



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, October 15, 2013 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Chuck Castleton

### 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. **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. **Abe's Landing Minor Subdivision - Jim Hobbs - Northeast corner of 200 East and Center St.**  
The Planning Commission will review the proposed Minor Subdivision.
- C. **Jones on the Corner Site Plan - Will Jones - Northwest corner of Main St. and Canyon Crest Rd.**  
The Planning Commission will discuss the site plan for the Pine Valley Realty Office Building.
- D. **Auto Repair Shops in Alpine City**  
The Planning Commission will discuss the City Council's ideas to address the auto repair shops issue and set a public hearing.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: October 1, 2013

### ADJOURN

Chairman Jannicke Brewer  
October 11, 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

## **Public Hearing v. Public Meeting**

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

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

## ALPINE PLANNING COMMISSION AGENDA

**SUBJECT:** Eagle Pointe Subdivision PRD

**FOR CONSIDERATION ON:** 15 October 2013

**PETITIONER:** Mark Wells and Taylor Smith

**ACTION REQUESTED BY PETITIONER:** Approve / Disapprove Concept Plan

**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 15 lots ranging from 20,314 s.f. to 62,133 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 Planning Commission has seen a few different proposals for concept which included:

- A full road connecting Lakeview Dr. and Hog Hollow Rd. that would need substantial retaining walls.
- A long cul-de-sac that would require exceptions and could possibly jeopardize public safety in the event of an emergency.
- A long cul-de-sac with a temporary fire access road connecting Lakeview Dr. and Hog Hollow Rd. This option would still require exceptions but address the issues regarding public safety and retaining wall aesthetics.

The first two bullets have been disapproved. This new proposal (third bullet) has tried to address the concerns by adding a 20 foot paved secondary access road (Article 3.12.7.4.3). The Fire Chief found the emergency access acceptable. However, at the October 1st meeting, the Planning Commission requested even more specific information regarding the retaining walls. The City Engineer has reviewed the new plan and the retaining wall specifics. A memo from the City Engineer is attached.

### RECOMMENDED ACTION:

Review the revised concept plan with additional retaining wall information, consider the information the Fire Chief and City Engineer have provided and **approve / do not approve** the concept plan.

# Memo



**To:** Alpine City Planning Commission  
**From:** Shane L. Sorensen, P.E.  
City Engineer  
**Date:** October 10, 2013  
**Subject:** Eagle Point PRD – Required Exceptions and Retaining Wall Details

The developer's of the Eagle Point PRD Subdivision are pursuing some exceptions to allow their proposed subdivision to proceed through the development process. Following are exceptions that we have identified that will require approval in order for the development to be considered for approval:

1. Plan shows fill extending beyond 50-foot clear zone. (Article 4.17)
2. Cul-de-sac exceeds maximum length of 450 feet. (Article 4.7.4.9)
3. Second working access required. (Article 4.7.4.2)
4. Second access point required to meet Urban/Wildland Interface Overlay. (Article 3.12.7.4, this exception requires recommendation from the Fire Chief and Planning Commission and approval of the City Council)

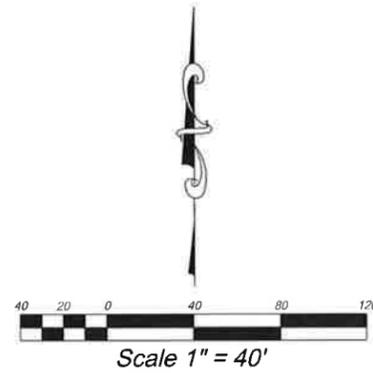
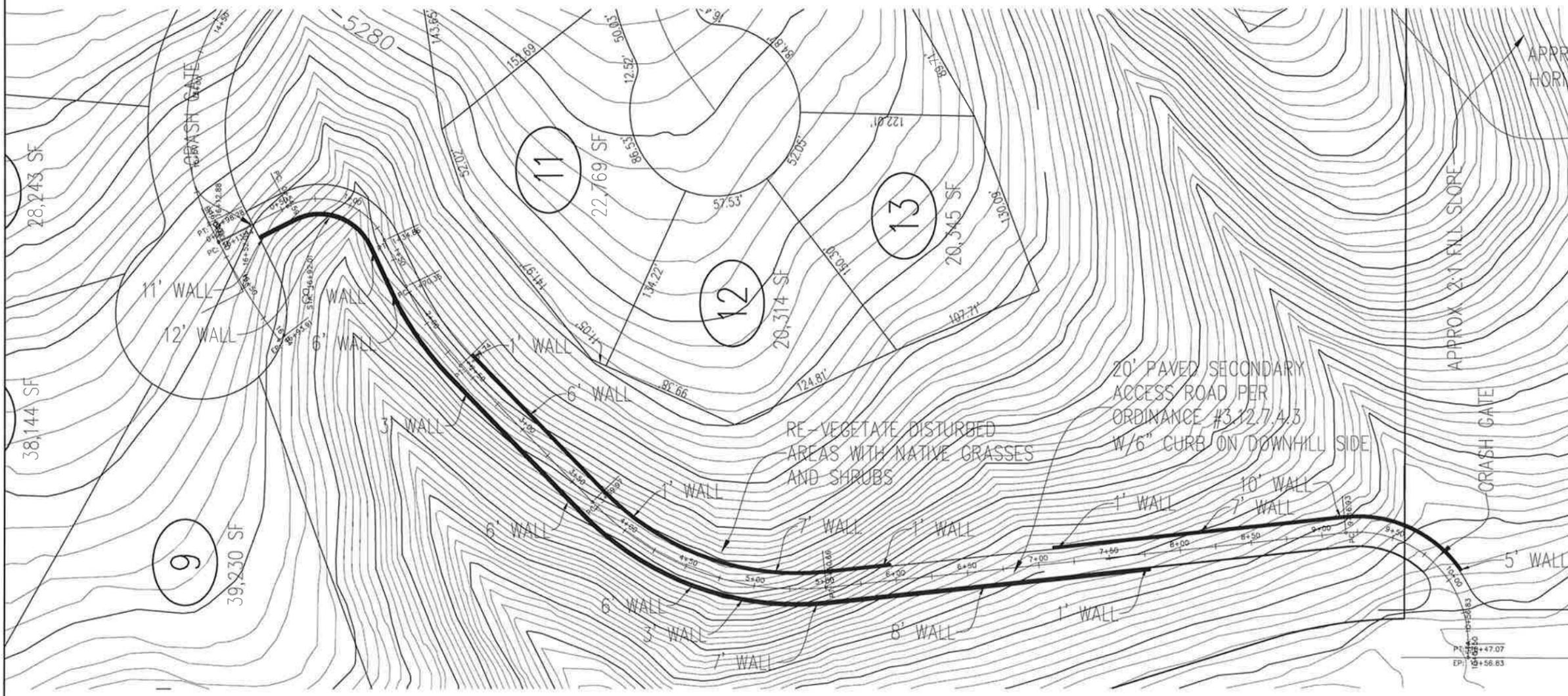
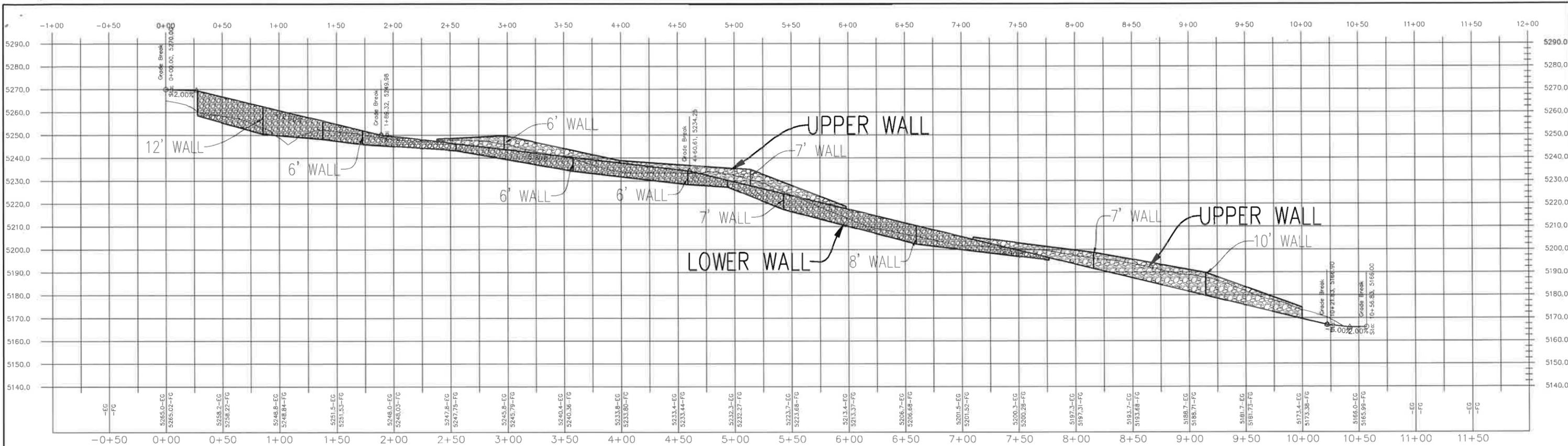
In addition to the exceptions listed above, the use of retaining walls in a Planned Residential Development (PRD) requires approval. Part of Section 3.9.7.4 of the development code reads as follows: *"Use of retaining walls is prohibited unless approval is recommended by the City Engineer and the Planning Commission, and approved by the City Council."* The proposed plan includes retaining walls on the up and downhill sides of the proposed fire access road, in addition to some walls in other locations. At the October 1 Planning Commission meeting, more information was requested concerning the walls along the fire road.

