivisions, curving streets shall be preferred to straight streets or rigid ninety degree grid systems.
- 14. **Frontage on Arterial Streets.** Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the City Engineer and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets. (Amended by Ord. 2004-13, 9/28/04)
- 15. **Wildland Urban Interface.**
 - a. Access. All developments in the Wildland Urban Interface area shall have more than one access route which provides simultaneous access for emergency equipment and civilian evacuation. The design of access routes shall take into consideration traffic circulation and provide for looping of roads as required to ensure at least two access points. Looped roads with a single access are not allowed.

- b. Exceptions. Where terrain features or other physical obstacles make provision of a second access impractical, a single access may be approved by the City Council after obtaining the recommendation of the Fire Chief and the Planning Commission.
- c. Specifications. All secondary access roads shall have a minimum all weather surface width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches to permit two-way traffic. These provisions will apply in lieu of those provided in Section 503 of the International Fire Code.

(Ord. 98-19 amending Ord. 78-03)
 (Amended by Ord. 2014-12, 7/08/14; Ord. 2016-03, 02/23/16)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

 Troy Stout, Mayor, Alpine City

 Charmayne G. Warnock, City
 Recorder Alpine City

EXHIBIT B

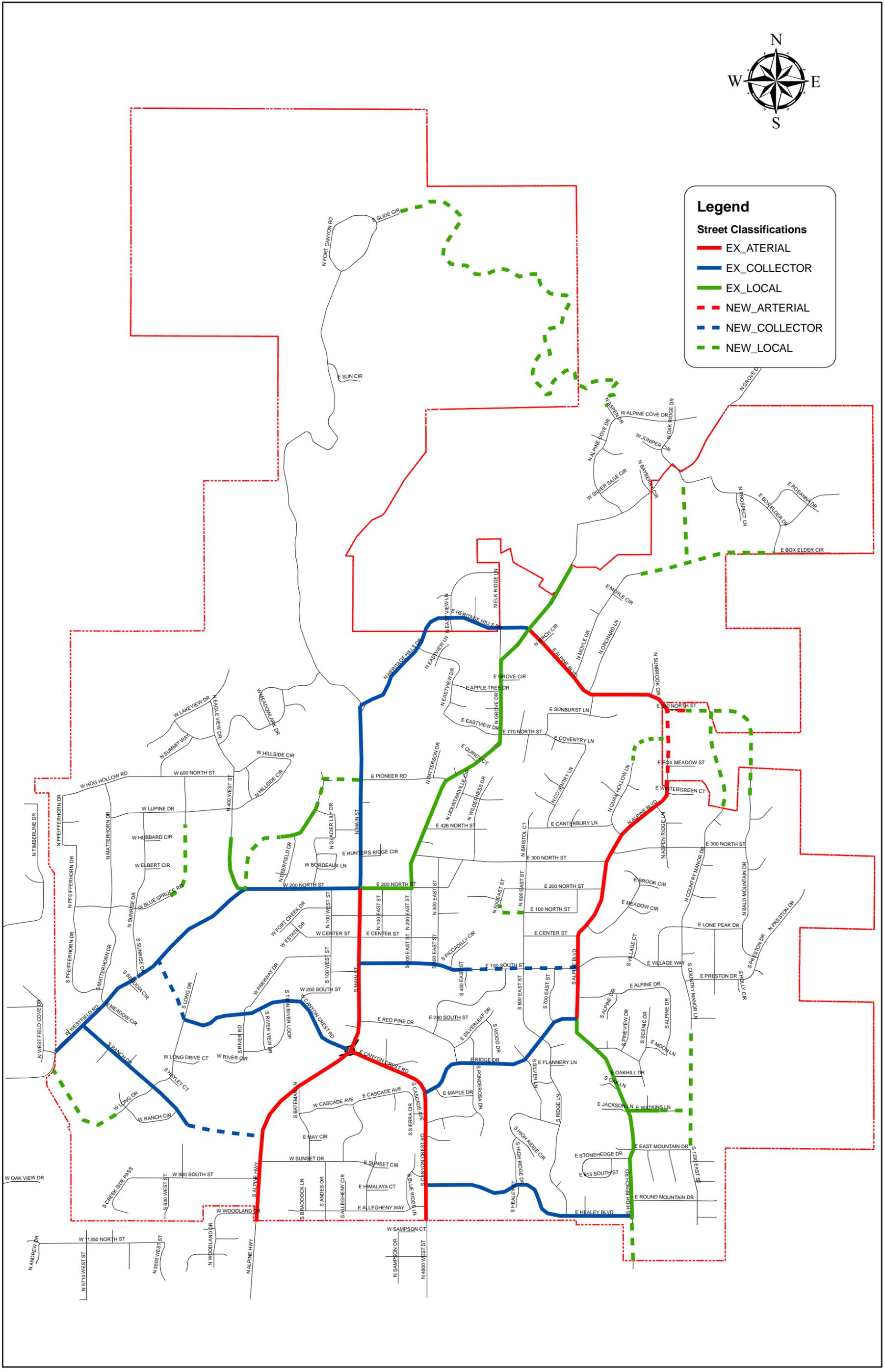
Currently adopted vs proposed Street Master Plan Map



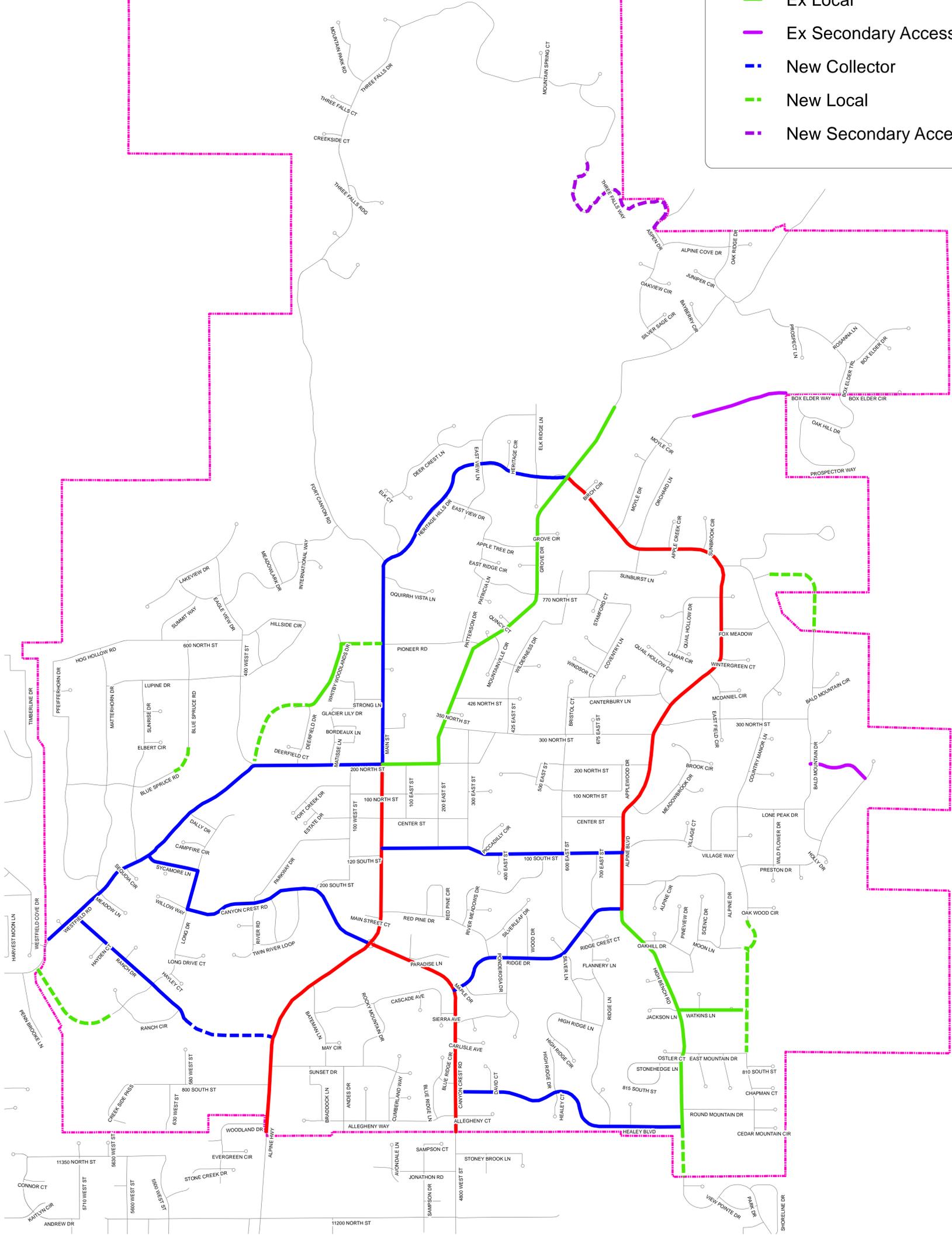
Legend

Street Classifications

- EX_ATERIAL (Red solid line)
- EX_COLLECTOR (Blue solid line)
- EX_LOCAL (Green solid line)
- NEW_ARTERIAL (Red dashed line)
- NEW_COLLECTOR (Blue dashed line)
- NEW_LOCAL (Green dashed line)



