



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, August 20, 2013 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Steve Swanson

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. AGENDA ITEMS

- A. PUBLIC HEARING - Eagle Pointe PRD Concept Plan - Mark Wells and Taylor Smith - Approx. 800 West 600 North**
The Planning Commission will review the Concept Plan for the proposed Planned Residential Development.
- B. PUBLIC HEARING - Townhouse Overlay Zone - Will Jones**
The Planning Commission will review the proposal for an overlay zone ordinance that would permit the construction of townhouses.
- C. Fort Creek Riverbottom Subdivision - Quail and Shari Dutson - North of Whitby Woodland Dr. & West of Main St.**
The Planning Commission will review the proposed development and make a recommendation to the City Council on whether or not the development should be a Planned Residential Development.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 16, 2013

ADJOURN

Chairman Jannicke Brewer
August 16, 2013

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 in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

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

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

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Eagle Pointe Subdivision PRD

FOR CONSIDERATION ON: 20 August 2013

PETITIONER: Mark Wells and Taylor Smith

ACTION REQUESTED BY PETITIONER: Approve Concept Plan with exceptions granted

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of intersection of Hog Hollow Rd. and Matterhorn Dr.). The proposed subdivision consists of 16 lots ranging from 20,316 s.f. to 53,401 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD. The proposed plans as shown will require exceptions to be made that would allow for a longer cul-de-sac than the ordinance allows and the lack of a secondary access.

RECOMMENDED ACTION:

We postpone the concept approval of the proposed Eagle Pointe PRD until the following conditions are addressed:

- An exception to the ordinance for an additional 1,716 feet of length above the maximum allowable length (450 feet) for a cul-de-sac.
- An exception to the ordinance to allow placing fill beyond the 50-foot clear zone.
- An exception to the ordinance related to a second access requirement for a development located within the Urban/Wildland Interface Overlay area.
- An exception to the ordinance that requires a second access when there is an excess of 20 lots on a single access.



Date: August 15, 2013

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

**Subject: Eagle Point PRD Subdivision – Concept Review
16 lots on 31.882 acres**

Background

The proposed Eagle Point PRD Subdivision consists of 16 lots on 31.882 acres. The lots range in size from 20,316 to 53,401 square feet. The development is located west of the Falcon Ridge development. The proposed development includes approximately 18.96 acres of open space. The proposed development is in the CR-40,000 zone. This development was formerly known as the Vista Meadows PRD subdivision.

PRD Requirements

The proposed development plan was recently presented before the Planning Commission and City Council to determine if it can be considered as a PRD. Both approved the property to be considered as a PRD.

The developer did not submit a slope analysis for the property as per the PRD, however we completed our own slope analysis in 2010. Based on our analysis, we have determined that the allowable base density is 14.01 units. As currently drawn, the development would provide approximately 18.96 acres of open space, or about 59.5 percent of the total development area. This would provide sufficient open space to receive the maximum density bonus of 25 percent. Assuming the maximum density bonus, up to 17.52 lots (rounded to 18 lots) are possible.

Once a lot layout is finalized, we can perform a detailed analysis of the slopes to insure that all lots meet the ordinance, particularly the requirement that not more than 5 percent of any lot area can exceed 25 percent slope.

Street System

The proposed development shows access from Lakeview Drive. The previously proposed development plans for this property have included a second working access to meet the City's ordinances. Due to the topography of the area, extensive retaining walls were required to design the second access. With the elimination of the second access on the current proposal, a very long cul-de-sac will be created that will require an exception from the maximum allowable length of 450 feet. The existing cul-de-sac on Lake View Drive is approximately 630 feet long. There is an additional 345 feet of road to be constructed to reach the east boundary of the proposed development. The length of the road within the development is approximately 1191 feet. Therefore, the total length of the proposed cul-de-sac is 2,166 feet. This plan will require an exception to the ordinance for an additional 1,716 feet of length above that allowable for a cul-de-sac.

An approximate line has been shown on the concept plan to illustrate the approximate extent of fill material to construct the proposed road across the largest drainage on the property. The fill material would extend beyond the 50-foot clear zone identified by the Cut/Fill Ordinance. The fill is proposed to be placed on a 2H:1V slope. It is our understanding that the fill slope would be revegetated. Revegetating this slope would likely require some special methods to prevent erosion while the vegetation is established. Construction of the road in this manner could eliminate retaining walls. Placing fill beyond the 50-foot clear zone would require an exception to the ordinance. A slope stability analysis would be required to verify that the proposed cuts and fills for the grading plan are stable.

Sewer System

There is an existing 8-inch sewer line in the Falcon Ridge subdivision and in 600 North that could be extended to serve the development. The extension of either sewer line to serve the development would require a portion of the new line to be constructed outside of the street. As the City has increased its efforts to flush sewer lines, our awareness of the issues associated with lines being constructed outside of the street has also increased. The sewer plan would be reviewed for these issues as it comes forward. Sewer laterals would be required for each lot.

Culinary Water System

Due to its elevation, this development will need to be served by the Grove pressure zone. Each lot has an area below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by the ordinance. The only connection available to this zone is an existing 8-inch water line at the end of Lake View Drive. Based on previous analysis, 10-inch water lines will be required throughout the development.