A profile has been submitted showing the height and extent of the proposed walls along the fire access road. Most of the walls on the downhill side of the road range in height from 6-12 feet, while most of the walls on the uphill side of the road are in the 6-10 foot tall range. The wall on the downhill side of the road runs continuously for approximately 750 feet, while the upper walls includes two sections approximately 365 and 285 feet in length. No indication was given as to the type of the proposed retaining walls. The grade of the road is mostly 12 percent, with a section of the road flattening to 5.8 percent. A 6-inch curb is proposed on the downhill side of

Alpine City Engineering  
20 North Main • Alpine, Utah 84004  
Phone/Fax: (801) 763-9862  
E-mail: [ssorensen@alpinecity.org](mailto:ssorensen@alpinecity.org)

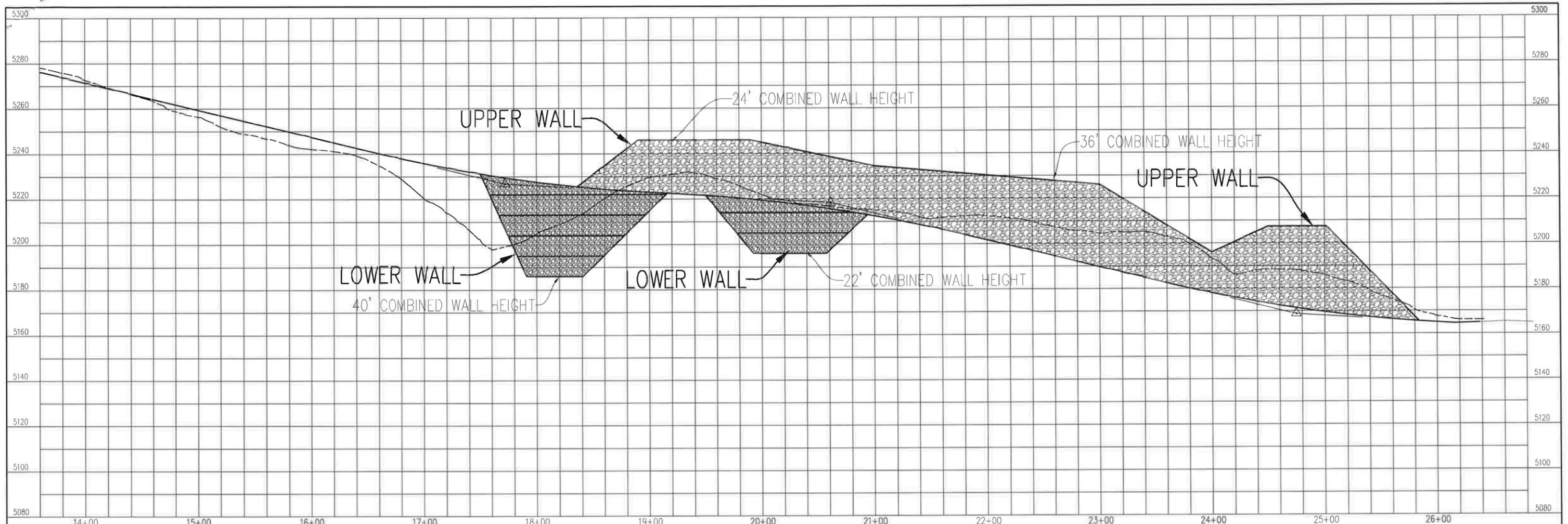
the road. If the fire access road is approved, we assume that is to be used only in emergency situations. From a Public Works standpoint, we do not anticipate removing snow from the road in the winter.

The City Engineer is required to make a recommendation as to whether or not retaining walls will be allowed in a PRD, however there are no criteria listed in the ordinance to base a recommendation on. From strictly an engineering standpoint, it is likely that walls could be designed and built in this situation. Quality control would be extremely important during construction to insure long term performance of the retaining walls. We are not convinced that a rock wall could be built in this application and for the proposed heights that would perform long term. The aesthetics of the walls is more subjective, as everyone has their own opinion of what is "aesthetically pleasing". Since the ordinance does not list aesthetics as a requirement, we recommend that the Planning Commission and City Council address that issue. From an engineering standpoint we believe that it is possible to design retaining walls in this situation and would at least recommend approval for a design to be pursued for the proposed retaining walls. Final recommendation for approval from the City Engineer's office would be subject to review of a final design and looking at the proposed type of retaining walls. This is with the understanding that the final approval is to be made by the City Council.

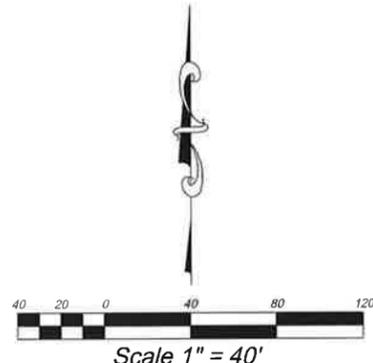
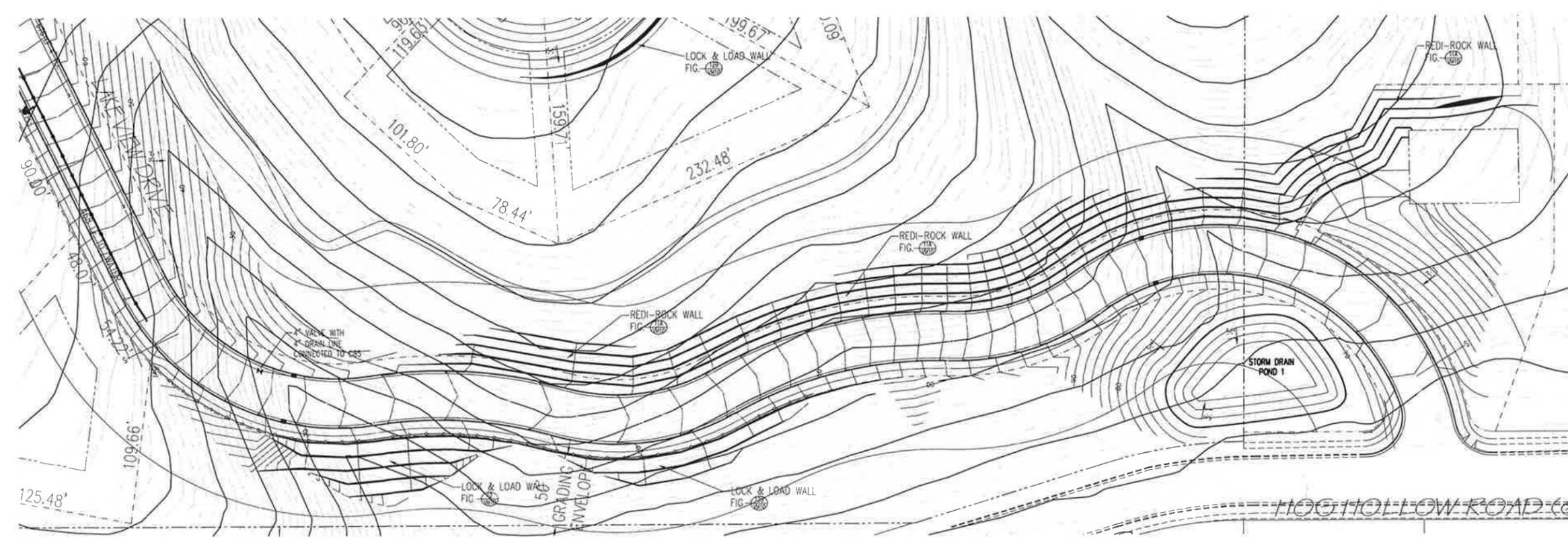


RECEIVED OCT 07 2013

EAGLE POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: D.W.P.	PRELIMINARY FIRE LANE GRADING PLAN	Scale: 1"=40'
Designed by: D.W.P.		Date: 10/07/13
Checked by: D.W.P.		1 OF 1