--- City Boundary
Street Classifications
— Ex Arterial
— Ex Collector
— Ex Local
--- Ex Secondary Access
- - - New Collector
- - - New Local
- - - New Secondary Access



Proposed 2019

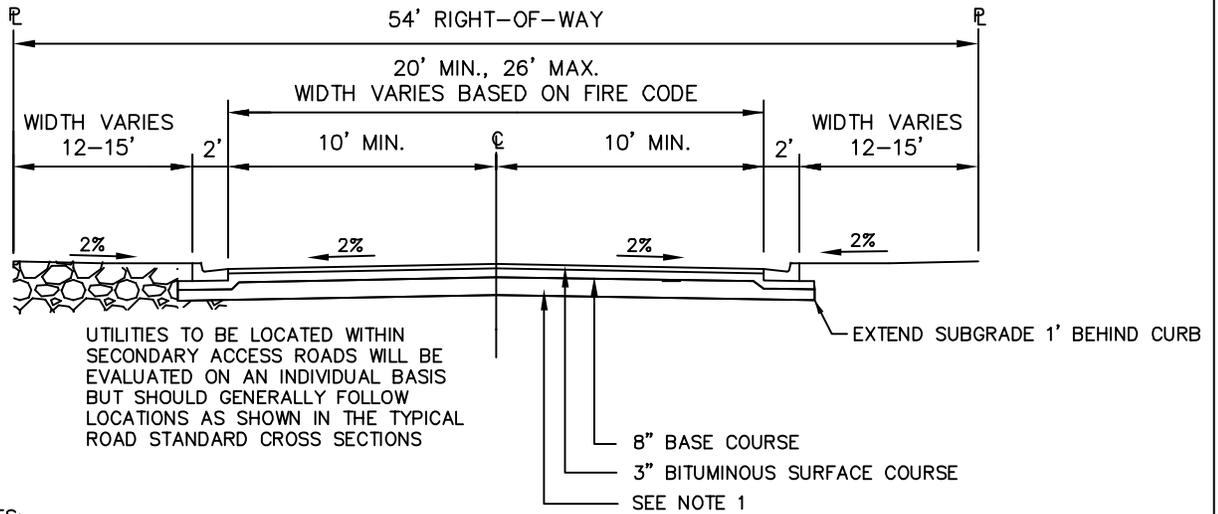


Alpine City Transportation Master Plan

Path: Y:\GIS\Projects\95000\Master Plan (Proposed 2019).mxd

EXHIBIT C

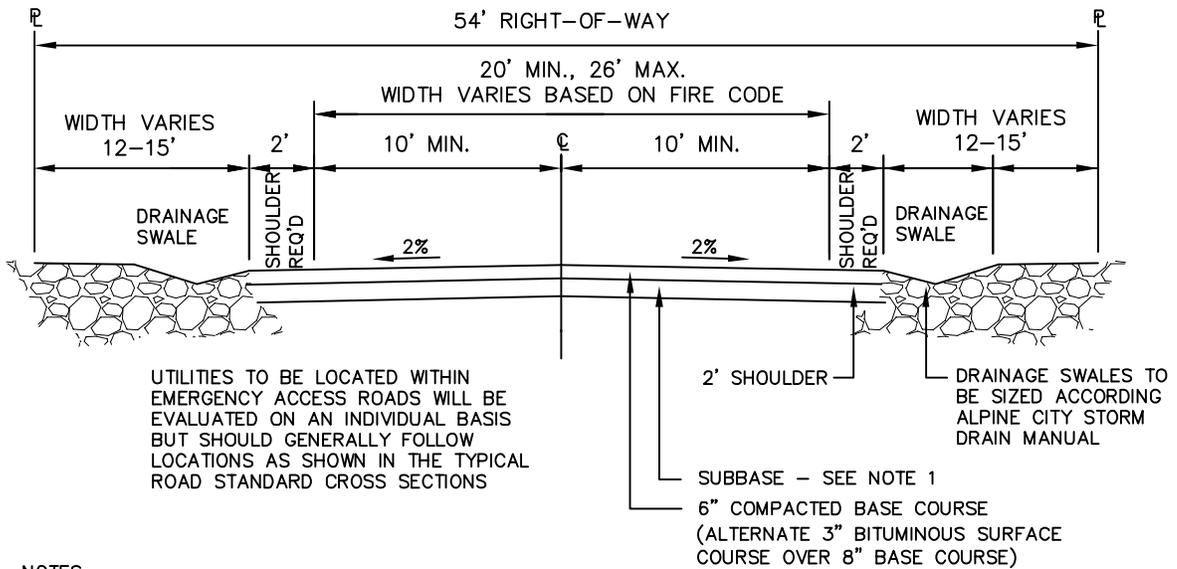
Proposed/Updated Alpine City Standard Details



NOTES:

- IF SUBGRADE SOILS ARE AASHTO CLASS A-3, A-4, OR A-5, 10" OF IMPORTED A-1-a SUBBASE MATERIAL WILL BE REQUIRED. FOR A-6 OR A-7 SUBGRADE SOILS, 12" OF A-1-a SUBBASE MATERIAL WILL BE REQUIRED.
- FIRE CODE REQUIRES AN "ALL WEATHER" SURFACE FOR SECONDARY ACCESS ROUTES. IT IS AT THE DISCRETION OF THE CITY COUNCIL WHETHER SECONDARY ACCESS ROADS WILL BE ASPHALT OR GRAVEL. SEE GRAVEL OPTION BELOW.

SECONDARY ACCESS



NOTES:

- IF SUBGRADE SOILS ARE AASHTO CLASS A-3, A-4, OR A-5, 10" OF IMPORTED A-1-a SUBBASE MATERIAL WILL BE REQUIRED. FOR A-6 OR A-7 SUBGRADE SOILS, 12" OF A-1-a SUBBASE MATERIAL WILL BE REQUIRED.
- EMERGENCY ACCESS ROADS REQUIRES CITY COUNCIL APPROVAL
- CURB AND GUTTER MAY OR MAY NOT BE REQUIRED AT THE DISCRETION OF THE CITY COUNCIL

SECONDARY ACCESS OPTION

STREET CROSS-SECTIONS

N.T.S.

STATEMENT OF USE

THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CAN NOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.

REVISION

NO.	BY	APR	DATE



STREET CROSS-SECTIONS

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

STANDARD DRAWING NUMBER: **1A**

PLOT SCALE: N.T.S.

DRAWN BY: B.D.B.

DESIGN BY:

CHECKED BY:

ADOPTED DATE: 10/13/05

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Amendment to Development Code – International Fire Code

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Receive public comment and recommend approval of amendment to ordinance.

BACKGROUND INFORMATION:

Staff is proposing to update the Development Code and replace all references to the Uniform Fire Code with the International Fire Code, which is the currently adopted fire code. Also, all uses of the term “Urban/Wildand Interface” have been changed to “Wildland Urban Interface” to be consistent with the terminology used in the International Fire Code.

STAFF RECOMMENDATION:

Hold a public hearing, review and recommend approval of amendment to the Development Code.

**ALPINE CITY
ORDINANCE 2019-18**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.12.040; 3.12.070; AND
3.12.090 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO
CLASSIFICATION OF STREETS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Wildland Urban Interface Ordinance to update references to the Uniform Fire Code and replace them with the International Fire Code; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW THEREFORE, be it ordained by the Alpine City Council, in the State of Utah, as follows: The amendments to Article 3.12.040; 3.12.070; and 3.12.090 contained in the attached document will supersede Article 3.12.040; 3.12.070; and 3.12.090 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.12.070 Urban/Wildland Interface Overlay” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.12.070 Urban/Wildland Interface Overlay

1. **PUPROSE.** To establish standards for development and fire prevention in areas bordering on wildlands. In addition to this section of the Development Code, areas bordering on wildlands shall be subject to the Wildland-Urban Interface Site Plan/Development Review Guide (supplemental document).
2. **ADDRESSES**
 - a. Specifications. Notwithstanding Section 9.01-4-4 of the Uniform Fire Code, each premise must have approved numbers or addresses, a minimum of 5 inches in size, placed in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background and their positions shall be suited for visibility in all seasons.
3. **STRUCTURAL DESIGN AND CONSTRUCTION**

Protection. For structures receiving a HIGH HAZARD or EXTREME

HAZARD rating on the Fire Hazard Severity Form, found in the Wildland-Urban Interface Site Plan/Development Review Guide, shall be provided with automatic sprinkler protection in accordance with the National Fire Protection Association (NFPA) Standard 13 R, modified as follows:

i. Decks and Walks. Decks and walkways greater than 4 feet wide shall have quick response sprinkler heads placed ten feet on center if an exposure hazard is present. Eaves of the structure will also be provided with sprinkler heads 10 feet on center and attic vents shall be similarly protected if an exposure hazard is present. For the purposes of this Part, an exposure hazard is defined as the presence of any of the following at the time of construction or evidence of such in the construction plans provided:

- (1) Flows. The system calculations shall be based on a minimum of four flowing quick-response sprinklers hydraulically calculated to provide flows in accordance with manufacturer's specifications for sprinklers. Calculations shall be based on 90% of the available flow at the base of the riser.
- (2) Loop Systems. The use of anti-freeze loop systems is allowed when an acceptable back-flow prevention assembly is provided. Anti-freeze loops shall be relieved by using either an approved expansion tank or relief valve. Drilled clapper valves are not permitted.
- (3) Inspection. An inspector's test valve is required upstream of the anti-freeze loop check valve.
- (4) Control Valves. Automatic sprinkler systems shall be provided with an indicating control valve accessible to the fire department.
- (5) Certification. Approval of any system shall be based on final inspection and receipt of hydrostatic and flushing certificates provided by the installer.
- (6) Notwithstanding Article 10 Section 1.001.5.2 of the Uniform Fire Code, automatic sprinkler protection, where installed, shall be inspected annually at the owner's expense by a licensed sprinkler contractor. A copy of the inspection shall be submitted to the Fire Chief by December 31st of each year.