We previously worked with Horrocks Engineers to model the water lines for the proposed development. Based on the water model, a fire flow of approximately 1,000 gpm can be provided up to an elevation of 5320. Homes can be built up to this elevation if automatic fire

sprinklers are installed in the homes. The former Fire Chief previously approved the reduction in the fire flow requirement for using automatic fire sprinklers, however the current Fire Chief or Fire Marshall will be asked to review the plan and make a recommendation.

There are culinary water improvements in the City's master plan that will improve fire flows in this area. However, the timing of construction of these improvements is unknown.

The Fire Chief will need to approve the location of the proposed fire hydrants. 1-inch water laterals will need to be constructed for each lot.

Pressurized Irrigation System

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

Storm Water Drainage System

Storm drain plans and calculations are required for preliminary review. The existing storm drain line in the Falcon Ridge subdivision and 600 North could be extended to serve the development. As with the sewer system, storm drain lines would have to be constructed outside of the City streets. Storm drain calculations and a detailed design would be required at preliminary review. Culverts would be required wherever natural drainages are filled to construct the street. These culverts would need to be sized according to their contributing drainage areas.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A UPDES permit would be required prior to construction.

General Subdivision Remarks

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

Section 3.12 of the City's development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have

been adopted by the City showing the location and extent of potential hazards with the City and other factors. Upon reviewing the hazard maps, it appears that there are two issues that need to be addressed. First, the entire property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards.

The developer has previously submitted environmental studies for the Vista Meadows development. In addition, a geologic hazards assessment was also submitted. However, this is a new development plan. These documents need to be updated or redone based on the current plan. These studies can be done as the development moves forward. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The second issue deals with the being within the Urban/Wildland Interface Overlay area. Section 3.12.7 of the development code outlines the requirements for when property falls within this area. The issues outlined in this section of the code will need to be addressed. The owner has the option of applying for an exception to the second access requirement. This would be the third exception required for the proposed development.

A fourth exception would be required for this plan to move forward. Including the proposed lots in this development, there would be 21 or 22 lots on a single access, depending on how the corner lot at the intersection of Lakeview Drive and Treeline Drive is counted. The City ordinance requires a second access when there is in excess of 20 lots.

The current plan does not show any trail easements within the development. It appears there are one or more trails shown through this property on the trail master plan.

We recommend that concept approval of the proposed development be postponed until the following conditions are met:

- **The Planning Commission address the four exceptions noted above.**



Alpine City Slope Analysis of Eagle Point PRD

CR-40,000 Zone

August 15, 2013

Slope Range		Percent of Total	Area	Area (acres)	CR-40,000 Zone Required Acres/Unit	Base Density Potential Units
Beg. Range	End Range					
0.00%	9.99%	8.32%	174,605	2.61	1	2.61
10.00%	14.99%	22.55%	152,407	7.08	1.5	4.72
15.00%	19.99%	18.65%	138,390	5.85	2	2.93
20.00%	24.99%	10.94%	177,895	3.43	3	1.14
25.00%	29.99%	8.37%	282,930	2.63	4	0.66
30.00%	100.00%	31.16%	1,337,898	9.78	5	1.96
		100.00%	2,264,126	31.38		14.01