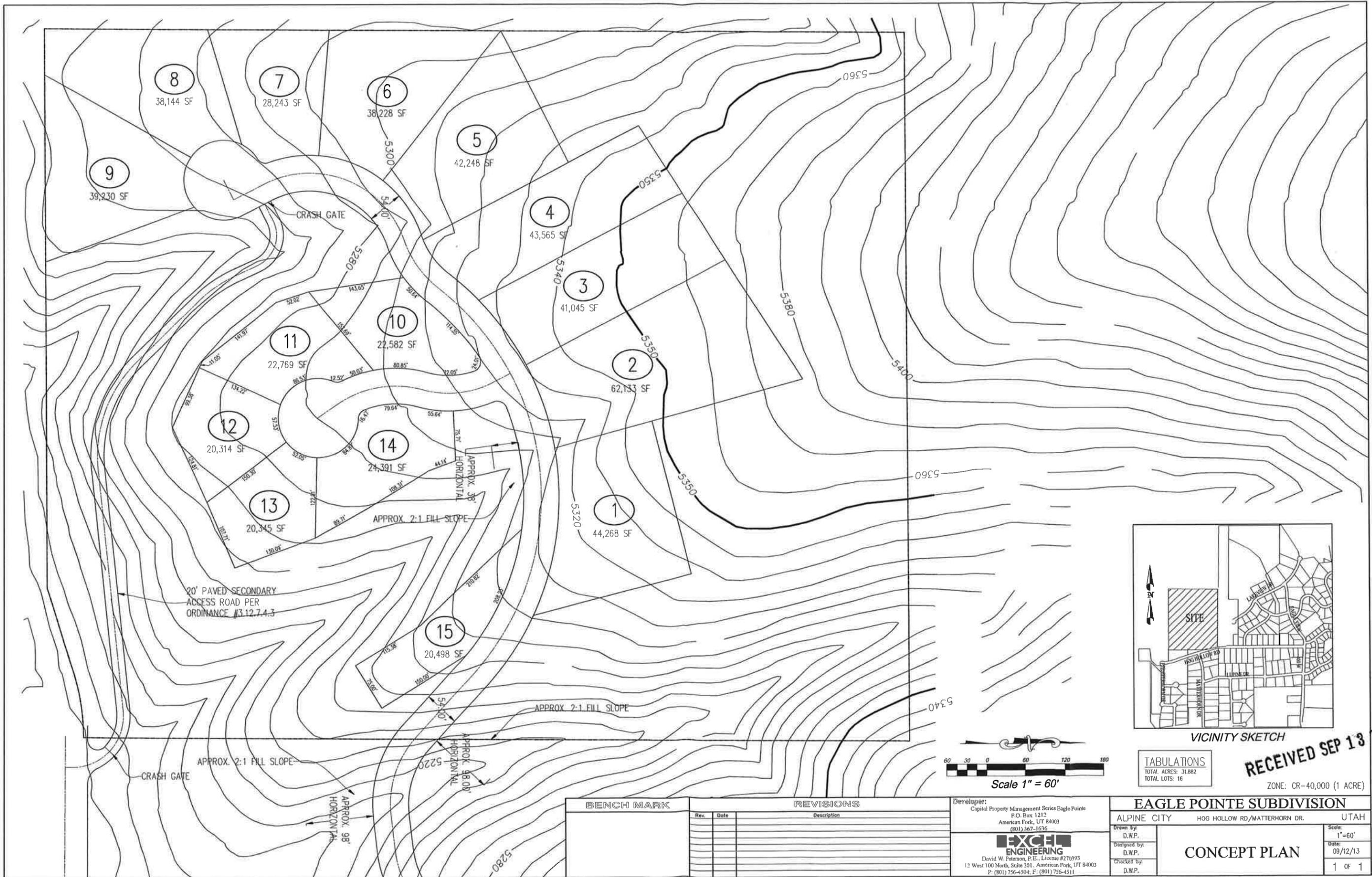


HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=20'



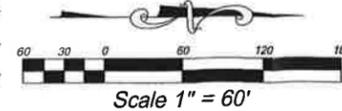
RECEIVED OCT 07 2013

<b>EAGLE POINTE SUBDIVISION</b>		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: D.W.P.	<b>OPTION 2 FULL ROADWAY DESIGN</b>	Scale: 1"=40'
Designed by: D.W.P.		Date: 10/07/13
Checked by: D.W.P.		1 OF 1



RECEIVED SEP 13 2013

ZONE: CR-40,000 (1 ACRE)



TABULATIONS	
TOTAL ACRES:	31.882
TOTAL LOTS:	16

BENCH MARK		REVISIONS	
Rev.	Date	Description	

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 301, American Fork, UT 84003  
P: (801) 756-4304; F: (801) 756-4511

EAGLE POINTE SUBDIVISION		
ALPINE CITY	HOG HOLLOW RD/MATTERHORN DR.	UTAH
Drawn by: D.W.P.	Scale: 1"=60'	Date: 09/12/13
Designed by: D.W.P.	<b>CONCEPT PLAN</b>	
Checked by: D.W.P.	1 OF 1	

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Abe's Landing Minor Subdivision PRD**

**FOR CONSIDERATION ON: 15 October 2013**

**PETITIONER: Jim Hobbs**

**ACTION REQUESTED BY PETITIONER: Approve Minor Subdivision**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed Abe's Landing Minor Subdivision is located at approximately 250 East Center Street. The property is within the TR-10,000 zone and consists of 3 lots on 1.414 acres. Lot sizes are proposed to be 15,384 square feet, 15,657 square feet, and 17,202 square feet.

### **RECOMMENDED ACTION:**

**We recommend approval of the proposed minor subdivision subject to the following conditions:**

- The Fire Marshall review the locations of the existing fire hydrants to determine if they are sufficient for the area.
- The City's water policy be met.
- The redlines on the plat be corrected.



Date: October 10, 2013

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

**Subject: Abe's Landing Plat A Minor Subdivision – Concept, Preliminary  
and Final Review  
3 lots on 1.414 acres**

### **Background**

The proposed Abe's Landing Minor Subdivision consists of 3 lots on 1.414 acres. The plat is taking what was known as the Monte Bennett lot and splitting it three ways. Minor boundary line adjustments will be made to match existing fence locations to clean up the overlaps and gaps in surrounding lot lines. The DRC has approved the minor subdivision. There is an existing home on lot 1 which may or may not be demolished for new construction. The lots range in size from 15,384 to 17,202 sf. The proposed development is in the CR-10,000 zone.

### **Street System**

The proposed development has frontage on Center Street. All lots in the development are fully developed with curb, gutter and sidewalk.

### **Sewer System**

There is an existing 8-inch sewer line in Center Street and 200 East that can serve the development. 4-inch sewer laterals were previously stubbed into two of the three lots. The existing home on lot 1 is currently connected to the sewer system. One lateral will need to be installed for lot 2.

### **Culinary Water System**

There is an existing 8-inch culinary water line in Center Street that can serve the development. Lot 1 is currently connected to the system. Lots 2 & 3 will need 3/4-inch services installed.

There are existing fire hydrants on 200 East and 300 East. The Fire Marshall will need to review the plans to determine if the existing fire hydrants are adequate.

Z:\Planner\PLANNING COMMISSION\2013\OCT15\Abe's Landing Minor Subdivision\Abe's Landing Engineer Review.doc

### **Pressurized Irrigation System**

There is an existing 6-inch pressurized irrigation line in Center Street that can serve the development. Lot 1 is currently serviced with a 1-inch connection. A 1.5-inch service line was previously stubbed to serve lots 2 and 3, it will need to be split into two 1-inch services behind curb to serve the two lots.

### **Storm Water Drainage**

There is an existing storm drain system in 200 and 300 East which collects water from Center Street adjacent to the development. No changes will be required to the existing storm drain system.

### **General Subdivision Remarks**

The lots in this development meet the frontage and area requirements of the zone.

In the subdivision application the developer stated that he is proposing to use Alpine Irrigation Co. water shares to meet the water policy.

Public utility easements are shown around the perimeter of each lot.

The existing overhead telephone line and poles will be relocated to follow property lines.

There are some redlines on the final plat that need to be corrected.

### **We recommend approval of the proposed minor subdivision subject to the following conditions:**

- The Fire Marshall review the locations of the existing fire hydrants to determine if they are sufficient for the area.
- The City's water policy be met.
- The redlines on the plat be corrected.