4. ENFORCEMENT

a. Responsibility. The conditions outlined in the urban/wildland overlay shall be maintained by the property owner and/or the applicable homeowners' association as a condition of maintaining "adequate fire protection" in accordance with Section 11-7-1 of the Utah Code Annotated and protective agreements, if any, made with Alpine City at the time of annexation.

- b. Non-Exclusive Nature. The provisions of the urban/wildland overlay represent minimum standards. each owner of property in the Urban/Wildland Interface area is expected to use reasonable care in mitigating potential fire hazards, whether or not the potential hazard is enumerated in this section.
- c. Pre-Existing Conditions. Property not in compliance with the vegetative clearance section of the urban/wildland overlay at the time of passage shall have one year in which to conform to its provisions, except that retrofitting of sprinklers will not be required.
- d. Enforcement Official. Provisions of the urban/wildland overlay shall be enforced by the Alpine City Fire Chief or his appointed designees. The Fire Chief is authorized to recommend alternatives to any of the provisions of this code upon application in writing by the owner, lessee or a duly authorized representative where there are practical difficulties that prevent carrying out the such provisions, provided that the spirit and intent of the code shall be maintained, public safety furthered and substantial justice done. The particulars of such modifications and decision of the Fire chief shall be submitted to the City Council.
 - i. Inspections. The Fire Chief or his designee shall conduct inspections to determine compliance with the urban/wildland requirements at the time of building permit inspections and at least once a year or at any other reasonable time. The Fire Chief or designee shall also conduct inspections based on the request of any other property owner, lessee, City official or employee who has reasonable cause to believe that a potential fire hazard exists in violation of the provisions of this ordinance.
 - ii. Notice. The Fire Chief or his designee will annually publish and as needed periodic notices to remind residents of the provisions of the urban/wildland and will make available information on the provisions of the ordinance, as well as guidance on fire-resistant vegetation and suitable landscaping.
- e. Recourse. Any person adversely affected by any decision made in the exercise of the provision of this section may pursue administrative and legal remedies in accordance with the following provisions:
 - i. Procedure. No person may challenge Alpine City's land use decisions under this section in district court until all administrative remedies have been exhausted.
 - ii. Judicial Review. Any person having exhausted all possible administrative remedies may file a petition for review of the decision with the district court within 30 days after the local decision is rendered.
 - iii. Validity of Ordinance. The courts shall presume that land use decisions and regulations are valid and determine only whether or not the decision is arbitrary, capricious or illegal.

- f. Remedies. Alpine City, its officers and employees, the city attorney or any owner of real estate within Alpine City may, in addition to other remedies provided by law, institute proceedings to secure injunction, mandamus, abatement or any other remedies provided by law, including prevention, enjoinder or removal.
 - g. Injunction. Alpine City need only establish the violation in order to secure injunction.
 - h. Building Permits. Alpine City, its officers and employees, may enforce this ordinance by withholding building permits and it shall be unlawful to erect, construct, alter or change the use of any building or other structure within Alpine City without approval of such building permit.
 - i. Failure to Obtain Permit. Any architect, lending agency, builder, contractor or other person doing or performing such work as described in DCA 3.13.100 Part 6,b shall be deemed guilty of violating this ordinance at least to the same extent or manner as the owner of the premises, or the person for whom the use is established or for whom such buildings are erected or altered, and shall be subject to the penalties herein prescribed for a violation.
 - ii. Compliance. The City may not issue a building permit unless the plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all ordinances then in effect.
 - i. Violation. Any violation of the provisions of the urban/wildland overlay is punishable as a Class C misdemeanor upon conviction. Each person, firm or corporation found guilty of such violation shall be deemed guilty of a separate offense for every day during which any violation is committed, continued or permitted by such person, persons, firm or corporation, and shall be punished as provided in this ordinance.
 - j. Nothing in this ordinance may be construed to prevent enforcement under the provisions of the current edition of the Uniform Fire Code as adopted by the State of Utah and the City of Alpine.
5. **Warning and Disclaimer.** The degree of wildfire protection required by urban/wildland interface overlay is considered reasonable regulatory purposes and is based on fire safety considerations. This section does not imply that land outside the areas of urban/wildland overlay zone or uses permitted within such areas will be free from damages from wildfires. This ordinance shall not create liability on the part of Alpine City, Utah, any officer or employee thereof, or the city's fire agency for any wildfire damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(Original
Ordinance No.
94-11. Amended
by Ord. 2001-05.

Incorporated
into Sensitive
Lands Ordinance
by Ord. No.
2005-03,
1/25/05)

AFTER AMENDMENT

3.12.070 ~~Urban/Wildland~~ Wildland Urban Interface Overlay

1. **PUPROSE.** To establish standards for development and fire prevention in areas bordering on wildlands. In addition to this section of the Development Code, areas bordering on wildlands shall be subject to the Wildland-Urban Interface Site Plan/Development Review Guide (supplemental document).

2. **ADDRESSES**

a. Specifications. ~~Notwithstanding Section 9.01-4-4 of the Uniform Fire Code, e~~ Each premise must have approved numbers or addresses, a minimum of 5 inches in size, placed in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background and their positions shall be suited for visibility in all seasons.

3. **STRUCTURAL DESIGN AND CONSTRUCTION**

Protection. For structures receiving a HIGH HAZARD or EXTREME HAZARD rating on the Fire Hazard Severity Form, found in the Wildland-Urban Interface Site Plan/Development Review Guide, shall be provided with automatic sprinkler protection in accordance with the National Fire Protection Association (NFPA) Standard 13 R, modified as follows:

i. Decks and Walks. Decks and walkways greater than 4 feet wide shall have quick response sprinkler heads placed ten feet on center if an exposure hazard is present. Eaves of the structure will also be provided with sprinkler heads 10 feet on center and attic vents shall be similarly protected if an exposure hazard is present. For the purposes of this Part, an exposure hazard is defined as the presence of any of the following at the time of construction or evidence of such in the construction plans provided:

(1) Flows. The system calculations shall be based on a minimum of four flowing quick-response sprinklers hydraulically calculated to provide flows in accordance with manufacturer's specifications for sprinklers. Calculations shall be based on 90% of the available flow at the base of the riser.

- (2) Loop Systems. The use of anti-freeze loop systems is allowed when an acceptable back-flow prevention assembly is provided. Anti-freeze loops shall be relieved by using either an approved expansion tank or relief valve. Drilled clapper valves are not permitted.
- (3) Inspection. An inspector's test valve is required upstream of the anti-freeze loop check valve.
- (4) Control Valves. Automatic sprinkler systems shall be provided with an indicating control valve accessible to the fire department.
- (5) Certification. Approval of any system shall be based on final inspection and receipt of hydrostatic and flushing certificates provided by the installer.
- (6) ~~Notwithstanding Article 10 Section 1.001.5.2 of the Uniform Fire Code,~~ Automatic sprinkler protection, where installed, shall be inspected annually at the owner's expense by a licensed sprinkler contractor. A copy of the inspection shall be submitted to the Fire Chief by December 31st of each year.

4. ENFORCEMENT

- a. Responsibility. The conditions outlined in the ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay shall be maintained by the property owner and/or the applicable homeowners' association as a condition of maintaining "adequate fire protection" in accordance with Section 11-7-1 of the Utah Code Annotated and protective agreements, if any, made with Alpine City at the time of annexation.
- b. Non-Exclusive Nature. The provisions of the ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay represent minimum standards. Each owner of property in the ~~Urban/Wildland~~ Wildland Urban Interface area is expected to use reasonable care in mitigating potential fire hazards, whether or not the potential hazard is enumerated in this section.
- c. Pre-Existing Conditions. Property not in compliance with the vegetative clearance section of the ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay at the time of passage shall have one year in which to conform to its provisions, except that retrofitting of sprinklers will not be required.
- d. Enforcement Official. Provisions of the ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay shall be enforced by the Alpine City Fire Chief or his appointed designees. The Fire Chief is authorized to recommend alternatives to any of the provisions of this code upon application in writing by the owner, lessee or a duly authorized representative where there are practical difficulties that prevent carrying out the such provisions, provided that the spirit and intent of the code shall be maintained, public safety furthered and substantial justice done. The particulars of such modifications and decision of the Fire chief shall be submitted to the City Council.