Base Density: 14.01 lots

Total Acreage: 31.38 acres

Min. Open Space Requirement (25%): 7.85 acres

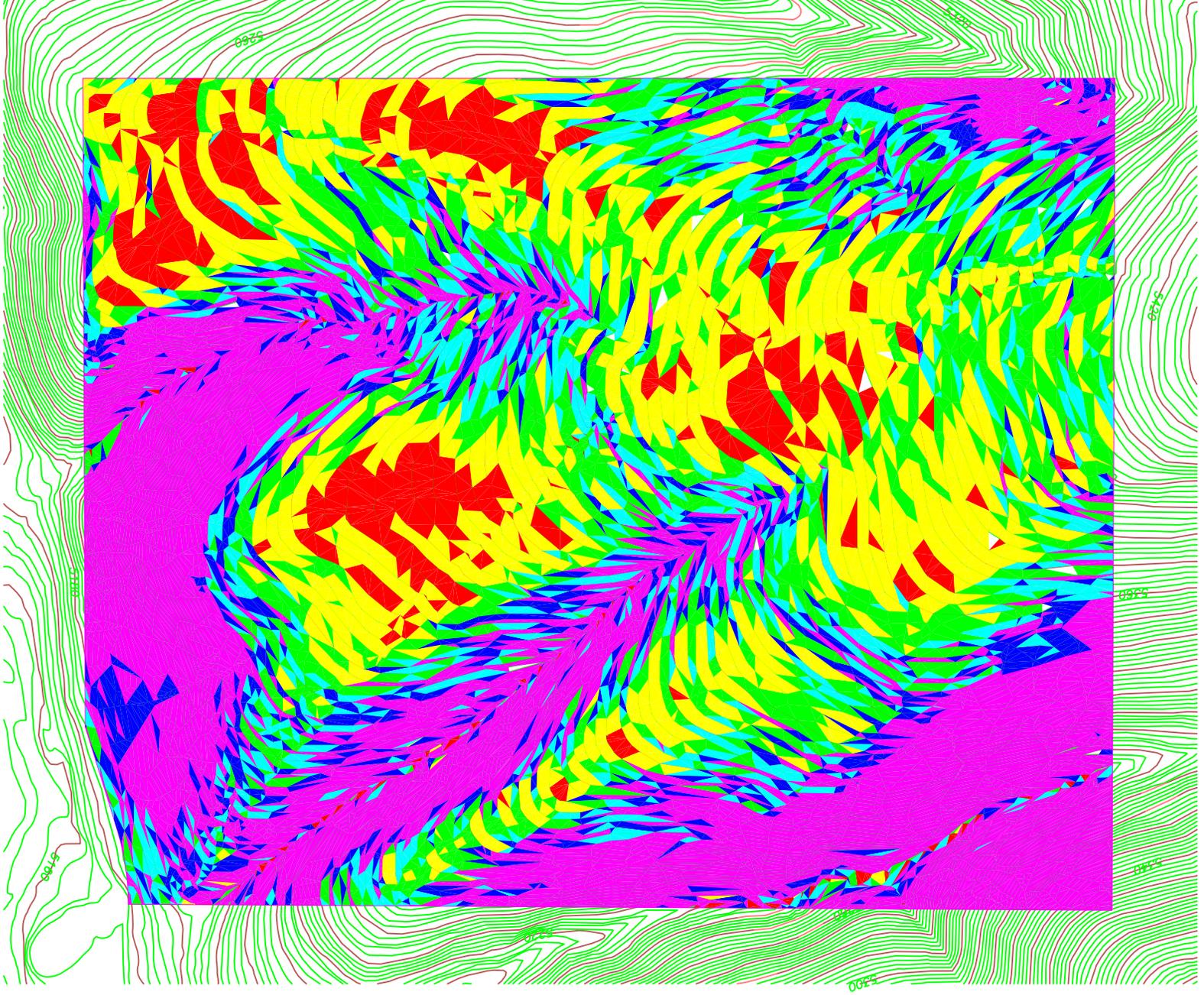
Total Open Space Provided: 18.96 acres

Excess Open Space Provided: 11.11 acres

Bonus Density Percent: 35.4% (max. allowable 25%)

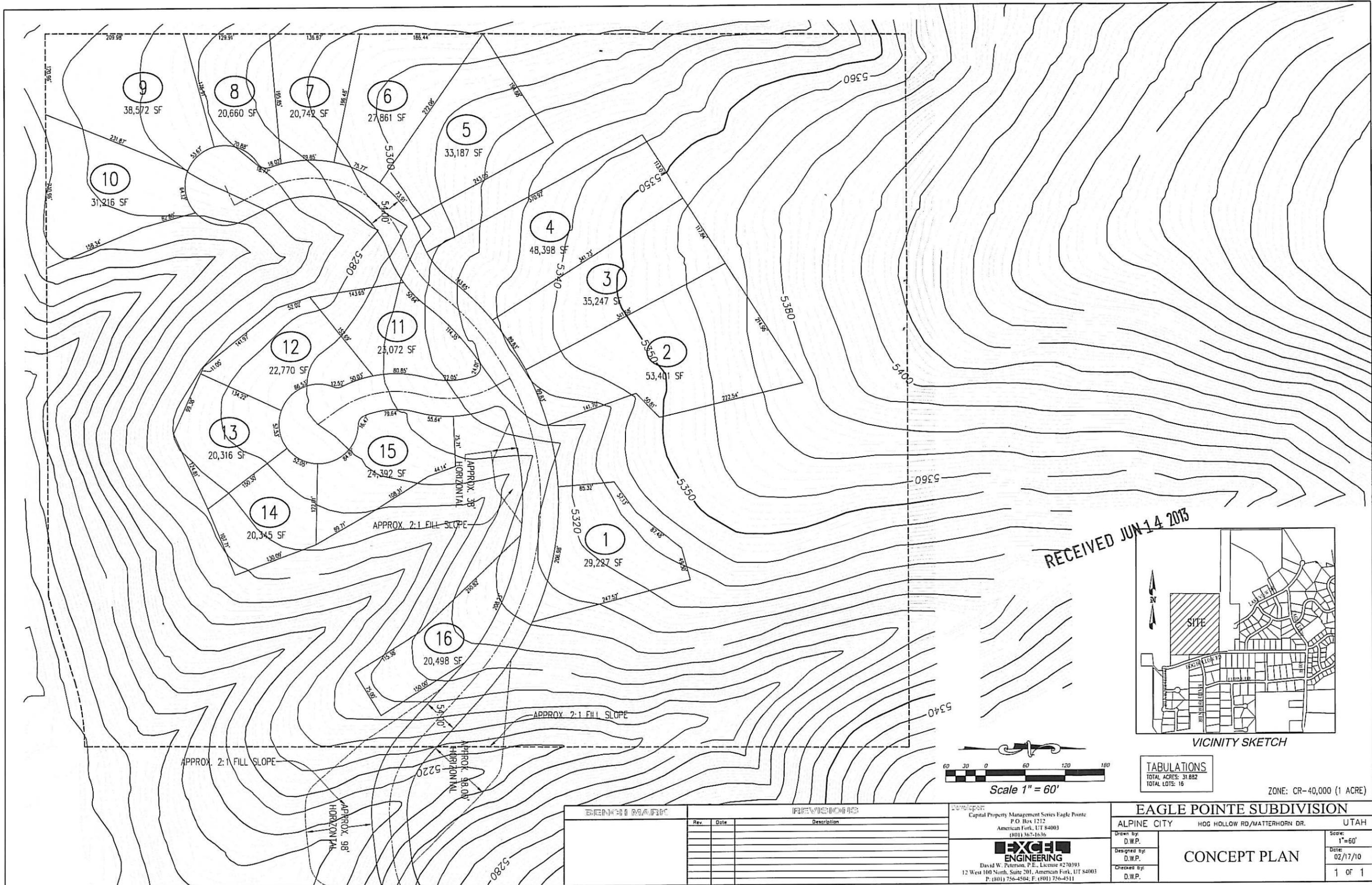
Bonus Density: 3.50 (assuming public open space)