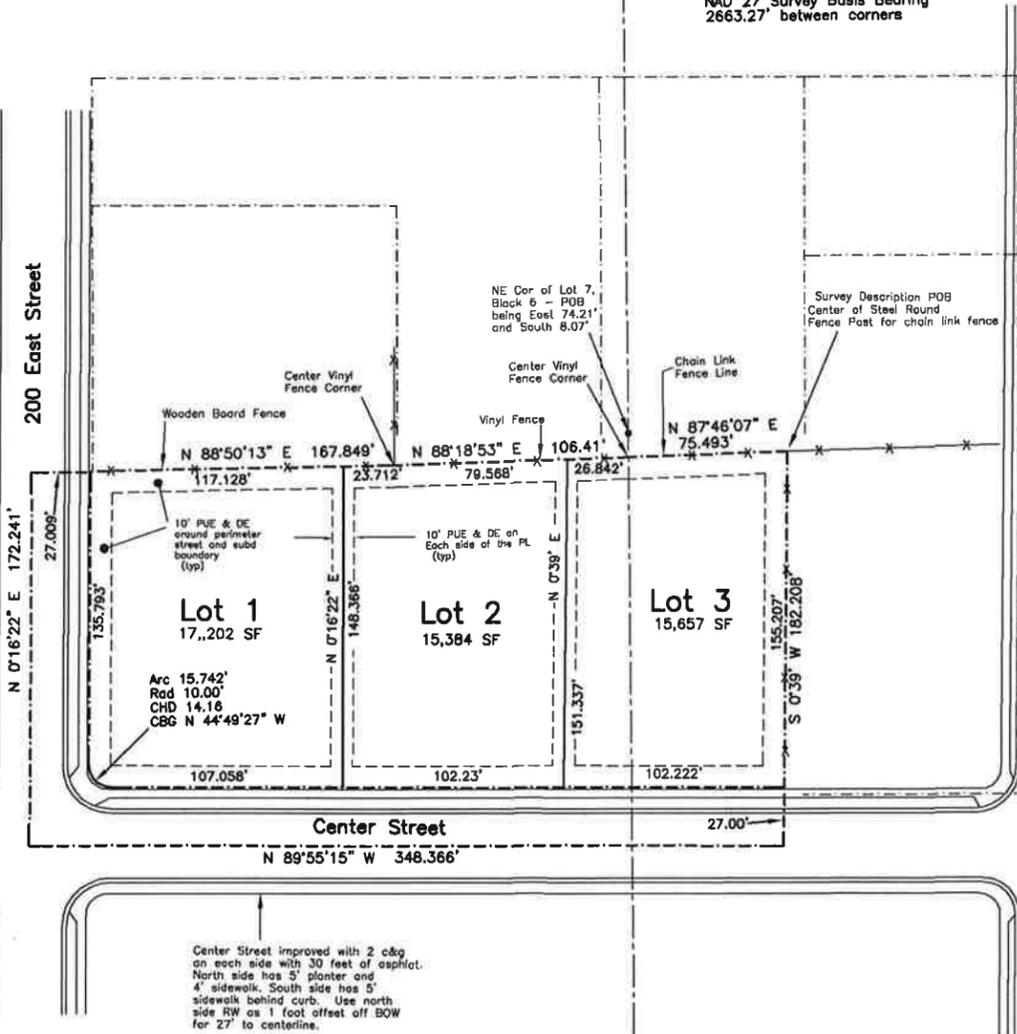


E1/4 Cor Sec 24  
T4S, R1E, SLB&M

Also known as the NE Cor of the Alpine City Block Survey. The Frank Jones Survey of 1969 places the North Corner of Lot 7, Block 6 South 1328.63' along the section. Use this location to reference description title location of ownerships fits more or less with north/south alignments with physical boundaries.

Section line S 0°03'32" E 1336.70' and East 74.20' to the Survey Boundary Description POB NAD 27 Survey Basis Bearing 2663.27' between corners

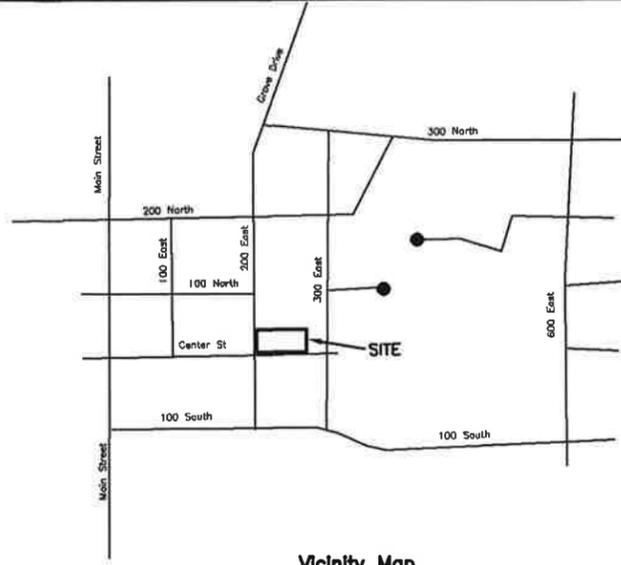
200 East Street improved with 4' sidewalk, 5' planter and 2' c&g on each side with 30 feet of asphalt. Typical for local street width of 54 feet. Street centerline offset from existing street alignment.



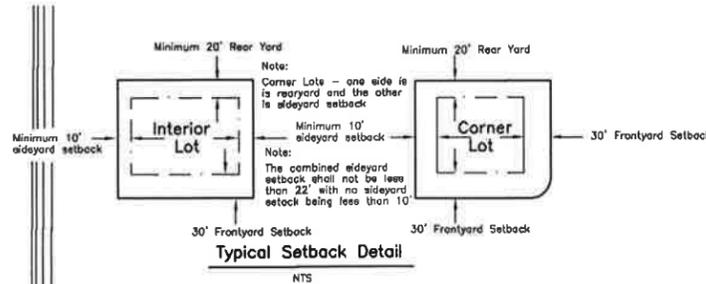
Center Street improved with 2' c&g on each side with 30 feet of asphalt. North side has 5' planter and 4' sidewalk. South side has 5' sidewalk behind curb. Use north side RW as 1 foot offset off BOW for 27' to centerline.

SE Cor Sec 24  
T4S, R1E, SLB&M

Also known as the SE of Alpine City Block Survey.



Vicinity Map



Notes:

- 1. PUE - Public Utility Easement
- 2. DE - Drainage Easement

Surveyor's Certificate

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

Boundary Description:

Commencing at a steel chain link fence post locate South 0°03'32" East 1336.70 feet along the section line and East 74.20 feet from the East 1/4 Corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (said point of beginning also located East 74.21' and South 8.07' from the NE Cor Lot 7, Block 6, Alpine Survey Plat based on City Commission Frank Jones Survey 1969 recorded as Map Filing #805, 1969 Aug 11 at Utah County Recorder's Office); thence South 0°39' West 182.208 feet along a fence line to the centerline of Center Street, Alpine; thence North 89°55'15" West along the centerline of Center Street, Alpine; thence North 0°16'22" East along the centerline of 200 East 172.24 feet; thence North 88°50'13" East 167.849 feet along an existing board fence line form the east side of 200 East, to a vinyl fence post corner; thence North 88°18'53" East 106.41 feet along a vinyl fence line to a vinyl fence corner; thence North 87°46'07" East along a chain link fence line 75.493 feet to the point of beginning. Area = 1.414 acres Basis of Coordinate System is NAD 27

K. Edward Gifford

Date

Owner's Dedication

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

\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_

Acknowledgement

State of Utah

County of Utah

} S.S.

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

My Commission Expires \_\_\_\_\_

A Notary Public Commissioned in Utah

Notary Address \_\_\_\_\_

Printed Full name of Notary \_\_\_\_\_

Acceptance by Legislative Body

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

Approved \_\_\_\_\_  
Engineer  
(See Seal Below)

Attest \_\_\_\_\_  
Clerk-Recorder  
(See Seal Below)

Planning Commission Approval

Approved this \_\_\_\_ Day of \_\_\_\_\_, A.D. 201\_\_, by the Alpine City Planning Commission

Director-Secretary \_\_\_\_\_

Chairman, Planning Commission \_\_\_\_\_

Approval as to Form

Approved as to Form this \_\_\_\_ Day of \_\_\_\_\_, A.D. 201\_\_

City Attorney \_\_\_\_\_

Plat "A" RECEIVED SEP 27 2016

Abe's Landing

SUBDMISION

SCALE 1" = 40' (24"x36")

ALPINE,

UTAH COUNTY, UTAH

Address Table

Lot	Address

Surveyor's Seal

Notary Public Seal

City Engineers Seal

Clerk-Recorder Seal

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Jones on the Corner Commercial Site Plan**

**FOR CONSIDERATION ON: 15 October 2013**

**PETITIONER: Will Jones**

**ACTION REQUESTED BY PETITIONER: Review the Commercial Site Plan**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE:**

### **BACKGROUND INFORMATION:**

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. The property is in the Business Commercial zone.

### **RECOMMENDED ACTION:**

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

- A site plan be provided showing the location of the building on the site to allow for a building size to be determined and to allow setbacks to be verified.
- A building floor plan be provided to allow the parking requirement to be accurately computed.
- The Planning Commission review the parking stalls that are within the 30 foot front to see if a reduced setback can be recommended.
- A determination be made as to how the parking stalls that straddle two adjacent properties will be allocated.
- The details of the parking requirement exception that was granted by the City Council be verified.
- A cross-easement be entered with the adjacent property owner for access.
- A sewer plan be provided indicating how the sewer lateral will be installed to service the property.
- The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.
- Storm drain calculations be submitted.
- A lighting plan be provided for the parking area.
- A landscaping plan be provided.
- The design of the proposed building be provided for review, including building materials.
- The water policy be met. (condition of approval)
- A bond be provided for the required improvements. (condition of approval)



Date: October 10, 2013

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

**Subject: Jones on the Corner Site Plan  
36 W. Canyon Crest Road  
1 lot on 0.61 acres**

## **Background**

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. It is our understanding that the proposed site plans includes constructing on office building on the site, however there is not a building shown on the plans. The property is in the BC zone.

## **Street System/Parking**

The site plan proposes to access the site from Canyon Crest Road and Main Street by way of existing driveway accesses. There are 25 proposed parking stalls that are completely on the owner's property. There are 9 additional parking stalls that are partially on the owner's property and partially on the adjacent property. A determination will need to be made as to how these shared parking stalls will be allocated between the buildings. The City's off-street parking ordinance requires 4 stalls per 1,000 s.f. of gross building area for office buildings. The current site plan does not show a building footprint or size. It is our understanding that a parking requirement exception was granted by the City Council earlier this year. The City Planner will need to verify the details of that exception. We do not have a floor plan for the building at this point, but will need one to accurately compute the number of parking stalls that will be required.

The parking stall and aisle dimensions meet the minimums required by ordinance. One potential issue is that parking stalls are located within the 30-foot front setback, which is addressed in section 3.7.5.1 of the Development Code. The current plan shows four stalls within the setback. The Gateway-Historic Committee, which is now a Planning Commission responsibility, can allow flexibility in the parking requirement. The Planning Commission will need to consider an exception or variance to the ordinance for the parking stalls in the front setback if the plan remains as it is. From an engineering standpoint, we offer our support on this exception.

Another issue that should be worked out is that the parking stalls that are used by the occupants of the adjacent building are partially (about 50%) on this property. Ideally, a cross easement agreement would be worked out between property owners to address this issue and identify which stalls are assigned to each building.