- i. Inspections. The Fire Chief or his designee shall conduct inspections to determine compliance with the ~~urban/wildland~~ Wildland Urban Interface requirements at the time of building permit inspections and at least once a year or at any other reasonable time. The Fire Chief or designee shall also conduct inspections based on the request of any other property owner, lessee, City official or employee who has reasonable cause to believe that a potential fire hazard exists in violation of the provisions of this ordinance.
 - ii. Notice. The Fire Chief or his designee will annually publish and as needed periodic notices to remind residents of the provisions of the ~~urban/wildland~~ Wildland Urban Interface and will make available information on the provisions of the ordinance, as well as guidance on fire-resistant vegetation and suitable landscaping.
- e. Recourse. Any person adversely affected by any decision made in the exercise of the provision of this section may pursue administrative and legal remedies in accordance with the following provisions:
 - i. Procedure. No person may challenge Alpine City's land use decisions under this section in district court until all administrative remedies have been exhausted.
 - ii. Judicial Review. Any person having exhausted all possible administrative remedies may file a petition for review of the decision with the district court within 30 days after the local decision is rendered.
 - iii. Validity of Ordinance. The courts shall presume that land use decisions and regulations are valid and determine only whether or not the decision is arbitrary, capricious or illegal.
- f. Remedies. Alpine City, its officers and employees, the city attorney or any owner of real estate within Alpine City may, in addition to other remedies provided by law, institute proceedings to secure injunction, mandamus, abatement or any other remedies provided by law, including prevention, injunction or removal.
- g. Injunction. Alpine City need only establish the violation in order to secure injunction.
- h. Building Permits. Alpine City, its officers and employees, may enforce this ordinance by withholding building permits and it shall be unlawful to erect, construct, alter or change the use of any building or other structure within Alpine City without approval of such building permit.

- i. Failure to Obtain Permit. Any architect, lending agency, builder, contractor or other person doing or performing such work as described in DCA 3.13.100 Part 6,b shall be deemed guilty of violating this ordinance at least to the same extent or manner as the owner of the premises, or the person for whom the use is established or for whom such buildings are erected or altered, and shall be subject to the penalties herein prescribed for a violation.
 - ii. Compliance. The City may not issue a building permit unless the plans of and for the proposed erection, construction, reconstruction, alteration or use fully conform to all ordinances then in effect.
 - i. Violation. Any violation of the provisions of the ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay is punishable as a Class C misdemeanor upon conviction. Each person, firm or corporation found guilty of such violation shall be deemed guilty of a separate offense for every day during which any violation is committed, continued or permitted by such person, persons, firm or corporation, and shall be punished as provided in this ordinance.
 - j. Nothing in this ordinance may be construed to prevent enforcement under the provisions of the current ~~edition of the Uniform International Fire Code~~ as adopted by the State of Utah and the City of Alpine.
5. **Warning and Disclaimer.** The degree of wildfire protection required by ~~urban/wildland~~ Wildland Urban Interface ~~interface o~~ Overlay is considered reasonable regulatory purposes and is based on fire safety considerations. This section does not imply that land outside the areas of ~~urban/wildland~~ Wildland Urban Interface ~~o~~ Overlay zone or uses permitted within such areas will be free from damages from wildfires. This ordinance shall not create liability on the part of Alpine City, Utah, any officer or employee thereof, or the city's fire agency for any wildfire damages that result from reliance an this ordinance or any administrative decision lawfully made thereunder.

(Original
Ordinance No.
94-11.
Amended by
Ord. 2001-05.
Incorporated
into Sensitive
Lands
Ordinance by
Ord. No. 2005-
03, 1/25/05)

SECTION 2: AMENDMENT “3.12.040 Sensitive Land Classifications” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.12.040 Sensitive Land Classifications

The following factors shall be used to determine the classification of various lands and their constraints to building and development on them:

1. **Geologic Hazard Lands.** Lands identified on the Official Alpine City Hazards map as having landslide, debris flow, rock fall, soil liquefaction or surface-fault-rupture hazards.
2. **Hillside Lands.** Lands identified on the Official Alpine City Hazard map as having an elevation above 5350 feet Mean Sea level.
3. **Urban/Wildland Lands.** Lands identified on the Official Alpine City Hazard map as having potential wild fire hazard.
4. **Flood Plain Lands.** Lands with potential stream flow and flood hazard. Flood plain lands consist of all lands contained within the 100-year flood plain as defined by Federal Emergency Management Agency, in Flood Insurance Rate Map (FIRM) #490228005A, dated April 4, 1983. The April 4, 1983 FIRM map is also adopted as the Official Alpine City Hazard map for flood damage prevention overlay zone.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

A F T E R A M E N D M E N T

3.12.040 Sensitive Land Classifications

The following factors shall be used to determine the classification of various lands and their constraints to building and development on them:

1. **Geologic Hazard Lands.** Lands identified on the Official Alpine City Hazards map as having landslide, debris flow, rock fall, soil liquefaction or surface-fault-rupture hazards.
2. **Hillside Lands.** Lands identified on the Official Alpine City Hazard map as having an elevation above 5350 feet Mean Sea level.
3. ~~Urban/Wildland~~ **Wildland Urban Interface Lands.** Lands identified on the Official Alpine City Hazard map as having potential wild fire hazard.
4. **Flood Plain Lands.** Lands with potential stream flow and flood hazard. Flood plain lands consist of all lands contained within the 100-year flood plain as defined by Federal Emergency Management Agency, in Flood Insurance Rate Map (FIRM) #490228005A, dated April 4, 1983. The April 4, 1983 FIRM map is also adopted as the Official Alpine City Hazard map for flood damage prevention overlay zone.

(Original Ordinance No. 2002-01. Amended by Ordinance 2005-03, 1/25/05)

SECTION 3: **AMENDMENT** “3.12.090 Hillside Protection Overlay” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.12.090 Hillside Protection Overlay

1. **INTENT AND PURPOSE.** The purpose of the Hillside Protection Overlay Zone is to promote health, safety and the general public welfare of the residents of the City, by establishing standards for development of certain hillsides located in the City to minimize soil and slope instability, erosion, and to preserve the character of the hillsides.

The Hillside Protection Overlay shall comply with DCA 4.05.040 Parts 4-9, limits to development of the Land Use Element of the Alpine City General Plan as adopted by the Alpine City Council on July 28, 1997 as follows:

Development will not be permitted where any part of the zoning lot is above an elevation of 5350 feet Mean Sea Level except it is demonstrated that such development or structure complies with the following conditions in addition to all other conditions defined in the underlying zone, and additions or conditions as recommended by the Planning Commission and approved by the City Council.

2. **PROVISIONS.** The provisions herein are designed to accomplish the following:
 - a. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
 - b. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to hillside construction;
 - c. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes.
 - d. Encourage preservation of open space to preserve the natural terrain.
 - e. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural functions.

3. **OVERLAY ZONE - SCOPE - CONFLICT RESOLUTION.** The Hillside Protection Zone shall be an overlay zone of the zone classifications set out in the Alpine Zoning Ordinance. Any permitted use in a district overlaid by the Hillside Protection Zone is a conditional use. Conditional uses authorized in districts overlaid by the Hillside Protection Zone remain conditional uses. In case of conflict between the provisions of the existing zoning classification, building code, subdivision ordinance and/or other City ordinance and the Hillside Protection Overlay Zone, the most restrictive provision shall apply. Nothing contained herein shall be construed to expand a use, make less restrictive a use, or allow a use which is not otherwise permitted in the zoning district overlaid by the Hillside Protection Zone.

4. **SPECIFIC REQUIREMENTS**

- a. **Viewscape Protection.** Structure will not exceed 25' in height from lowest elevation of finished or natural grade, whichever is most restrictive, to the top of the structure nor will it be placed on any ridge line or protrude against the skyline when viewed from any major roadway in Alpine classified as collector or greater in intensity. Hillside developments will be designed to minimize visual impact and will make maximum use of hollows and draws. (See attachment A to this section for acceptable examples.) A landscaping plan designed to minimize the visual impact of any hillside structure or development shall be provided. All buildings constructed will make maximum use of neutral colors and non-reflective glass for structures. An exterior materials plan will be provided designating types of exterior materials and colors. (See attachment A for examples.)
- b. **Outdoor Lighting Regulations.** Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.