Total Density: 17.52 (Round to 18 lots, assumes public open space)



Eagle Pointe Slope Analysis

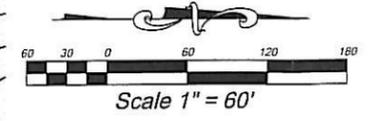
Color	Range	Beg.	Range	End	Slope Percent	Area
Red	0.00	14.99	9.99	8.3	113784.28	
Yellow	10.00	19.99	22.5	308236.46		
Green	15.00	24.99	18.6	254936.94		
Cyan	20.00	29.99	10.9	149625.09		
Magenta	25.00	29.99	8.4	114473.79		
Magenta	30.00	100.00	31.2	426031.16		



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VICINITY SKETCH



TABULATIONS
TOTAL ACRES: 31.882
TOTAL LOTS: 16

ZONE: CR-40,000 (1 ACRE)

REVISIONS	
Rev	Date

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

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

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

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

CONCEPT PLAN

Scale: 1"=60'
Date: 02/17/10
1 OF 1

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Townhouse Overlay Zone Proposal

FOR CONSIDERATION ON: 20 August 2013

PETITIONER: Will Jones

**ACTION REQUESTED BY PETITIONER: Consider proposal to create a
Townhouse Overlay Zone**

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Will Jones is proposing the creation of a Townhouse Overlay Zone in Alpine City. This potential ordinance would be nearly identical to the Senior Housing Overlay Zone. Attached is a draft of the potential ordinance and a rendering of some townhouses that would be proposed to be built at approximately 242 South Main. This proposal is obviously contingent on the adoption of a new ordinance and an amendment to the General Plan since multi-family housing is currently not allowed in Alpine City.

RECOMMENDED ACTION:

That the Planning Commission review and consider the proposal to create a Townhouse Overlay Zone.

Indicates major changes from the Senior Housing Overlay Zone language

ARTICLE 0.00 TOWNHOUSE OVERLAY ZONE (Ord. No.)

3.18.1 Findings. The City Council of Alpine hereby finds that **diverse housing** is a necessary component of a well-rounded and sustainable community. Further, the City Council of Alpine hereby finds that current demographic trends indicate a **need for a smaller housing option**. The City deems it necessary and desirable to address such trends by providing **an additional option to all demographics and allow the future residents to** engage in minimal or no individual yard care by providing for development of planned units with professional maintenance of common areas in a park-like setting. Carefully planned developments shall enhance the beauty of Alpine.

Definitions:

Townhouses. Multi-family housing (generally attached) that meets the Moderate Income Housing Requirement.

Purpose. The purpose of the Townhouse Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that **all demographics** can contribute to the community without ignoring legitimate concerns regarding impacts on surrounding residential areas.

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

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

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

- A. Single or attached dwellings (nor more than **six** attached).
- B. Home Occupations shall be permitted.
- C. Accessory apartments will **not** be permitted in the Townhouse Overlay Zone.

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

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

- A. **Parking for the Townhouse Overlay Zone will be a minimum of at least one additional parking space per 3 units;** additional parking will be determined by specific review by the Planning Commission.
- B. Setback shall be 30 feet in the front along a public street. The rear and side yard setbacks adjacent to residential property shall be 20 feet.
- C. Private travel ways shall provide safe and convenient vehicular movement to and from all off-street parking spaces. Private travel ways shall not be less than 20 feet width of asphalt.
- D. Minimum acreage for a Townhouse Project shall be two (2) acres and the maximum project area shall be six (6) acres and 32 units. The Planning Commission may recommend and the City Council may approve an exception to the maximum project size, not to exceed ten (10) acres.
- E. The maximum dwelling units per developed acre shall be **12 (per acre).**
- F. Professional Maintenance must be provided.
- G. Restrictive Covenants. The developer of a development within the Senior Housing Overlay Zone shall be required to establish restrictive covenants to limit occupancy to elderly persons and to carry out the conditions of the permitted uses and to assure that the uses approved for the development will be maintained. In addition the covenants must also include professional maintenance for the development. Such covenants shall be recorded to run with the land to insure against conversion to less desirable land uses. The City shall be party to the restrictive covenants and shall be able to enforce the restrictive covenants if necessary. The restrictive covenants cannot be changed or modified without the permission of the City.
- H. Architectural Character. The Planning Commission may, during the process of Site Plan Review, request the use of an architectural style, exterior color or material that would be most compatible with the purpose of the underlying zone district, assure greater compatibility with surrounding development, or create an aesthetically pleasing visual theme for the project. In the Gateway-Historic Zone the Architectural Guidelines shall be followed.
- I. **NOTE: Needs to be better defined - raise minimum "Landscaping"** Landscaping. Adequate landscaping shall be designed. Landscaping shall be of the same general character or better as yards in the neighborhood. Not less than 30% of the project shall be landscaped for the use and benefit of the residents. Land proposed to be used for parking, pedestrian walkways, and driveways shall not be included in meeting this landscaping requirement. A complete landscaping plan shall be provided at the time of preliminary review of the project showing a minimum of (2) trees with a caliper of 2 inches and (10) one-gallon shrubs per dwelling unit.
- J. **Open Space shall be provided. NOTE: A percentage of the project. Playground equipment & other family friendly activities shall be made available.**
- K. Utilities