### **Sewer System**

There is an existing 8-inch sewer line that runs through the parking area just northwest of this property. The sewer line is on private property, however there is a public utility easement on all areas of the adjacent development outside of the building pads. The City has ran a camera in the sewer line and determined that there are one or more unused laterals stubbed from the main line. However, more investigation will be required to determine how far the sewer laterals extend from the main.

### **Culinary Water System**

There are existing 6-inch water mains in Main Street and Canyon Crest Road. In addition, there is an existing culinary water service stubbed into this property that should be able to serve the new building.

There are some existing fire hydrants in the area. After seeing plans for the building that will be constructed, the Fire Marshall will need to determine if the existing fire protection is adequate or if an additional fire hydrant or other fire line will be required for the building.

### **Pressurized Irrigation System**

There is a 1-inch pressurized irrigation lateral stubbed into this property that can be used for landscape irrigation water. The location of the lateral is shown on the plans.

### **Storm Water Drainage System**

The proposed storm water system for this site consists of a small retention area with sumps. Storm drain calculations have not been submitted.

### **Commercial Site Plan Requirements**

- **Parking:** The parking situation was discussed in the Street System/Parking section of this review letter. A parking lot lighting plan will be required.
- **Setbacks:** The development code requires minimum setbacks of 30 feet on the front; and 20 feet on the side and rear, unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. However, the Gateway-Historic Committee can also make recommendations on reduced setbacks. The current plan does not have enough information to verify setbacks.

- **Garbage Facilities:** A dumpster location has been identified at the northwest corner of the site.
- **Landscaping:** A landscaping plan has not been provided. A plan will be required which meets the minimum 20% requirement.
- **Design of Commercial Structures:** Section 3.7.8.8 of the development code outlines architectural design criteria for new buildings. This information will need to be presented to the Gateway-Historic Committee (Planning Commission) for review and approval.

## **General Remarks**

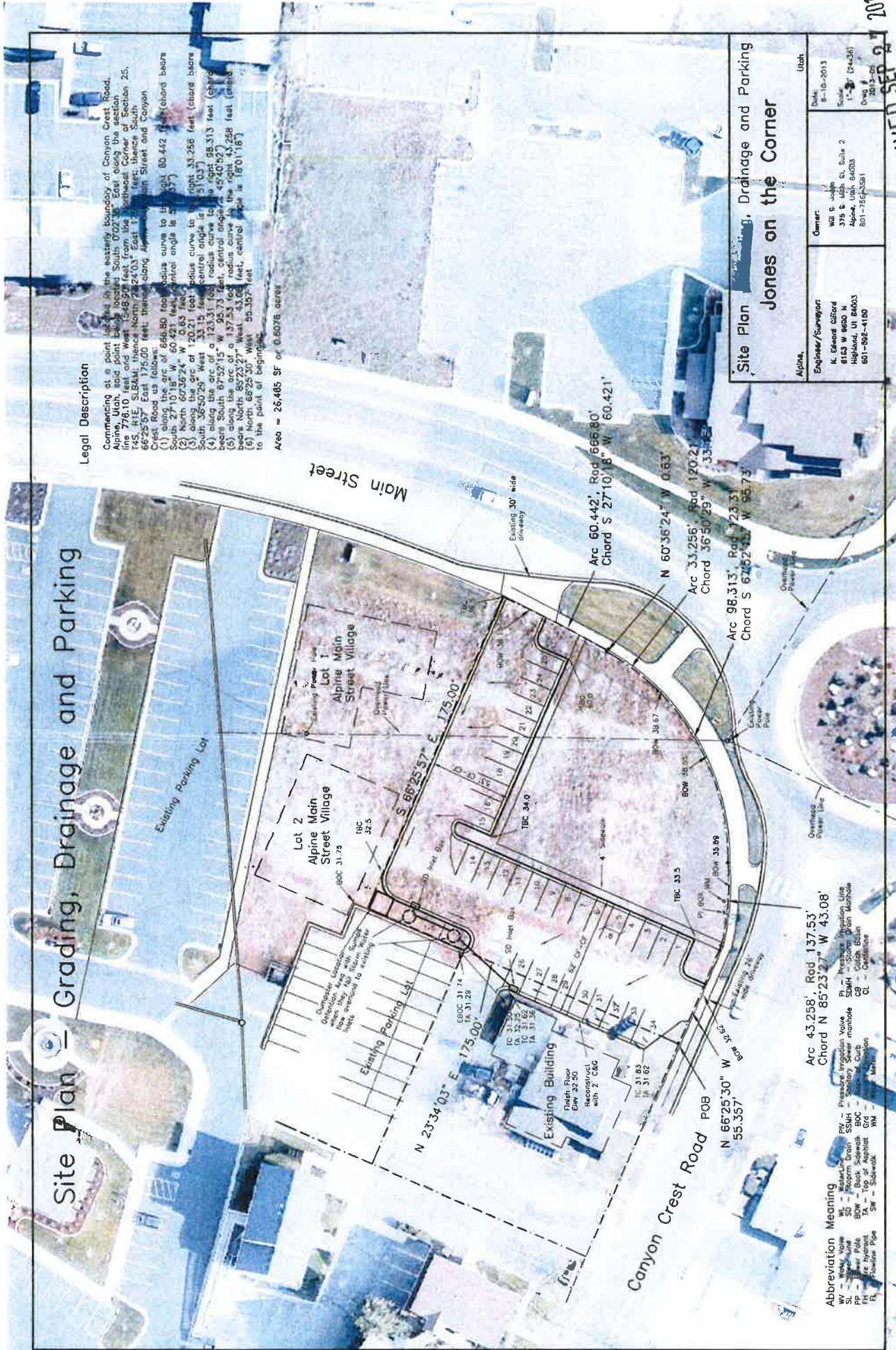
The water policy will need to be met for the proposed development and a bond will need to be posted for the required improvements.

## **RECOMMENDATION**

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

- **A site plan be provided showing the location of the building on the site to allow for a building size to be determined and to allow setbacks to be verified.**
- **A building floor plan be provided to allow the parking requirement to be accurately computed.**
- **The Planning Commission review the parking stalls that are within the 30 foot front to see if a reduced setback can be recommended.**
- **A determination be made as to how the parking stalls that straddle two adjacent properties will be allocated.**
- **The details of the parking requirement exception that was granted by the City Council be verified.**
- **A cross-easement be entered with the adjacent property owner for access.**
- **A sewer plan be provided indicating how the sewer lateral will be installed to service the property.**
- **The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.**
- **Storm drain calculations be submitted.**
- **A lighting plan be provided for the parking area.**
- **A landscaping plan be provided.**
- **The design of the proposed building be provided for review, including building materials.**
- **The water policy be met. (condition of approval)**
- **A bond be provided for the required improvements. (condition of approval)**

# Site Plan - Grading, Drainage and Parking



## Legal Description

Commencing at a point located in the easterly boundary of Canyon Crest Road, the old path, bearing S 66°25'57" East, 175.00 feet to the southeast corner of Section 25, T4S, R1E, S18&M; thence North 23°24'03" East, 175.00 feet; thence South 66°25'57" East, 175.00 feet; thence along the Main Street and Canyon Crest Road as follows:

- (1) along the arc of 666.80 foot radius curve to the right 80.442 feet; chord bears South 27°10'18" W, 60.421 feet; central angle is 51°03'37"
- (2) along the arc of 120.21 foot radius curve to the right 33.256 feet; chord bears South 36°50'29" West 33.15 feet; central angle is 51°03'37"
- (3) along the arc of 123.31 foot radius curve to the right 98.313 feet; chord bears South 87°52'15" W, 95.73 feet; central angle is 45°40'52"
- (4) along the arc of a 137.33 foot radius curve to the right 43.258 feet; chord bears North 95°23'27" West, 43.05 feet; central angle is 150°1'16"
- (5) North 66°25'57" West, 55.357 feet to the point of beginning.

Area = 26,485 SF or 0.6076 acre

**Site Plan**  
**Grading, Drainage and Parking**  
**Jones on the Corner**

**Engineer/Surveyor**  
 K. Edward Cofford  
 8152 W 9000 N  
 Highland, UT 84003  
 801-962-4180

**Owner:**  
 Will S. Jones  
 375 S. Main St., Suite 2  
 Alpine, Utah 84003  
 801-756-2351

**Date:** 10-10-2013  
**Scale:** 1" = 30' (24,361)  
**Drawn by:** JRM  
**Job No.:** 10-10-2013

Utah

RECEIVED SEP 27 2013

**Abbreviation Meaning**

- WL - Water Line
- PL - Pressure Line
- SL - Sewer Line
- FL - Fire Line
- EL - Elevation
- TA - Top of Asphalt
- SW - Sidewalk
- WM - Water Main
- PI - Pressure Irrigation Valve
- SI - Subsoil
- CL - Centerline
- BO - Bottom of
- BOB - Bottom of Base
- BOC - Bottom of Course
- BOE - Bottom of Edge
- BOF - Bottom of Finish
- BOG - Bottom of Grade
- BOH - Bottom of Hole
- BOI - Bottom of Inlet
- BOJ - Bottom of Joint
- BOK - Bottom of Key
- BOV - Bottom of Valve
- BOW - Bottom of Wall
- BOY - Bottom of Yard
- BOZ - Bottom of Zone
- BOA - Bottom of Area
- BOB - Bottom of Base
- BOC - Bottom of Course
- BOE - Bottom of Edge
- BOF - Bottom of Finish
- BOG - Bottom of Grade
- BOH - Bottom of Hole
- BOI - Bottom of Inlet
- BOJ - Bottom of Joint
- BOK - Bottom of Key
- BOV - Bottom of Valve
- BOW - Bottom of Wall
- BOY - Bottom of Yard
- BOZ - Bottom of Zone
- BOA - Bottom of Area