All street and all outdoor lighting plans must be reviewed and a recommendation given by the Planning Commission and approved by the City Council.

c. **City Services**

- i. **Culinary water** - Development above 5350 ft. will provide all additional infrastructure required to provide adequate water and pressure. This includes piping, valves, pumps and storage tanks of appropriate size as determined by the City Engineer. The development shall provide both on-site and off-site improvements. The development shall also pay the cost of pumping water to the development.
- ii. **Waste disposal** - Development will provide infrastructure to connect to the Alpine City sewer regardless of the distance of the structure from the existing line. (The 300 ft. limitation for use of septic tanks will not apply.) Such lines will be sized in accordance with the requirements of the City Engineer.
- iii. **Storm drainage** - Development will provide infrastructure to connect to the Alpine City drainage complex or provide other drainage satisfactory to the City Engineer and the Planning Commission.

- d. Safety. All habitable structures above 5350 feet shall meet the requirements of the Urban/Wildland, Flooding, and Geologic Hazard overlays contained in this, Hazard Ordinance chapter. In addition the following requirements for Recharge and Groundwater Areas and Erosion shall be met.
 - i. Recharge Areas and Groundwater: The developer shall demonstrate that the proposed development will not have an adverse effect on groundwater recharge areas and local groundwater conditions.
 - ii. Erosion: No structure shall be located so as to cause an increase in erosion.
- e. Design Standards
 - i. Development shall not be allowed within fifty (50) feet of slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geologic areas as determined by a soils report and/or geology report produced pursuant to the requirements of item H-5 documentation.
 - ii. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend closer than twenty (20) feet from the lot or parcel boundary lines, nor more than (30) feet horizontally, in front, to the rear or to the side of the proposed structure unless a lesser distance is approved by the City Council upon recommendation of Planning Commission upon a showing by the developer that a lesser distance will not be contrary to the purposes of this section.
 - iii. Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings etc. shall be approved by the City Council upon recommendation of the Planning Commission and follow the requirement of this Section H.
- f. Documentation
 - i. Plans and reports required. The following reports and plans are to be provided by the applicant. The Planning Commission may waive any reports and plans it determines are not necessary to determine whether the development meets the requirements of this section.
 - ii. Soils report. The soils report shall be prepared by a qualified soils engineer, and must contain at least the following information:
 - (1) Slope analysis;
 - (2) An estimate of the normal highest elevation to the seasonal high-water table;
 - (3) The location and size of swamps, springs and seeps, which shall be shown on the site plan, and the reasons for the occurrences of these underground water sources. An analysis of the vegetative cover or other surface information may be used by show the presence of underground water;
 - (4) A unified soil classification for the major horizons or layers of soil profile, or of the zone of the footing foundation;

- (5) Appropriate accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/swell potential of the site soils;
 - (6) Potential frost action, based on the depth to the water and the Unified Soil Classification;
 - (7) An analysis of the soil suitabilities, constraints and proposed methods of mitigating such constraints in implementing the proposed development;
 - (8) An analysis of the propensity of the area to have hazards that may or may not be included in the geologic hazard maps such as landslides, rock fall, surface fault rupture, or debris flow;
 - (9) A written statement by the person or firm preparing the soils report, identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. This statement shall be reviewed by the Planning Commission and approved by the City Engineer.
- g. Geologic Report. A geologic report shall be prepared by a licensed and qualified engineering geologist and contain:
- i. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and recommendations covering the adequacy of sites to be developed;
 - ii. A written statement by the person or firm preparing the geologic report identifying the means proposed to minimize hazard to life or property, adverse effects on safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment.

This statement shall be reviewed by the Planning Commission and approved by the City Engineer.

- h. Grading and Drainage Plan. A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall contain at least the following information:
- i. A map of the entire site, showing existing details and contours of the property and proposed contour modifications, using a minimum of ten-foot contour intervals at a scale of one inch equals one hundred (1" = 100') feet.
 - ii. Map(s) of area(s) to be graded, showing existing details and contours at five-foot intervals where terrain will not be modified, and proposed details and contours of two-foot intervals where terrain modification is proposed, using a scale of one inch equals twenty (1" = 20') feet.

- iii. An investigation of the effects of the 100 year storm evaluating how the proposed drainage system will handle the predicted flows, including effects of drainage areas outside the development which drain through the subject area and the anticipated flow of the drainage leaving the development.
- iv. The history, including frequency and duration of prior flooding.
- v. The location of any existing buildings or structures on the development, and any existing buildings or structures on land of adjacent owners which are within one hundred (100) feet of the property, or which are on the land of adjacent owners and may be affected by the proposed development.
- vi. The direction of proposed drainage flow and the approximate grade of all streets (not to be construed as a requirement for the final street design).
- vii. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with or as a part of the proposed work, together with a map showing drainage areas and the proposed drainage network, including outfall lines and natural drainage ways which may be affected by the proposed project. Include the estimated runoff of the areas served by the drainage plan.
- viii. A written statement by the person or firm preparing the grading and drainage plan identifying any grading and drainage problems in the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems so as to prevent hazard to life or property; adverse effects on the safety, use or stability of a public way or drainage channel; and adverse impact on the natural environment.

This statement must be accepted and approved by the Planning Commission and the City Engineer.

- ix. A plan for the prevention and control of erosion during the course of construction approved by the City Engineer.
- i. Fire Protection Report. A fire protection report including but not limited to identification of potential fire hazards, mitigation measures approved by the Alpine/Highland Public Safety District Fire Chief, access for fire protection equipment, and existing and proposed fire flow capacity. The fire protection report shall address, as appropriate, the State Forester's Wildlife Hazards and Residential Development Identification Classification and Regulation Report. This report must be accepted and approved by the Alpine/Highland Public Safety District Fire Chief and the City Engineer.
- j. Vegetation Plan. The vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:

- i. A survey of existing trees, large shrubs, and ground covers
- ii. A plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation
- iii. A plan for the preservation of existing vegetation during construction activity
- iv. A vegetation maintenance program, including initial and continuing maintenance necessary
- v. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and stability of a public way or drainage channel; and adverse impact on the natural environment.

This statement must be accepted and approved by the City engineer.

- k. Other Report and Plans. Other reports and plans as deemed necessary by the Planning Commission. The Planning Commission may require second source verification.

(Original Ordinance No. 98-10. Incorporated into the Sensitive Land Ordinance by Ordinance No. 2005-03, 1/25/05)

A F T E R A M E N D M E N T

3.12.090 Hillside Protection Overlay

1. **INTENT AND PURPOSE.** The purpose of the Hillside Protection Overlay Zone is to promote health, safety and the general public welfare of the residents of the City, by establishing standards for development of certain hillsides located in the City to minimize soil and slope instability, erosion, and to preserve the character of the hillsides.

The Hillside Protection Overlay shall comply with DCA 4.05.040 Parts 4-9, limits to development of the Land Use Element of the Alpine City General Plan as adopted by the Alpine City Council on July 28, 1997 as follows:

Development will not be permitted where any part of the zoning lot is above an elevation of 5350 feet Mean Sea Level except it is demonstrated that such development or structure complies with the following conditions in addition to all other conditions defined in the underlying zone, and additions or conditions as recommended by the Planning Commission and approved by the City Council.

2. **PROVISIONS.** The provisions herein are designed to accomplish the following:

- a. Encourage the location, design and development of building sites to provide maximum safety, and human enjoyment while adapting the development to the natural terrain;
 - b. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas minimizing the scarring and erosion effects of cutting, filling and grading related to hillside construction;
 - c. Prohibit activities and uses, which would result in degradation of fragile soils and steep slopes.
 - d. Encourage preservation of open space to preserve the natural terrain.
 - e. Minimize flooding by protecting streams, drainage channels, absorption areas and flood plains from substantial alteration of the natural functions.
3. **OVERLAY ZONE - SCOPE - CONFLICT RESOLUTION.** The Hillside Protection Zone shall be an overlay zone of the zone classifications set out in the Alpine Zoning Ordinance. Any permitted use in a district overlaid by the Hillside Protection Zone is a conditional use. Conditional uses authorized in districts overlaid by the Hillside Protection Zone remain conditional uses. In case of conflict between the provisions of the existing zoning classification, building code, subdivision ordinance and/or other City ordinance and the Hillside Protection Overlay Zone, the most restrictive provision shall apply. Nothing contained herein shall be construed to expand a use, make less restrictive a use, or allow a use which is not otherwise permitted in the zoning district overlaid by the Hillside Protection Zone.
4. **SPECIFIC REQUIREMENTS**
- a. **Viewscape Protection.** Structure will not exceed 25' in height from lowest elevation of finished or natural grade, whichever is most restrictive, to the top of the structure nor will it be placed on any ridge line or protrude against the skyline when viewed from any major roadway in Alpine classified as collector or greater in intensity. Hillside developments will be designed to minimize visual impact and will make maximum use of hollows and draws. (See attachment A to this section for acceptable examples.) A landscaping plan designed to minimize the visual impact of any hillside structure or development shall be provided. All buildings constructed will make maximum use of neutral colors and non-reflective glass for structures. An exterior materials plan will be provided designating types of exterior materials and colors. (See attachment A for examples.)
 - b. **Outdoor Lighting Regulations.** Outdoor lighting must be so organized and constructed so as to minimize the view of such lights more than 300' away.
- All street and all outdoor lighting plans must be reviewed and a recommendation given by the Planning Commission and approved by the City Council.
- c. City Services