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

L. **Fencing: Project shall be fenced.**

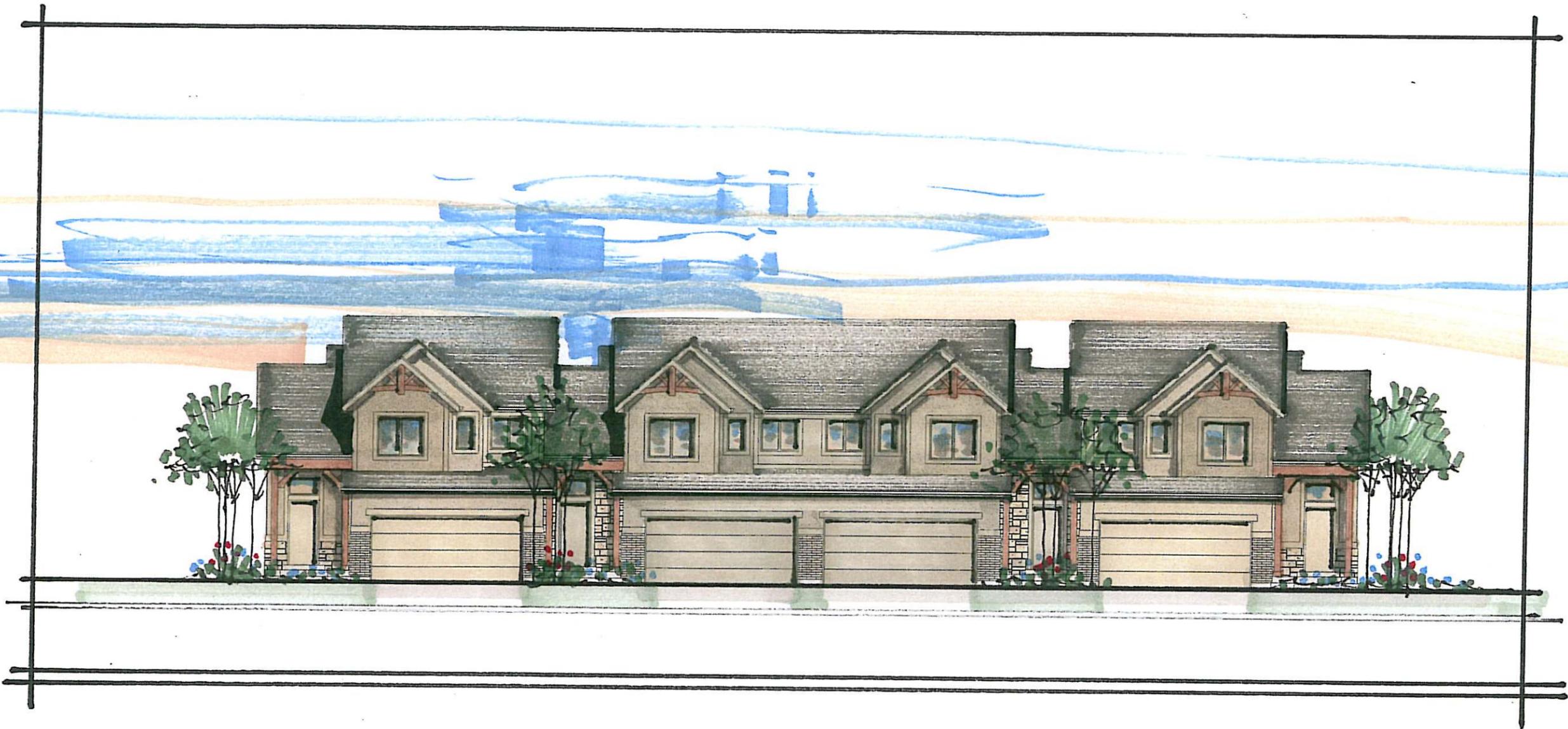
3.18.8 Compliance With Subdivision Procedure. All proposed development within the Townhouse Overlay Zone shall be reviewed and approved in accordance with Alpine City's Subdivision Ordinance and with the following additions for concept approval (Ord. 2004-13, 9/28/04):

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

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

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

3.18.11 NOTE: Figure out Public vs Private Street



ALPINE TOWNHOMES

RECEIVED APR 08 2013



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Fort Creek Riverbottom Subdivision PRD Determination