Arc 43.258', Rad 137.53'  
 Chord N 85°23'2" W 43.08'

N 66°25'30" W  
 55.357'

Canyon Crest Road POB

Existing Building  
 Finish Floor Elev 22.80  
 Reconstruct with 2' C&G

N 23°34'03" E 175.00'  
 EBOC 31.71  
 EA 31.28

Existing Parking Lot

Lot 2  
 Alpine Main Street Village  
 TBC 31.75

Existing Parking Lot

Lot 1  
 Alpine Main Street Village  
 TBC 31.75

Main Street

Canyon Crest Road

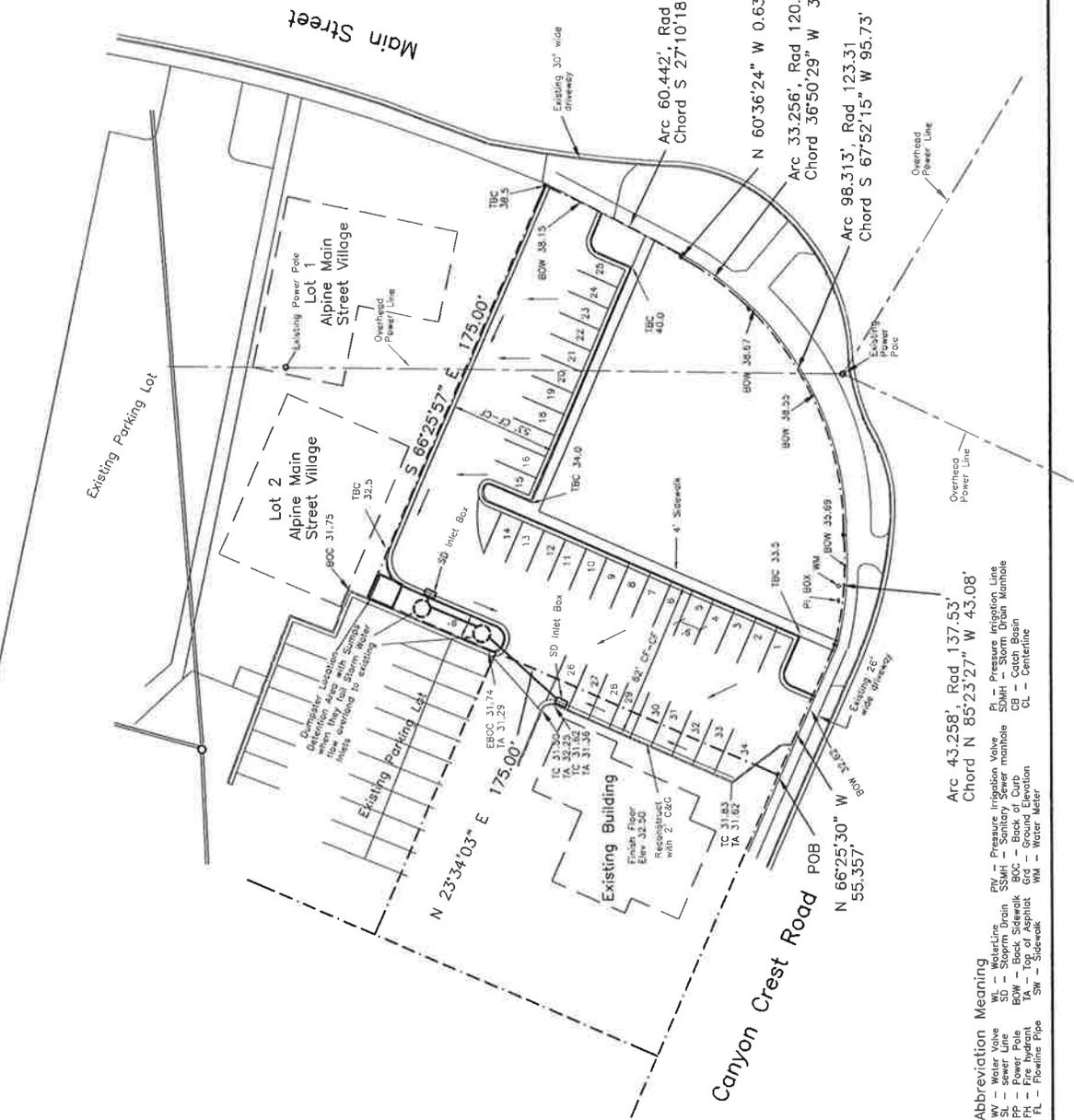
# Site Plan - Grading, Drainage and Parking

## Legal Description

Commencing at a point located in the easterly boundary of Canyon Crest Road, Alpine, Utah, said point being located South 0°02'38" East along the section line 776.10 feet and West 1548.90 feet from the Northeast Corner of Section 25, Township 36S, Range North 23°24'00" East, Meridian 10E, Salt Lake County, Utah, 65°25'15" West, 175.00 feet; thence along Alpine City, Main Street and Canyon Crest Road as follows:

- (1) along the arc of 666.80 foot radius curve to the right 60.442 feet (chord bears South 27°10'18" W 60.421 feet, central angle is 5°11'37")
- (2) North 60°36'24" W 0.63 feet,
- (3) along the arc of 120.21 foot radius curve to the right 33.256 feet (chord bears South 36°50'29" West 33.115 feet, central angle is 15°03'17")
- (4) along the arc of 123.31 foot radius curve to the right 98.313 feet (chord bears South 67°52'15" W 95.73 feet, central angle is 45°40'52")
- (5) along the arc of a 137.53 foot radius curve to the right 43.258 feet (chord bears North 85°23'27" West 43.08 feet, central angle is 18°01'18")
- (6) North 66°25'30" West 55.357 feet to the point of beginning.

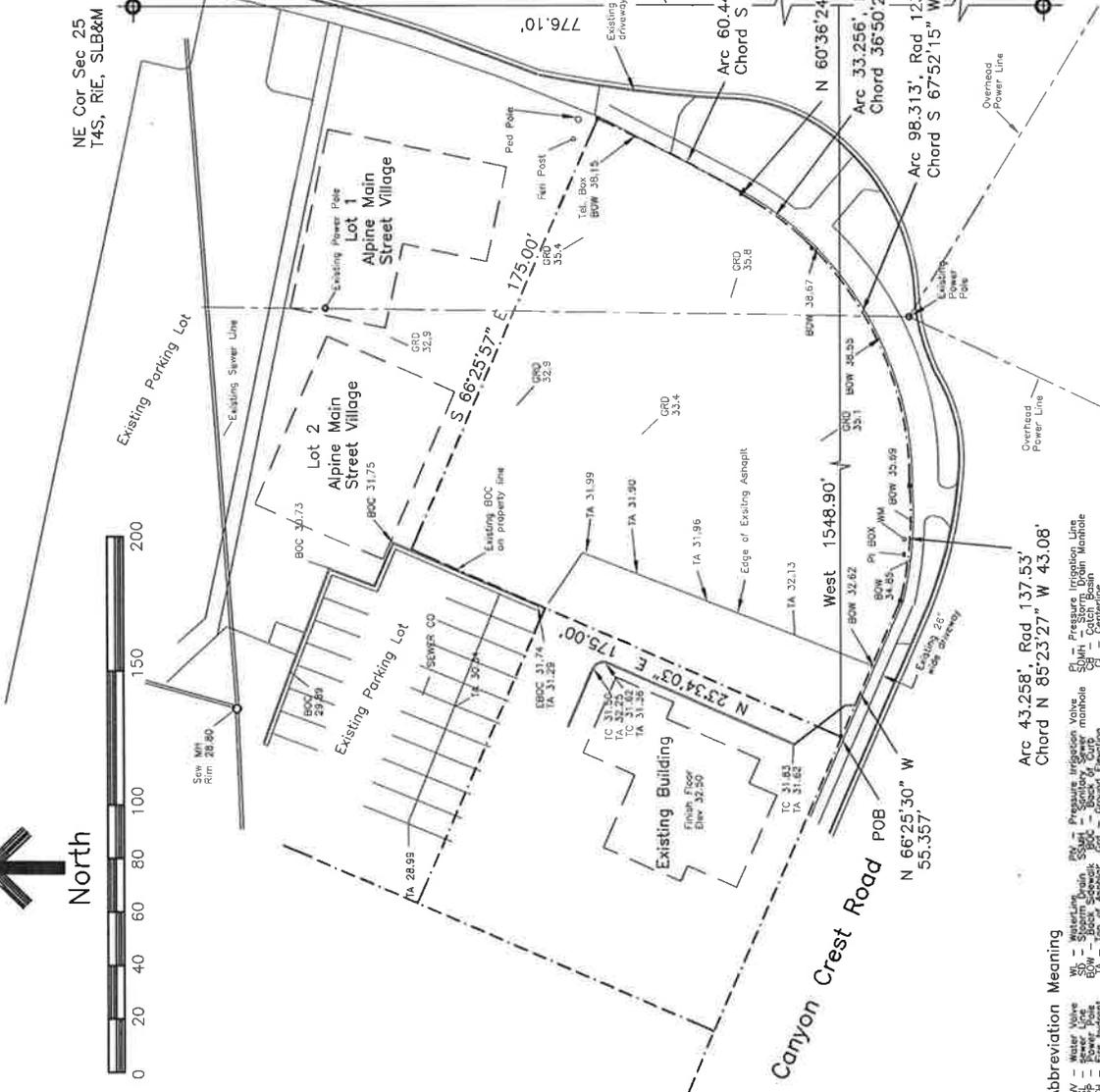
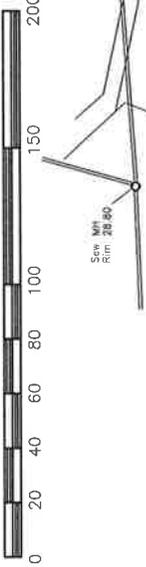
Area = 26,465 SF or 0.6076 acres