- i. Culinary water - Development above 5350 ft. will provide all additional infrastructure required to provide adequate water and pressure. This includes piping, valves, pumps and storage tanks of appropriate size as determined by the City Engineer. The development shall provide both on-site and off-site improvements. The development shall also pay the cost of pumping water to the development.
 - ii. Waste disposal - Development will provide infrastructure to connect to the Alpine City sewer regardless of the distance of the structure from the existing line. (The 300 ft. limitation for use of septic tanks will not apply.) Such lines will be sized in accordance with the requirements of the City Engineer.
 - iii. Storm drainage - Development will provide infrastructure to connect to the Alpine City drainage complex or provide other drainage satisfactory to the City Engineer and the Planning Commission.
- d. Safety. All habitable structures above 5350 feet shall meet the requirements of the ~~Urban~~/Wildland Urban Interface, Flooding, and Geologic Hazard overlays contained in this, Hazard Ordinance chapter. In addition the following requirements for Recharge and Groundwater Areas and Erosion shall be met.
 - i. Recharge Areas and Groundwater: The developer shall demonstrate that the proposed development will not have an adverse effect on groundwater recharge areas and local groundwater conditions.
 - ii. Erosion: No structure shall be located so as to cause an increase in erosion.
- e. Design Standards
 - i. Development shall not be allowed within fifty (50) feet of slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geologic areas as determined by a soils report and/or geology report produced pursuant to the requirements of item H-5 documentation.
 - ii. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend closer than twenty (20) feet from the lot or parcel boundary lines, nor more than (30) feet horizontally, in front, to the rear or to the side of the proposed structure unless a lesser distance is approved by the City Council upon recommendation of Planning Commission upon a showing by the developer that a lesser distance will not be contrary to the purposes of this section.
 - iii. Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings etc. shall be approved by the City Council upon recommendation of the Planning Commission and follow the requirement of this Section H.
- f. Documentation

- i. Plans and reports required. The following reports and plans are to be provided by the applicant. The Planning Commission may waive any reports and plans it determines are not necessary to determine whether the development meets the requirements of this section.
- ii. Soils report. The soils report shall be prepared by a qualified soils engineer, and must contain at least the following information:
 - (1) Slope analysis;
 - (2) An estimate of the normal highest elevation to the seasonal high-water table;
 - (3) The location and size of swamps, springs and seeps, which shall be shown on the site plan, and the reasons for the occurrences of these underground water sources. An analysis of the vegetative cover or other surface information may be used by show the presence of underground water;
 - (4) A unified soil classification for the major horizons or layers of soil profile, or of the zone of the footing foundation;
 - (5) Appropriate accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/swell potential of the site soils;
 - (6) Potential frost action, based on the depth to the water and the Unified Soil Classification;
 - (7) An analysis of the soil suitabilities, constraints and proposed methods of mitigating such constraints in implementing the proposed development;
 - (8) An analysis of the propensity of the area to have hazards that may or may not be included in the geologic hazard maps such as landslides, rock fall, surface fault rupture, or debris flow;
 - (9) A written statement by the person or firm preparing the soils report, identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. This statement shall be reviewed by the Planning Commission and approved by the City Engineer.
- g. Geologic Report. A geologic report shall be prepared by a licensed and qualified engineering geologist and contain:
 - i. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and recommendations covering the adequacy of sites to be developed;
 - ii. A written statement by the person or firm preparing the geologic report identifying the means proposed to minimize hazard to life or property, adverse effects on safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment.

This statement shall be reviewed by the Planning Commission and approved by the City Engineer.

- h. Grading and Drainage Plan. A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine erosion control measures necessary to prevent soil loss during construction and after project completion. The plan shall contain at least the following information:
- i. A map of the entire site, showing existing details and contours of the property and proposed contour modifications, using a minimum of ten-foot contour intervals at a scale of one inch equals one hundred (1" = 100') feet.
 - ii. Map(s) of area(s) to be graded, showing existing details and contours at five-foot intervals where terrain will not be modified, and proposed details and contours of two-foot intervals where terrain modification is proposed, using a scale of one inch equals twenty (1" = 20') feet.
 - iii. An investigation of the effects of the 100 year storm evaluating how the proposed drainage system will handle the predicted flows, including effects of drainage areas outside the development which drain through the subject area and the anticipated flow of the drainage leaving the development.
 - iv. The history, including frequency and duration of prior flooding.
 - v. The location of any existing buildings or structures on the development, and any existing buildings or structures on land of adjacent owners which are within one hundred (100) feet of the property, or which are on the land of adjacent owners and may be affected by the proposed development.
 - vi. The direction of proposed drainage flow and the approximate grade of all streets (not to be construed as a requirement for the final street design).
 - vii. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with or as a part of the proposed work, together with a map showing drainage areas and the proposed drainage network, including outfall lines and natural drainage ways which may be affected by the proposed project. Include the estimated runoff of the areas served by the drainage plan.
 - viii. A written statement by the person or firm preparing the grading and drainage plan identifying any grading and drainage problems in the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems so as to prevent hazard to life or property; adverse effects on the safety, use or stability of a public way or drainage channel; and adverse impact on the natural environment.

This statement must be accepted and approved by the Planning Commission and the City Engineer.

- ix. A plan for the prevention and control of erosion during the course of construction approved by the City Engineer.
- i. Fire Protection Report. A fire protection report including but not limited to identification of potential fire hazards, mitigation measures approved by the Alpine/Highland Public Safety District Fire Chief, access for fire protection equipment, and existing and proposed fire flow capacity. The fire protection report shall address, as appropriate, the State Forester's Wildlife Hazards and Residential Development Identification Classification and Regulation Report. This report must be accepted and approved by the Alpine/Highland Public Safety District Fire Chief and the City Engineer.
- j. Vegetation Plan. The vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and shall include at least the following:
 - i. A survey of existing trees, large shrubs, and ground covers
 - ii. A plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation
 - iii. A plan for the preservation of existing vegetation during construction activity
 - iv. A vegetation maintenance program, including initial and continuing maintenance necessary
 - v. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems as to prevent hazard to life or property; adverse effects on the safety, use and stability of a public way or drainage channel; and adverse impact on the natural environment.

This statement must be accepted and approved by the City engineer.

- k. Other Report and Plans. Other reports and plans as deemed necessary by the Planning Commission. The Planning Commission may require second source verification.

(Original Ordinance No. 98-10. Incorporated into the Sensitive Land Ordinance by Ordinance No. 2005-03, 1/25/05)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Planning Commission Minutes July 16, 2019

FOR CONSIDERATION ON: 6 August 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Minutes

BACKGROUND INFORMATION:

Minutes from the July 16, 2019 Planning Commission Meeting.

STAFF RECOMMENDATION:

Review and approve the Planning Commission Minutes.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
July 16, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Co-Chairman Bryce Higbee. The following were present and constituted a quorum:

Chairman:

Commission Members: Bryce Higbee, Alan MacDonald, John MacKay, Jessica Smuin, Sylvia Christiansen

Excused: Chairman David Fotheringham, Jane Griener

Staff: Austin Roy, Marla Fox

Others:

B. Prayer/Opening Comments: Sylvia Christiansen

C. Pledge of Allegiance: Bryce Higbee

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Commercial Structure Remodel – Alpine Animal Hospital

Austin Roy explained that the Alpine Animal Hospital was seeking to remodel its facility with new siding. He mentioned that there would be combination of blue hardy board, grey siding, and tan trims. He pointed to the material samples. When asked if the building currently had siding, Austin Roy stated that the siding would be replaced as the older material was wearing out. He added that the colors and design of the building would be changing from the current design. He pointed on the map to the location of the change. He continued that Article 3.11.030 of the Alpine City Development Code stated the Planning Commission must recommend the renovation, and the City Council also had to approve any proposed alteration, reconstruction, enlargement, or remodel if such alteration, reconstruction, enlargement, or remodel involved exterior design, material, finish grade line, landscaping or orientation of the structure. Elevations and material samples had been provided for review as was the packet for details on Gateway/Historic Zone requirements.

Alan MacDonald asked if these changes to the building were consistent with other buildings in the Historic Gateway. Austin Roy showed pictures of other buildings in town to consider whether the changes would fit in. Sylvia Christiansen stated hoping that the Vet Hospital would update its sign. She further asked what the Commission was trying to avoid. A line was read from the code discussing design standard and historical identity. Austin Roy confirmed that that brick would remain. He added that concrete masonry units were considered to be cinderblock. Further discussion took place regarding the different materials. Austin Roy used a map to show the different buildings in the area of the Vet Hospital and their materials. He further stated that the City was trying to avoid plastics and aluminum sidings. He continued that the siding would not be the primary material. Austin Roy pointed to other older buildings and their different looks.

