



## 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, March 18, 2014 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. ACTION ITEMS

#### A. General Plan (Lambert Park)

The Planning Commission will discuss the update of the General Plan (Lambert Park).

#### B. PUBLIC HEARING - Conditional Use Amendment (Home Occupation)

The Planning Commission will review a proposed amendment that would not allow auto repair shops as a home occupation.

#### C. Business Commercial Amendment (Auto Repair Shops)

The Planning Commission will review an amendment to the Business Commercial Zone that would allow auto repair shops as a conditional use.

#### D. East View Plat F - Approx. 800 North Patterson Lane - Patterson Construction Inc.

The Planning Commission will review a concept plan for the proposed Eastview Plat F subdivision.

#### E. River Meadows Estates Plat F Minor Subdivision - Approx. - Garrett Seely

The Planning Commission will review the final plat for the proposed River Meadows Estates Plat F Minor subdivision.

### IV. COMMUNICATIONS

#### V. APPROVAL OF PLANNING COMMISSION MINUTES: March 4, 2014

ADJOURN

Chairman Jannicke Brewer  
March 14, 2014

**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: General Plan Update (Lambert Park)**

**FOR CONSIDERATION ON: 18 March 2014**

**PETITIONER: General Plan Committee**

**ACTION REQUESTED BY PETITIONER: Prepare three alternatives to initiate the public's input.**

**APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

On March 12th, the General Plan Committee discussed Lambert Park. The outline of the meeting was as follows:

1. The Lambert Park Master Plan was adopted by the City Council on June 25, 2002 (attached). A lot of the items in the plan have already been addressed. This plan will need to be updated and referenced in the updated general plan.
2. Several ideas were discussed that could be implemented in the park. This list (attached) should be added to by both the Planning Commission and residents of Alpine City.
3. In preparation to generate more ideas, the committee suggests that the Planning Commission create three alternatives: (1) Natural (2) Semi-improved (3) Significantly improved. It is recommended that the after alternatives are created and significant effort is put into getting the public notified, the Planning Commission could receive the public's ideas at the next regularly scheduled Planning Commission meeting.

### **RECOMMENDED ACTION:**

Follow the recommendations of the General Plan Committee.

**C. LAMBERT PARK MASTER PLAN.** The Lambert Park Committee and the Rodeo Grounds Committee have completed their recommendations and presented them to the Planning Commission. A Public Hearing was held on May 14, 2002 with the City Council in attendance and the Lambert Park Master Plan was approved at the Planning Commission Meeting on May 21, 2002. The recommendations of the Lambert Park Citizen's Committee (as approved by the Planning Commission) were attached to the previous meeting's minutes. Mayor Barker said there are several issues that need to be dealt with.

Ted Stillman said the Committee recommended the following:

1. Establish a trailhead at the Bowery, including an information board, but no additional parking.
2. Construct a restroom facility at the Bowery.
3. Establish a trailhead at the Alpine North Stake Center entry, including an information board, but no additional parking.
4. Once plans for the Rodeo Grounds are firm, establish a trailhead there.
5. Establish a single-track trail network, which would be suited to hiking, cycling, running, and equestrian uses.
6. Excess Dirt Repository. Return this area to a natural condition through re-contouring and re-vegetation and restore the trail along High Bench Ditch through this area.
7. Farmhouse Remnant. The farmhouse remnant has historical significance, but is somewhat hazardous and unattractive in its current condition. It was recommended that the basement hole be cleaned up and/or filled in, preserve the two standing walls, erect a plaque, with short history, at the remnant site and attempt to expand and densify the poppy fields and to stop illegal harvesting.

Mayor Barker said his recommendation was not to put more restrictions on our youth buy not letting them ride their ATV's in the park and to see the poppy field expanded. Mel Clement said he was not ready to go to a vote and would like to see a master plan of the Bowery and decide whether we still wanted to allow Church groups to use the Bowery. Councilman Clement said he would like to see the poppy fields preserved and then see a master plan for the Rodeo Grounds. Fire Chief Craig Carlisle said he hated to see the City restrict access to Lambert Park and at times the Fire Department needs to use those roads to fight fires. Kent Hastings said he was up there on Saturday for quite sometime and didn't see another vehicle in the park. Jannicke Brewer said she has walked Lambert Park at least three times a week for ten years and over the years many additional trails have been created. Mrs. Brewer said there has been quite a bit of damage done to the park. Jannicke Brewer said that if you walk you could see the damage. Tom Bench said the roads in the park have not been maintained with grading, etc. and now the park is being used extensively.