- Abbreviation Meaning**
- AW - Sewer Line
  - SL - Sewer Line
  - PP - Power Pole
  - FI - Fire Hydrant
  - FL - Flaming Pipe
  - IG - Irrigation Line
  - SD - Stopm Drain
  - PP - Pressure Irrigation Line
  - SSMH - Sanitary Sewer manhole
  - BOC - Back of Curb
  - Top of Asphalt
  - SW - Street
  - PV - Pressure Valve
  - SSMH - Sanitary Sewer manhole
  - BOC - Back of Curb
  - Top of Asphalt
  - SW - Street
  - PI - Pressure Irrigation Line
  - SDMH - Storm Drain Manhole
  - CB - Catch Basin
  - CL - Centerline

RECEIVED SEP 27 2013

Site Plan - Grading, Drainage and Parking <b>Jones on the Corner</b>	
Alpine, Utah	Utah
Engineer/Surveyor: K. Edward Clifford 6153 W 9600 N Highland, UT 84003 801-592-4150	Owner: W.H. S. Jones 375 S. Main St., Suite 2 Alpine, Utah 84003 801-755-3881
Date: 8-10-2013	Scale: 1" = 20' (24x36)
Drawn: 2013-05	



**Legal Description**

Commencing at a point located in the easterly boundary of Canyon Crest Road, Alpine, Utah, said point being located South 0°02'38" East along the section T4S, R1E, SLB&M; thence North 23°34'03" East 175.00 feet; thence South 67°52'15" East 175.00 feet; thence along Alpine City Main Street and Canyon Crest Road as follows:

- along the arc of 66.80 foot radius curve to the right 60.442 feet (chord bears South 27°10'18" W 60.421 feet, central angle is 51°13'7")
- North 60°36'24" W 0.63 feet,
- along the arc of 120.21 foot radius curve to the right 33.256 feet (chord bears South 35°50'29" West 33.15 feet, central angle is 15°51'03")
- along the arc of 123.31 foot radius curve to the right 98.313 feet (chord bears South 67°52'15" W 95.73 feet, central angle is 45°40'52")
- along the arc of 137.53 foot radius curve to the right 43.258 feet (chord bears North 85°23'27" West 43.08 feet, central angle is 18°01'18")
- North 66°25'30" West 55.357 feet to the point of beginning.

Area = 26,465 SF or 0.6076 acres

**Surveyor Notes**

- This survey was requested by the owner, Will Jones.
- This survey is based on NAD 83 bearings and distances system.
- The utility lines shown are based on the utility records filed in the 108958-2007 minus the less and excepting description.
- The description match physical and title of adjacent properties.
- The back of sidewalk along Main Street and Canyon Crest Road is basically 1' off property line.
- The sewer later location stubbed to this property is unrecorded at this line.
- The existing parking lot along the westerly boundary is mostly on owners property and is in need of reconstruction.
- Culinary water utility lines are in Main Street and Canyon Crest Road.
- Storm water utility lines are not stubbed to this property.
- There is a telephone box in the middle of the driveway approach off Main Street.
- There is an existing overhead power line across the property. Rocky Mountain Power is need to provide clearance setbacks for building site development.

**Surveyor Notes**

I, K. Edward Gifford, am a registered land surveyor with the State of Utah, certify that this survey was performed by me personally and that it is true and correct to the best of my knowledge.

K. Edward Gifford \_\_\_\_\_ Date \_\_\_\_\_

**Boundary and Topographic Survey  
Jones on the Corner**

<b>Alpine, Utah</b>	<b>Owner:</b> Will S. Jones 375 S. Main St, Suite 2 Alpine, Utah 84003 801-756-3591	<b>Date:</b> 8-16-2013
<b>Engineer/Surveyor:</b> K. Edward Gifford 6163 S. 9600 N Highland, UT 84003 801-592-4150	<b>State:</b> Utah 1"=20' (2x36)	<b>Draw #:</b> 2013-05

**Abbreviation Meaning**

WV	Water Valve	IR	Irrigation Valve	PS	Pressure Irrigation Line
SD	Storm Drain	SW	Storm Drain Manhole	SI	Storm Drain Manhole
PH	Fire Hydrant	BO	Box	GR	Ground Elevation
FL	Foundation Footing	WM	Water Meter	CE	Centerline
		SW	Sidewalk		

RECEIVED SEP 27 2013

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Auto Repair Shops in Alpine**

**FOR CONSIDERATION ON: 15 October 2013**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Discuss Auto Repair Shops in Alpine City**

**APPLICABLE STATUTE OR ORDINANCE: Zoning**

**PETITION IN COMPLIANCE WITH ORDINANCE: N/A**

### **BACKGROUND INFORMATION:**

The City Council spent a substantial amount of time addressing the auto repair shops issue and a summary of what they would like to do is as follows:

1. A motion to allow auto repair shops in the B/C zone.
2. A motion to consider creating a Service/Commercial zone for auto repair shops to locate in and determine where the S/C zone should be located.
3. A motion to amend the B/C zone to include the property presently owned by James Lawrence. This would probably include making a change to the General Plan.
4. Ask the Planning Commission to begin development of regulations to govern auto repair shops, outlining what the auto repair shops should look like and how they should operate.

### **RECOMMENDED ACTION:**

That the Planning Commission discuss the direction the City Council is wanting to go regarding auto repair shops and prepare for a public hearing to address the topic.

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Oct 01, 2013**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 6:04pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

- Chairman: Jannicke Brewer
- Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney
- Commission Members Not Present:
- Staff: Marla Fox, Jason Bond, Shane Sorensen, Rich Nelson
- Others: Brad Freeman, Will Jones, Bradley Reneer, Taylor Smith, Hunt Willoughby, Mel Clements, Mark Wells, Matthew Burraston, Cynthia Burraston, Stephen Burraston

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

**II. PUBLIC COMMENT**

No Comment

**III. AGENDA ITEMS**

**A. Eagle Pointe PRD Concept Plan – Mark Wells and Taylor Smith**

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of intersection of Hog Hollow Road and Matterhorn Drive). 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.

Jason Bond said in our Sensitive Land ordinance we require a 20 ft paved secondary access road for this subdivision, and that is what has been provided in this plan. Shane Sorensen spoke with Mr. Smiths engineer and he said the steepest grade on this road would be about 12%. Taylor Smith indicated in a previous meeting that he would retain the road with natural stone walls. Jason Bond said we need to still discuss the fill that will be used for the east side of the development.

Todd Barney asked if this was still going to be a cul-de-sac and if our ordinance says it can only be a cul-de-sac if you have a second access. Shane Sorensen said the cul-de-sac ordinance says the maximum length of a cul-de-sac is 450 feet from the point of intersection with the other street. He said it will be a cul-de-sac because this road would not be up to city standards: they are adding the secondary access to meet the fire codes and emergency concerns. Mr. Smith would still have to have an exception for a cul-de-sac.

Brad Freeman, the Fire Chief, said he helped Taylor Smith with the location of the second access. Mr. Smith then took the drawings to his engineer and they came up with this layout. Brad Freeman told him the road had to be a minimum of 20 feet because it is the city ordinance. He would rather see it be 26 feet to meet the fire code, but it does meet the city ordinance. He said the road does not cross any draws where fire tends to travel quickly. Jason Thelin asked if the 12% grade is up to code or is that an exception that would have to be given. Shane Sorensen said 12% is within our ordinance for a residential street and it is limited to distances of 600 feet.

The Planning Commission asked who will plow this road. Shane Sorensen said he does not want his guys to have to plow it especially if there is no curb. Brad Freeman said he doesn't care if this secondary road gets plowed in the winter or not because it will be used as an emergency road in the summer, wildfire season. He said we could have an earthquake and a gas line could break and cause a fire, but it would be contained to one house and not jump to another.

1  
2 Jason Thelin asked what the ordinance says the maximum height was for a retaining wall is? Shane Sorensen said  
3 we don't have one but it has to be 50 feet away from a lot line. Jannicke Brewer said we don't have a height  
4 restriction in the city ordinance but City Council has to approve all retaining walls along a road.