FOR CONSIDERATION ON: August 20 2013

PETITIONER: Quail and Shari Dutson

**ACTION REQUESTED BY PETITIONER: Recommend to the City Council
that the development be a PRD**

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

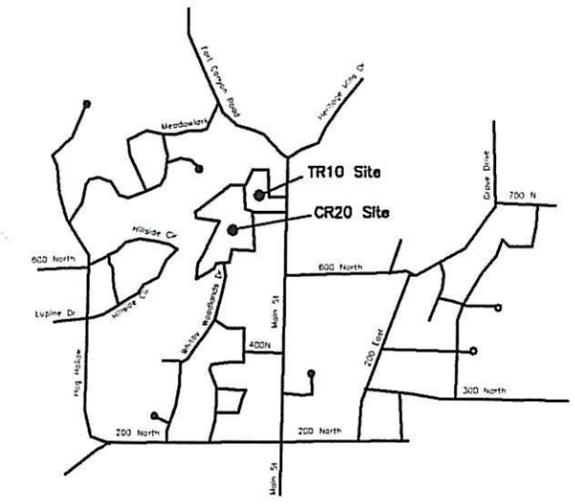
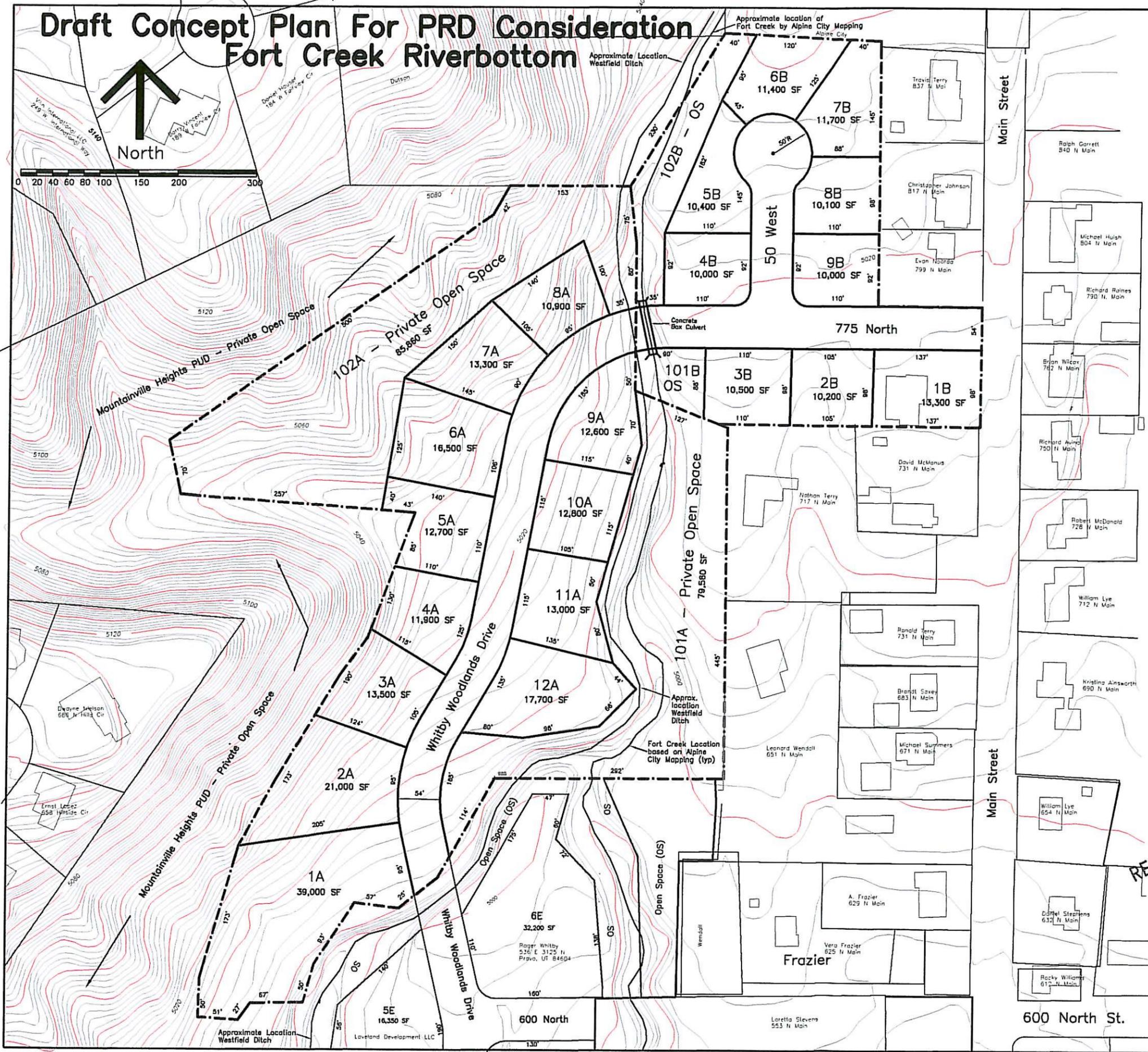
The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 12 lots ranging from 10,900 s.f. to 39,000 s.f. on a site that is 9.27 acres. The site is located in the CR-20,000 zone. The development is proposed to include 3.80 acres of private open space. The applicant is requesting that the subdivision be developed as a PRD.

RECOMMENDED ACTION:

We recommend to the City Council that the Fort Creek Riverbottom Subdivision [**be / not be**] developed as a Planned Residential Development (PRD):

NOTE: The Planning Commission may want to suggest any necessary changes to the site plan before it returns for concept review.

Draft Concept Plan For PRD Consideration Fort Creek Riverbottom



Vicinity Map

General Notes

- The total development area is 12.83 acres. 9.27 acres in the CR20 Zone & 3.56 acres in TR10 Zone
- The development is proposed to be a PRD in the CR 20,000 Zone. This development proposes approx. 12 Lots as shown.
- It is estimated that there is approximately 1 acre within the Fort Creek Flood Plain based on Whitby survey.
- The maximum base density of the CR20 zone is approximately 14 Lots when Fort Creek Flood Plain area is not counted.
- There is 3.60 acres of Private Open Space (including flood plain area) in the CR20 Zone (Lots 1A-12A).
The minimum area required by the PRD ordinance is 25% or 2.32 acres.
There may be Open Space created in the TR10 Zone along Fort Creek as shown. This property would be deeded to the Private Open Space of the CR20 Zone
- The Soils in the area classified by the Soil Conservation Service. This property has 3 soils types that cover the of the proposed development.