MOTION: Sylvia Christiansen moved to recommend approval of the Alpine Animal Hospital Remodel with the condition that they paint door the same color as hardy board. John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Alan MacDonald
 John MacKay
 Jessica Smuin
 Sylvia Christiansen

Nays:

None

B. Setback Exception – L & L Automotive

The applicant had a conflict with tonight's meeting and will reschedule at a later date.

C. Site Plan – Antenna Upgrade at Beck's Hill – T-Mobile

T-Mobile was seeking to upgrade three antennas, three Remote Radio Heads, and install one hybrid cable. A proposed upgrade was on an existing wireless telecommunications facility at Beck's Hill.

Austin Roy explained that this item was returning to the Planning Commission after being tabled during the previous Planning Commission meeting on June 18, 2019. He added that there was a federal law stating that if the item was not passed within 60 days, it would automatically be passed. He continued that the Commission could not do much to deny this building as it met the code and added that the City should amend its ordinance to be consistent with federal law. He stated that as long as the company met the requirements, it did not need to come before the Planning Commission.

It was stated that the Commission did not have its hands tied. There were a lot of concerned citizens with valid questions, and T-Mobile had not bothered to send a representative. The Planning Commission had questions and decided to table the item until those questions could be answered.

Article 3.27.030 states:

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

- *collocation of new transmission equipment;*
- *removal of transmission equipment; or*
- *replacement of transmission equipment.*

Proposed upgrades did not substantially change the physical dimensions of the tower or base station. Included in this packet is:

- Cover Letter from the petitioner.
- Project Description from the petitioner.
- Site Plan, engineering, and elevations.
- Full engineered Structural Analysis Report.
- Chronology of FCC Laws.
- FCC Rules and Regulations.
- Alpine City Wireless Telecommunications Ordinance.

Sylvia Christiansen asked why T-Mobile had to go through the Commission. Austin Roy explained that it was stated in the code that the company had to go before the Council. Austin Roy pulled some engineer drawings to show that the tower was not taller but wider. He explained that the base could not stick out more than 20 feet from the pole itself and explained that this pole was within the parameters. Sylvia

1 Christiansen explained that no one from the Veterinary Hospital came to represent the request, neither did
 2 T-Mobile. She continued that the Commission had asked Verizon to look at alternate locations, which they
 3 had not. She continued that she was not impressed by the applicants. She asked whether having the City
 4 Council and the Planning Commission turn down the request would not change the company's ability to do
 5 the changes regardless. Austin Roy stated that the company had implied that if the Commission did not
 6 approve within the 60-day window, they would move ahead, because of the Federal Law.

7
 8 Austin Roy stated that the ordinances should have been amended to avoid having companies come before
 9 the Council and Commission. Sylvia Christiansen stated that this would be a time to ask for the tower to
 10 look nicer. He explained that in the past, the Planning Commission had asked to have these meetings to
 11 ask for landscaping upgrades. It was then stated the issue was that while the company could plant trees,
 12 the City would have to run drips all the way up the hill, which the City was not prepared to do.

13
 14 **MOTION:** Alan MacDonald moved to recommend approval of the proposed T-Mobile Antenna Upgrade
 15 at Beck's Hill. John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The
 16 motion passed.

17
 18 **Ayes:**

19 Bryce Higbee
 20 Alan MacDonald
 21 John MacKay
 22 Jessica Smuin
 23 Sylvia Christiansen

18 **Nays:**

19 None

24
 25 **D. Site Plan – Proposed Wireless Tower at Burgess Park – Verizon Wireless**

26
 27 Austin Roy stated that this item was returning after the Planning Commission decided to table the item at
 28 the June 18, 2019 Planning Commission meeting. The item was tabled for the purpose of requesting that
 29 "...Verizon consider additional alternative sites for the proposed cell tower that would be less impactful to
 30 nearby residents, schools, and school children". He explained that a representative was present.

31
 32 A Representative from Verizon Wireless explained that the last meeting had been a public hearing which
 33 was not the case for the present meeting. He wanted to give the petitioner a chance the address the
 34 comments that had been made.

35
 36 The petitioner explained that he had reviewed alternative sites, including Lakeview Drive (as was
 37 recommended by residents of Alpine). He added having looked at all City owned properties within a certain
 38 radius. He had concluded that Lakeview Drive was too far away (3/4 of a mile) and Alpine City Trails was
 39 also an undesirable site as it would be closer to residential properties. He explained the distance that the
 40 tower had to have from residences limited potential locations. He argued that cell towers did not decrease
 41 property values but that the lack of access to quality broadband did: prospective homebuyers found a good
 42 wireless connection to be important when buying a home. He provided data to back his claim. He continued
 43 that the company had followed the guidance given during the last meeting and that it was operating within
 44 FCC guidelines. He pointed that wireless technology was highly regulated. He explained the intricacies
 45 of providing the proper wireless service to customers and added that while there was service in the area,
 46 the increasing number of users was causing a need for an upgraded tower.

47
 48 It was mentioned that Staff had reviewed the proposed site plan and found that it met the requirements set
 49 forth in the Development Code for a new tower. New wireless communications towers shall meet the
 50 following requirements found in Article 3.27 of the Aline City Development Code:

- 51 a) Location

- 1 i. The proposed site is on City owned property, which is an approved location. Tower is also
2 to be located away from other towers (1/4 mile) and can be no closer than two times the
3 height of the tower to a residence, and the proposed tower meets these requirements.
- 4 b) Type of Tower
- 5 i. The proposed tower is a monopole type tower, which is a permitted type of tower, and does
6 not exceed the 80-foot height limit.
- 7 c) Co-Location
- 8 i. Towers shall be large enough to “accommodate at least two (2) additional wireless
9 telecommunications providers”. The tower is a 3-carrier tower.
- 10 d) Safety
- 11 i. Towers must comply with FCC and FAA regulations. The petitioner has submitted
12 documentation to support this.
- 13 ii. Tower must be protected against unauthorized climbing. Plans show no climbing pegs on
14 the lower portion of the tower.
- 15 iii. Fencing. Tower must be enclosed by a minimum 6-foot high fence. Plans show 6-foot
16 chain-link with barb wire.
- 17 iv. Lighting. Must meet FAA regulations. Petitioner has submitted site plan data to FAA for
18 review.
- 19 v. Emergency. City holds the right to move or alter the facility in case of an emergency.
- 20 e) Additional Requirements
- 21 i. Accessory Structures. Any structure on site cannot exceed 450 square feet. Plans show no
22 structures that exceed the requirement.
- 23 ii. Parking. If no parking is present it must be provided. Burgess Park has plenty of parking.
- 24 iii. Maintenance. Site will be visited once per month by certified tech.
- 25 iv. Landscaping. A landscaping plan is required, which has been provided as part of the site
26 plan. To be reviewed and recommended by Planning Commission and approved by City
27 Council.
- 28 v. Fencing. City can determine the type of fencing if needed.
- 29 vi. Color and materials. City typically makes an administrative decision as to the look of the
30 tower; however, the City Council reviewed the proposal for color and materials and
31 selected the Monopine design.
- 32 vii. Facility Signs. Facility shall only have signs for emergency contact info, public safety,
33 warnings, certification, and other required seals.
- 34 viii. Utility Lines. Line shall be buried. The proposed plans show the utilities located
35 underground.
- 36

37 Using a map, the petitioner showed the current coverage. Verizon Wireless was trying to improve its
38 service to the community around Burgess Park and felt that the community was best served by locating the
39 proposed facility near its users. The proposed site was selected based on this network’s maturity, unique
40 coverage and capacity needs. The petitioner stated that moving the site even a few hundred feet outside of
41 the target area could affect coverage, creating the need for one or more additional sites.

42

43 Sylvia Christiansen asked to see some pictures of the tower. Austin Roy explained that the proposed
44 wireless telecommunications tower was an 80-foot tall monopole tower designed to look like a pine tree
45 (“Monopine” design). Jessica Smuin explained that the tower was double the size of the adjacent trees,
46 which she found off-putting. She explained the School District had antennas through its properties, she
47 was therefore not concerned about danger to the children. She added that, as a real estate agent, she knew
48 the price of properties would not be lowered. She further explained that her issue was the fact that this was
49 not a visually appealing structure. She proposed that the tower be located at the south end of Burgess Park,
50 just north of the southern baseball diamond. The petitioner clarified the size of the base of the tower and

1 why the location was the most desirable in regard to the distance that had to be maintained away from
2 dwellings.

3
4 Austin Roy stated that the Parks Director and Manager had had some input on helping Verizon figure out
5 a location. On the map displaced, he pointed out the different ball fields and mentioned that the chain-link
6 fence would be more unsightly in a different location.

7
8 Alan Macdonald asked whether Burgess Park was the only park being considered and what other areas
9 would meet Verizon's requirements. Mr. Benson stated Creekside Park, Peterson Park, or trail areas could
10 possible work but would not fit in as well as at Burgess Park. Using a map, he identified the different
11 locations that had been considered.