5  
6 Brad Freeman said Mr. Smith is planning on making a natural rock wall with big boulders. Jannicke said there still  
7 needs to be a design of the wall to show to the City Council so they can decide on it. Steve Swenson asked about  
8 flooding issues. Shane Sorensen said they would have to take a look at the storm drains with a culvert at the bottom  
9 to take the water. Jason Thelin asked if the second access is up to code, the grade, the slope, the width. Todd  
10 Barney said it is too narrow, and doesn't have curb and gutter and it doesn't meet any of our codes.. Brad Freeman  
11 said it meets the code because it will be used as second access. Shane Sorensen said it is not a city road; it is an  
12 emergency road to meet fire code. It is an exception that goes through our Fire Chief. Brad Freeman said he is okay  
13 with 20 feet only because there is another road close beneath it. If this road was farther up in the subdivision  
14 without another road close by, he would probably require it to be 26 feet.

15  
16 Steve Cospers said he feels like Taylor Smith is trying to do the right thing and get along with everybody. Jannicke  
17 Brewer said we are willing to look at this proposal, but we need more information on the retaining walls before we  
18 send a recommendation to City Council. Jason Thelin said we have an ordinance about how long a cul-de-sac can  
19 be and this subdivision is longer than it should be. He asked if we are making an exception for a longer cul-de-sac  
20 because they added a second access. Jason Bond said exceptions can be granted for the cul-de-sac rule.

21  
22 The four exceptions are: lengths of the cul-de-sac, number of lots, fill for the subdivision and the lack of the  
23 secondary access. Steve Swanson asked if the fill acts as a better fire break. Shane Sorensen said there would  
24 probably be grass there up to the retaining walls. Jason Bond said the public is not happy with the retaining walls,  
25 but the city feels that they are needed to meet the safety needs. Steve Cospers said Mr. Smith doesn't have any other  
26 choice than to put up retaining walls. Jannicke Brewer said we do not have enough information on this subdivision.  
27 What will the road, fill and retaining wall look like, that is what we need to see.

28  
29 Jason Thelin said this subdivision does not meet the ordinance so he would not vote in favor of this subdivision even  
30 with the second fire access. Jannicke Brewer said the only way Mr. Smith can have a retaining wall is if it is  
31 recommended by the City Engineer and passed through the Planning Commission and the City Council. Brad  
32 Freeman said if Mr. Smith came back with his original plan he wouldn't have any exceptions. He said he would  
33 rather see this plan go through instead of going back to the original plan.

34  
35 Jason bond said we can't just say no to this subdivision or we are opening ourselves up to litigation. Steve  
36 Swanson asked if he was saying we had to give him all four exceptions. Jason Bond said Mr. Smith could meet the  
37 ordinance with a regular road and would have a case.

38  
39 The options would be a regular road versus having a second fire road. Jannicke Brewer said with either plan you  
40 have to have retaining walls. Brad Reneer said our Attorney said we have to have a specific reason that is  
41 defensible, such as safety, in order to say no. Aesthetics of a retaining wall is not defensible in court. Steve Cospers  
42 asked Mr. Reneer which plan he preferred. Mr. Reneer said he would like to see the smaller road or look at moving  
43 the second access in another place. He asked if the road could be stubbed and connected to Draper City at a later  
44 date. Brad Freeman said we wouldn't allow just a stub street.

45  
46 Taylor Smith entered the meeting at 7:00 pm.

47  
48 Taylor Smith said he didn't know how willing Draper City would be to connect the road. He said he had his  
49 engineer draw up plans for the retaining walls. They would stack rocks up for the wall and be about 5 feet tall.  
50 Steve Swanson asked what the safety issues would be for this type of wall. Mr. Smith said he would bring in  
51 renderings of the plans for the wall so the Planning Commission could look at them.

52  
53 **B. PUBLIC HEARING – Proposed Lambert Park land sale/trade for a storm drain easement:**

54 Alpine City is under a 60 day time period to use NRCS funds to mitigate and deal with our flooding problems.  
55 Shane Sorensen, Ron Devey and our consultants, Bowen Collins Engineering, have come up with two projects that  
56 we all feel could have a significant chance to deal with the flooding issues from the burn scar.

1  
2 The first is to run a pipe from above the North Stake Center along the west side of the Stake Center to the road and  
3 out to Dry Creek.  
4

5 The second is to run a pipe to a box culvert or something similar on private property from the debris basin just off of  
6 Moyle Drive in Lambert Park and run it to Dry Creek. City staff has met with the private property owner's attorney  
7 and engineer to discuss this. The private property owners have made a proposal to buy a designated piece of land in  
8 Lambert Park and provide the necessary easement on their private property for the flood mitigation project. Details  
9 of the proposal will be disclosed when the offer is in writing.  
10

11 Because the second project involves Lambert Park, the City ordinance calls for a public hearing, the Planning  
12 Commission to make a recommendation to the City Council, and the City Council; to vote on the proposed plan  
13 (super majority is required for approval).  
14

15 Shane Sorensen said the pipe that is currently in place is not big enough; it is only a 30 inch pipe and is not adequate  
16 to drain all of Box Elder Canyon. What's happening is this was built so we could push water down the pipe first and  
17 then once the capacity of that is exceeded then the water comes through an overflow ditch, the High Bench Ditch,  
18 and flows clear down to Preston Drive to the storm drain. We feel like what the best thing to do to prevent flooding  
19 is to get the water to Dry Creek. He said we have done a good job keeping the mud up in the debris basins but we  
20 need to get the water to Dry Creek.  
21

22 Shane Sorensen said we have started a storm drain from Dry Creek going up Alpine Blvd and diagonally over to  
23 High Bench Ditch. The Wadsworth water comes from various places and ends up in High Bench ditch. It has to go  
24 through the same place as the Box Elder water so it overwhelms that system. We don't have any storm drains in this  
25 area so this will help us convey that water to Dry Creek. Shane Sorensen said at the top end of Moyle Drive there is  
26 a 30 foot deed gap from the city property to a private lot. The transaction would include deeding the gap as well as  
27 the property which goes from the center line of the ditch for 30 feet. There would be a 30 foot buffer of vegetation  
28 from the center line of Dry Creek to the West. The total property including the gap is about a third of an acre that we  
29 are looking at trading or selling.  
30

31 Bryce Higbee entered the meeting at 7:15 pm.  
32

33 Shane Sorensen said the terms of the deal are as follows:

34 The property owner would purchase the property for \$200,000. The City would get a 30 foot permanent easement  
35 for our storm drain line and a 20 foot temporary construction easement that would go away upon completion.  
36

37 Conditions of Easement:  
38

- 39 1. Reseed debris basin and disturbed area on City property.
- 40 2. Release the property owner of any responsibility associated with water of debris flow hazard and from how  
41 the basin functions whether engineered properly or not.
- 42 3. Install grate on the upstream end of the pipe.
- 43 4. Keep the culvert free of debris and flowing properly.
- 44 5. Remove stored materials at the alternative ingress/regress gate on the properties NE corner.  
45

46 Shane Sorensen said after the fire, jersey barriers were put up in 3 different places in Box Elder Subdivision. Those  
47 barriers have been stock piled for emergency situations and in two different locations, we have used them. We need  
48 to find another place to store these barriers going forward.  
49

50 Jason Thelin asked if we don't sell the property, couldn't we just run the pipe through our own property? Shane  
51 Sorensen said to get the water to Dry Creek; we have to go through private property and this is the shortest route and  
52 the best route. Steve Cosper asked if the sell doesn't go through, where does eminent domain come in. Shane  
53 Sorensen said we are on a really short time frame and with our grant, we have to have this completed by November  
54 17, 2013, that's design, constructed, everything.  
55

1 Todd Barney said you all know how much I am always fighting for Lambert Park, and it is unfortunate to give any  
2 of it up. This is a pretty small piece to give up to solve a bigger problem. Shane Sorensen said a buffer of trees  
3 would be left and the ditch would stay in the city along with 30 to the west from the center of the ditch. Jason  
4 Thelin said this is a great piece of property and we already decided that we didn't want to sell it to Josh James. He  
5 said it is frustrating because circumstances are now putting us in a situation where we have to do something we  
6 didn't want to do. Shane Sorensen if this deal goes through some of the wooded vegetation would be lost.

7  
8 **MOTION:** Jason Thelin moved to recommend to the City Council to sell the designated piece of land to Josh  
9 James in Lambert Park for the easement on private property and cost, and to deed the property gap to the property  
10 owner.

11  
12 Jannicke Brewer said when she walked up to this piece of property in Lambert Park, she was against selling it. But  
13 now she said she feels like it is in the best interest of the City to sell it for the protection of the City. The Planning  
14 Commission asked Shane Sorensen if there is any other option. Shane Sorensen said they looked very hard at this  
15 and this is the best solution.

16  
17 Steve Swanson seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Steve  
18 Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.

#### 19 20 **IV. COMMUNICATIONS**

21 The Planning Commission discussed coming to Planning Commission on November 5 at 6:00 in order to have  
22 training before the meeting.

23  
24 Jannicke Brewer said she spoke with our Attorney, David Church and he said cars cannot be parked outside of Auto  
25 Body Shops. They must be enclosed in the garage and cannot be stored or parked outside, whether in the front or  
26 the back yard. Steve Swanson said we may need to look at having these shops in the Commercial Zone.

#### 27 28 29 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Sept 17, 2013

30  
31 **MOTION:** Jason Thelin moved to approve the Planning Commission Meeting Minutes with revisions for Sept 17,  
32 2013.

33  
34 Todd Barney seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Steve  
35 Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.

36  
37 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
38 meeting at 7:30pm.