C&C - Clevert series consists of deep, well drained, gravelly soils on alluvial fans and colluvial slopes. Soil is rapidly permeable and runoff is slow with moderate erosion hazard. Soil area found on Lots 1B-9B, 10A, 101A, 101B, 102B

LeD (found on Lots 1A-8A) is the Layton loamy fine sand. These soils are deep and well drained sandy loam. These soils were formed by in wind worked, sandy, mixed lake sediments derived mainly from weathered sandstone and quartzite.

HNG - Hillfield Layton complex of silt loam & loamy sand. Found on surface slopes of 30 to 60%. Soil is well drained and moderately permeable. Runoff is rapid with very severe erosion hazard. Soil is found mainly on portions of Lot 102A and upper portions of Lot 1A and 8A.
- Alpine City has existing culinary water, sewer and pressure irrigation services adjacent to the property to provide services.
- Storm water will be conveyed to Fort Creek new piping from detention areas. There are 2 possible detentions areas.
Detention areas would be on Lot 101B and south of Lot 12A on Lot 101A.
No lots are within the 100 Year Flood Plain of Dry Creek. The exact boundary will be determined with the Preliminary Plat.
Fort Creek will be piped with a concrete box 12' wide by 6' high similar to the one recently constructed in the Whitby Subd.
- Streets will slope from 1 to 5 percent grade.
- There are no known geologic hazards for this area.
- There are no irrigation ditches to be piped. The Westfield Ditch will not be piped except at street crossings. Westfield ditch is historic in nature and maintain in its existing character with a 20% on each side of centerline
- The street layout for this project complies with the Alpine City Street Master Plan.

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Draft Concept Plan for PRD Consideration Fort Creek Riverbottom

Alpine, Utah

Engineer: K. Edward Gifford 6163 W. 9600 N. Highland, Utah 84003 Phone 801-592-4150	Owner: Quail & Shari Dutton 967 Fort Canyon Road Alpine, Utah 84004 Phone 801-532-4500	Date: 8-10-2013 Scale: as drawn Drwg # 10-2013
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**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
July 16, 2013**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:05pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospers, Jannicke Brewer, Chuck Castleton, Steve Swanson, Todd Barney

Commission Members Not Present: Jason Thelin

Staff: Marla Fox,

Others:

B. Prayer/Opening Comments: Jannicke Brewer

II. PUBLIC COMMENT

III. ACTION ITEMS

A. Bennett Farms Final Plat D – Roger Bennett

The proposed Bennett Farms Subdivision Plat D is located at approx 1200 East Fox Meadow and consists of 5 lots on 6.1459 acres. The property was recently annexed into the City in the CR-40,000 zone. Jannicke Brewer said this subdivision has gone through preliminary and this is for final. She said the fire hydrant has to be approved by the Fire Marshall.

MOTION: Steve Cospers moved to recommend final approval of the proposed development Bennett Farms Subdivision Plat D subject to the following conditions:

1. Approval be granted to not require a temporary turnaround at the north end of Country Manor Lane, with the understanding that the stub street will not be plowed by the City.
2. The developer work with City staff to obtain the necessary SWPPP permits and approvals for this plat.
3. The water policy be met with Alpine Irrigation Company shares.
4. A bond be provided for the required improvements.
5. That the errors be corrected on the final plat.
6. That debris flow hazard study be tied to the title of the properties in some manner to make potential lot buyers aware of the potential risks when building in the area.
7. The Fire Marshall approve the fire hydrant at the north end of Country Manor Lane.

Todd Barney seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cospers, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.

B. T-Mobile Cellular Tower Modification Site Plan

T-Mobile is proposing an antenna replacement project located at 694 Rocky Mountain Drive (Shepherd's Hill). Upgrading an existing tower is a permitted use by ordinance.

The project includes a system upgrade to modernize the tower. T-mobile needs to remove the existing antennas and replace them with smaller antennas that are designed to broadcast in the new modernization format. T-Mobile will

1 also remove one of the existing cabinets on the existing cement pad and replace it with a cabinet that looks similar to
2 the one they will remove.

3
4 Mr. Cox said the antennas come in a gray, silver color. He said they painted the antennas brown by the
5 recommendation of the City. He said they will do the same with these new antennas. The antennas will go from 82
6 inches to 56 inches, so they are quite a bit smaller. Jannicke Brewer asked what landscaping was by their antennas.
7 Mr. Cox said they have 3 sides of concrete around the antenna and there is no landscaping.

8
9 Michelle Schermer said there is no landscaping around the north side where there are 5 different carrier towers. She
10 said now is the time to put in some by laws that requires landscaping. Jannicke Brewer said we cannot require these
11 companies to put in landscaping, we can only ask them to. Mr. Cox said watering and maintaining landscaping is
12 difficult, and he said their tower is not very tall. Steve Swanson asked how long the upgrade will take. Mr. Cox
13 said it will take about 2 days. Steve Swanson asked if Mr. Cox had put landscaping around any other towers in
14 other cities. Mr. Cox said they had.