12
13 The Planning Commission had some discussion about the fence and the use of barbed wire at the top. Alan
14 Macdonald explained that such a fence was rather unsightly in a park. The petitioner explained that there
15 would be landscaping around the tower. He added that a different fencing could be used. Austin Roy stated
16 that the City used a black powder coated fencing around all park properties. The petitioner explained that
17 fencing was required by the ordinance. It was noted that there were a lot of children area; therefore, a fence
18 that could not be climbed was required.

19
20 John MacKay asked what a good non-City site would be. Troy Benson said he had looked at the
21 Commercial district and at the schools.

22
23 Austin Roy said the dry creek corridor area was a difficult area for the City to access. He explained that
24 recently, the City had had a fire and that the Fire Department had had a difficult time accessing the area.
25 Jessica Smuin asked whether smooth canyon was too far to access, but it was pointed that Verizon was
26 attempting to reach the West side of the City, not the East.

27
28 Staff was recommending that the City work with the provider on selecting a site for the new tower. The
29 City ordinance stated that the preferred location for a new wireless telecommunications facility was on City
30 property since it provided the City the opportunity to lease the tower and facility, thus creating a revenue
31 for the City to help offset the impact of the facility on the community.

32
33 Alan Macdonald asked about easements. Mr. Benson stated only one would be recorded: one was off
34 Canyon Crest Road, and the new one was an 8-foot-wide walkway to the site.

35
36 Jessica Smuin asked why Verizon had not approached the School District. The petitioner answered that
37 the City had a high priority for these types of sites to be located on City property. Austin Roy stated that
38 when antennas were placed on private property, there was no opportunity for a lease. Jessica Smuin stated
39 that even if the Commission said no, the petitioner would still have options.

40
41 Randy Austin, 282 Twin River Loop, said he did not think the schools would automatically approve this.
42 He added that in 2013, the FCC had admitted that their guidelines were out of date. He mentioned that he
43 also wanted to know what sort of liability the City would have, and the liability Verizon would have. Alan
44 Macdonald asked what argument could be made, at present, against the FCC guidelines. He added that the
45 City could make arguments against these antennas on the basis of traffic and such, but not in terms of safety.
46 He explained that he found it strange, if antennas were safe, that laws be passed stating cities could not
47 consider the safety. Jessica Smuin stated that she was concerned about aesthetics. Alan MacDonald stated
48 that the City could not tell cell providers that they could come not in the City. The ordinance, he continued,
49 was placing the accent on monetary value.

50

1 Alan MacDonald read from the City's code emphasizing the need to preserve the unique qualities and vistas
2 of the City. He asked if there were any sites, beside public parks, that would lend themselves to these
3 towers, in order to balance the needs of the public with that of Verizon. Mr. Austin stated that the request
4 that alternative sites be considered had not been fully explored. He continued there were no salient reasons
5 as to why this site had been chosen.
6

7 Sherry Paulson, 366 Twin River Loop, mentioned she had been a real estate agent for fifteen years. She
8 stated that there was a conflict of interest when Verizon had stated the tower would not reduce property
9 values. She added that she had the Appraiser's Journal which had studies showing residents did not want
10 to look at homes near a cell towers, especially high-end, luxury clients. Mrs. Paulson wanted to know
11 whether Verizon considered improving the roads by the trails so their trucks could get through. She also
12 wanted to know if the cemetery or another city could work as a possible location.
13

14 It was noted that the Cemetery was considered hallowed ground for anything.
15

16 Sherry Paulson asked if another City, such as Highland, would want the antenna. Jessica Smuin asked if
17 Mrs. Paulson had been to the site. Mrs. Paulson stated that she had as she lived close to the area chosen.
18

19 Brian Cropper, 280 River Road, said there were three acceptable locations, but that Burgess Park was the
20 preferred choice. He pointed that the City and Verizon were pushing the location choice as being the other
21 party's responsibility. Jessica Smuin stated that the City had not yet made a decision. Mr. Cropper
22 answered that that the City's decision was on the public record. Austin Roy stated that the Staff, Mayor,
23 and City Administrator had had some input. He continued that the development had played a role in the
24 decision. Mr. Cropper stated that baseballs would go over the fence around the tower. He asked whether
25 razor wires had been considered as a deterrent to avoid children going over the fence and added that another
26 deterrent would be to not put the tower in such a high traffic area of the park. He mentioned the area chosen
27 at Burgess Park was very busy with sports and Jr. High kids hanging out. Mr. Cropper listed the different
28 activities taking place in this section of the park.
29

30 The question was asked whether kids would be more likely to climb the fence if the tower was in an open
31 and visible area as opposed to a secluded one. Mr. Cropper stated that teenagers were not too bright, and
32 that having the tower so close might be enticing. He added that as the president of the Baseball league for
33 fifteen years, he had not been consulted in this location choice. He concluded that if the tower had to go in
34 Burgess Park, it would need to be moved to a less trafficked area.
35

36 Jessica Smuin pointed to a nearby lot asking what was on the property. She was told that around this
37 specific area were houses. She pointed to a creek which was school property.
38

39 Hal Hughes, 431 River Circle, stated that his mother in law had the second house closest to the planned
40 tower. He explained that she was 91 years old, blind, and not mobile, which was why he was speaking on
41 her behalf. He thanked the Commission for the opportunity to speak. He stated not wanting to talk about
42 health or safety. He explained that the FCC had done its best to preemptively stop City authority but pointed
43 that nothing in the FCC rules forced the City to grant the easement. The walkway, he continued, was rather
44 large, taking park land used for children to play and turning it into asphalt. He further stated that there had
45 been talk about the City ordinances, which did have a clause for denial based on aesthetic grounds. He
46 continued that Verizon needed to acquire a building permit, which he was not aware had been obtained.
47 He added that the City could require a third-party review by an engineer selected by the City. He further
48 stated that the fencing was entirely up to the City which would determine the type of fencing. He stated
49 that children would want to climb the pole and that insurance would need to be obtained, indemnified and
50 bonded. If the City agreed to this structure, he added, and Verizon later decided to modify it, the City would
51 have lost all power to regulate the structure.

1
2 Glen Judd, 201 Canyon Crest Road, stated that there was a lack of information about the cell towers, which
3 caused waves less dangerous than that of a light bulb. He further mentioned that it was much worse to
4 carry a cell phone in one's pocket. Mr. Judd further stated that these waves were less impactful when the
5 tower was closer, because cell phones then did not have to work as hard to find a signal.

6
7 **MOTION:** Alan Macdonald moved to deny approval of the proposed Verizon Wireless Tower at Burgess
8 Park because the proposed usage is inconsistent with the character of a public park, and the health, safety,
9 welfare, and esthetics of Burgess Park in particular. Sylvia Christiansen seconded the motion.

10
11 Sylvia Christiansen asked whether the pole could be moved to the upper North West corner, behind the
12 pavilion. John MacKay asked whether a better-looking fencing could be installed. He explained the current
13 option was very unsightly in a park.

14
15 It was noted that the plans showed shrubs

16
17 Bradley Reneer, 270 Orchid Drive, stated that the last site proposed site was near is residence. Alan
18 Macdonald stated that he believed the park was a good option, but with a different location. Mr. Reneer
19 explained that the suggested location was near the most used pavilion in the park. In terms of aesthetics,
20 he explained that there were lots of telephone poles and power lines in the area, and that citizens grew used
21 to them. He suggested avoiding putting a costume on the pole: the pole did not need to be dressed like a
22 pine tree. He would rather see just a pole since it would be in his back yard. He added that his main
23 concern, however, was the health risks of the tower. He added that some studies had showed health issues
24 associated with the towers.

25
26 There were 4 Ayes and 1 Nay (recorded below). The motion passed.

27
28 **Ayes:**

29 Alan MacDonald
30 John MacKay
31 Jessica Smuin
32 Sylvia Christiansen

28 **Nays:**

29 Bryce Higbee

33
34 Alan MacDonald stated that he would like to see the pole in Burgess Park, but more in the middle of the
35 park. He added that the tower should be treated like a telephone pole. He further mentioned that the Council
36 could decide to approve against the Commission's recommendation or send the item back to the
37 Commission.

38
39 **IV. Communications**

40 Austin Roy asked the Planning Commission to pick up their mail.

41
42 Austin Roy explained that there would be no Planning Commission meeting on August 20, 2019, as the
43 Council was holding a Truth in Taxation hearing. He added that the only meeting the Commission would
44 have was on August 6, 2019. It was pointed that the meeting was on Alpine Days, which was unusual.

45
46 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** June 18, 2019

47
48 **MOTION:** John MacKay moved to approve the minutes for June 18, 2019, as written. Alan Macdonald
49 seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

1
2
3
4
5
6
7
8

Ayes:
Brice Higbee
Alan MacDonald
John MacKay
Jessica Smuin
Sylvia Christiansen

Nays:
None

The meeting was adjourned at 8:35 pm.

DRAFT