15
16 **MOTION:** Bryce Higbee moved to recommend approval of the proposed T-Mobile Cellular Tower Modification
17 site plan subject to the following conditions:

- 18
- 19 1. A building permit be obtained prior to installation of the new equipment.
- 20 2. The Planning Commission requests that T-Mobile puts in landscaping in accordance to the wishes of
21 the City.
- 22 3. We request the color of the new equipment match the towers currently on the Hill.

23
24 Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee,
25 Steve Cospier, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.

26
27 **C. Eagle Pointe Subdivision – Mark Wells and Taylor Smith**

28 The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of the
29 intersection of Hog Hollow Rd. and Matterhorn Dr.). The proposed subdivision consists of 16 lots ranging from
30 20,316 s.f. to 53,401 s.f. on a site that is 31.88 acres. The site is located in the CR- 40,000 zone. The applicant is
31 requesting that the subdivision be developed as a PRD. The proposed plans as shown will require exceptions to be
32 made that would allow for a longer cul-de-sac than the ordinance allows and the lack of a secondary access.

33
34 Jannicke Brewer said the Planning Commission will only look at whether this subdivision will be a PRD or not
35 tonight. Steve Cospier and Bryce Higbee said there is no other way this subdivision could be built unless it was a
36 PRD.

37
38 **MOTION:** Todd Barney moved to recommend to the City Council that the Eagle Pointe Subdivision be developed
39 as a Planned Residential Development (PRD) subject to the following conditions:

40
41 Steve Cospier seconded the motion. The motion passed unanimously with 6 ayes and 0 Nay. Bryce Higbee, Steve
42 Cospier, Jannicke Brewer, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.

43
44 **D. Home Occupation – J&L Endeavors LLC – James Lawrence**

45 James Lawrence is applying for a Home Occupation Business License at 255 North Main Street. Mr. Lawrence
46 would like approval to run a mechanical repair shop out of his garage.

47
48 Steve Cospier asked how long Mr. Lawrence has been doing business at this location. Mr. Lawrence said he has
49 been running this business for about 8 years. Mr. Lawrence said the City Ordinance states that no repair shops are
50 allowed in the city. Jannicke Brewer said in the Business Commercial zone, automotive businesses are not
51 permitted. Jannicke Brewer said business activity has to be conducted in the home or an attached garage; she said
52 Mr. Lawrence's business is in an attached garage.

53
54 Jannicke Brewer said Mr. Lawrence is only allowed 500 square feet for his business and he has about 1000 square
55 feet. Jannicke Brewer suggested that Mr. Lawrence designate one of the garage bays for his business to reduce

1 square footage. Mr. Lawrence said when he built his garage; he spent extra money on insulating windows to reduce
2 noise. Jannicke Brewer and Steve Cosper both said Mr. Lawrence's shop is very clean.
3

4 Mr. Lawrence said he has had legal advice that said the checks the City has sent to him for taxes is as good as a
5 Business License. Steve Cosper said this case is almost like grandfathering this business in because he has been
6 there so long. Mr. Lawrence must have come into the City to get a building permit to build his garage specifically
7 for this auto repair business. Mr. Cosper also said we have to be careful with this because if we let Mr. Lawrence do
8 this, we are setting precedence.
9

10 Mr. Lawrence said he schedules his appointments and is currently 2 weeks out with appointments. You can drive by
11 my home and you will only see 1 car out there. The Planning Commission said if he only uses one car bay in his
12 garage then he will meet the size restrictions. Jannicke Brewer said if neighbors complain about this business then
13 we may have to revisit this when the license is due next year.
14

15 **MOTION:** Steve Cosper moved to grant a conditional use permit
16

17 Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee,
18 Steve Cosper, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.
19

20 **E. Home Occupation – Roadside Classics – Brad Hawkes**

21 Brad Hawkes is applying for a Home Occupation Business License at 1267 East Round Mountain Circle. Mr.
22 Hawkes would like approval to run a restoration business out of his garage.
23

24 Mr. Hawkes said most of his storage is on a farm in Idaho. There is no painting done at his home. Most of the
25 business done at the home is paperwork in the office. All work is custom work and museum quality. Jannicke
26 Brewer asked how big a space in the garage Mr. Hawkes was using for the business. She said he needs to stay
27 within the 500 square foot limit. Mr. Hawkes said his business is word of mouth or through the internet and he has a
28 catalog he sends out to clients.
29

30 **MOTION:** Chuck Castleton moved to grant a conditional use permit for Roadside Classics
31

32 Steve Cosper seconded the motion. The motion passed unanimously with 6 ayes and 0 Nays. Bryce Higbee, Steve
33 Cosper, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.
34

35 **IV. COMMUNICATIONS**

36 Jannicke Brewer said it is time to do the General Plan again. We need to start meeting twice a month starting in
37 September.
38

39 We will meet the third week in August because of the sale of Alpine Days T-Shirts here in the Council Chambers
40 the first week of August.
41

42 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: June 04, 2013**

43 **MOTION:** Steve Swanson moved to approve the Planning Commission Meeting Minutes with revisions for June 4,
44 2013.
45

46 Todd Barney seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee, Steve
47 Cosper, Jannicke Brewer, Chuck Castleton, and Steve Swanson all voted Aye.
48
49

50 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the
51 meeting at 8:30pm.