Mayor Barker said he needed to get whatever resources he needs to answer his questions and recommended tabling this ordinance. Thomas Whitchurch said he is puzzled with the additional information that Councilman Clement said he needs to feel comfortable. Mel Clement said he was not prepared tonight to vote because it was not clear in his mind exactly what was wanted. David Adams felt the Council needed to take a stand and give the Committee some direction and Thomas Whitchurch said he thought the Council needed to make a decision.

Mayor Barker suggested that the Council Members get with Ted Stillman to input their suggestions and reminded the Council that this is a general plan only.

**MOTION:** Mel Clement moved to table the Lambert Park Master Plan and see this back on the agenda in four weeks. Kent Hastings seconded. Ayes: Mel Clement and Kent Hastings. Nays: 2. David Adams and Thomas Whitchurch noted nay. Mayor Barker voted nay to break the tie. Motion failed.

Kent Hastings suggested that ATV's be allowed on the main roads, that money be put into maintaining the roads and then make a yearly assessment. Councilman Hastings questioned why we should spend hours in master planning the park or wait until after an assessment of the needs has been

made. Kent Hastings was not comfortable with the citizen's committee in determining the roads. Diana Mills said that she hears all kinds of vehicles going into Lambert Park from Moyle Drive during all times of the day and night, even after midnight.

**MOTION:** Thomas Whitchurch moved that we accept the recommendation of the Planning Commission and the Lambert Park Citizen's Committee with the exception of the motorized vehicles, that we allow motorized vehicles on the main roads to be determined by the City Council with a recommendation by the Planning Commission and the Lambert Park Citizen's Committee, that we restrict traffic in the park to during daylight hours, that we instruct the police to monitor the park and that we accept the rest of the recommendations from the Lambert Park Citizen's Committee. David Adams seconded. Ayes: David Adams, Kent Hastings and Thomas Whitchurch. Nays 1. Mel Clement voted nay. Motion passed.

Mayor Barker asked Ted Stillman to put the Rodeo Grounds on the Agenda in four weeks.

## **Lambert Park Considerations**

- No motorized vehicles in (or speed limit)
- Perimeter fence that defines park boundary
- Parking
- Restrooms
- Gates
- Poppies viewing schedule
- Impact of Box Elder South subdivision
- Flood control / Utilities
- Paved trail around park
- Dog Park
- BMX track
- Pond
- Camping
- Obstacle Course
- Demolition Derby
- Natural
- Expansion to south (trails)
- Security (neighborhood watch)
- Signage (Hiking, Biking, trail intersections, etc.)
- Eagle Projects
- Partnerships
- Change Street Master Plan

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Amendment to the Conditional Use Ordinance regarding Home Occupations**

**FOR CONSIDERATION ON: 18 March 2014**

**PETITIONER: Planning Commission**

**ACTION REQUESTED BY PETITIONER: Approve proposed amendment**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments to Zoning Ordinance)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed amendment would prohibit mechanical automotive repair shops from being a home occupation.

### **RECOMMENDED ACTION:**

We recommend that Section 3.23.7.3 of the Development Code be amended as proposed so that mechanical automotive repair shops are prohibited from being a home occupation.

### 3.23.7.3

**Home Occupations (Ord. 95-04, 2/28/95. Amended Ord. 08-18, 12/16/08; Ord. 2009-14, 9/22/09; Ord. 2010-07, 5/11/10; Ord. 2010-11, 10/12/10; Ord. 2013-04, 3/12/13).** Home occupations may be permitted as a conditional use, upon review of Staff and approval by the DRC. If the DRC determines that the home occupation may create significant impacts, approval from the Planning Commission may be required. All home occupations will be subject to compliance with the following:

1. Terms and Conditions.

- (1) Home occupations are listed as a conditional use in the zone.
- (2) The home occupation is conducted entirely within the living area of a dwelling or attached garage
- (3) The business activity of the Home Occupation carried out on the premises shall be conducted only by members of the residing family, except that not more than one person, not a member of the residing family, may be engaged in the conduct of the home occupation if such person is utilized in the capacity of a support function.
- (4) The home occupation does not involve the use of any accessory buildings or yard space for storage or activities outside of the dwelling.
- (5) The home occupation shall contain no facilities for the display of goods. Any sale of goods and services shall constitute a clearly incidental part of the operation of the home occupation.
- (6) No commercial vehicles shall be stored at the premises except one delivery truck which does not exceed 12,000 gvw rated capacity.
- (7) The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling.
- (8) Home occupation signs shall be limited to one (1) identification nameplate, not larger in area than two (2) square feet fastened to the home, and one (1) sign, not larger in area than one (1) square foot, fastened to the side of the mailbox structure at or below the level of the mail box. No off-site advertising signs shall be permitted.
- (9) The Home Occupation shall occupy an area not more than the equivalent of twenty-five percent (25%) of the ground floor area of the dwelling or 500 square feet, whichever is less. If there is more than one (1) home occupation in a home, the total square footage of the home occupations combined shall not exceed twenty-five (25%) of the ground floor area of the dwelling or 500 square feet, whichever is less.
- (10) The home occupation shall obtain a business license from the City.
- (11) The activities of the home occupation shall not involve the use of hazardous materials or chemicals in amounts that will increase the hazard of fire or explosion. Activities of the home occupation shall not decrease safety to the structure or occupants of the dwelling or adjacent dwellings.
- (12) The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference or similar condition which is

discernible outside the dwelling.

(13) The physical appearance, traffic, and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and, in the opinion of the Planning Commission, the activities of the home occupation will not depreciate surrounding property values or the quality of the area for residential purposes as determined by the Planning Commission.

(14) A sexually-oriented business shall not be a home occupation.

(15) A mechanical automotive repair shop shall not be a home occupation.

~~(15)~~(16) If the home occupation will have customers/clients coming to the home as part of the business, an inspection(s) of the business portion of the home is required to determine compliance with zoning, building, and life safety requirements. When no customers/clients will be coming to the home as part of the business, the applicant shall be required to submit the home business self fire inspection form.

2. Commission May Attach Conditions.

In order to achieve the objectives of this Code and to protect the health, safety and quality of life in the community the Planning Commission or DRC may attach conditions to the granting of a home occupation consistent with the standards hereinabove stated.

3. Continuing Obligation - Business License Required.

All home occupations shall be operated in compliance with the conditions herein above set forth and any conditions which may be attached as part of the approval. Upon approval of a home occupation the applicant shall be eligible to acquire a business license to operate. Issuance of the Business License shall be conditioned upon continued performance of the conditions of approval and said license shall be refused or revoked upon failure of the owner and/or operator to maintain or operate the home occupation in accordance therewith.

The approval shall be valid for the remainder of the year in which it is first granted. Thereafter the approval will be extended for successive one year periods, commencing on January 1 of the calendar year, or such other date as the Council or DRC may from time to time establish as the effective date for business licenses, provided (1) that the home occupation remains substantially the same as initially approved and (2) that the home occupation has remained active as evidenced by the acquisition of a valid business license for the previous year.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Amendment to the Business Commercial Zoning Ordinance  
(Auto Repair Shops, Storage Containers and Clarification)**

**FOR CONSIDERATION ON: 18 March 2014**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Further Review of Proposed  
Amendment**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments to  
Zoning Ordinance)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

On March 11, 2014, the City Council reviewed the proposed amendment and made a motion to further restrict the area that would qualify for an auto repair shop. The City Council would like the Planning Commission to look at the ordinance again with the City Council's motion in mind. There were also a few other items that need to be addressed (lot coverage, culinary water, legislative intent).

### **RECOMMENDED ACTION:**

Discuss the changes that may need to be made based on the motion made by the City Council and the additional proposed amendments. Make a recommendation to the City Council.

~~Removed language~~

Added Language

Language that needs to be discussed

**ARTICLE 3.7 BUSINESS/COMMERCIAL DISTRICT (B-C)** (Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11)

**3.7.1 LEGISLATIVE INTENT**

The intent in establishing the B-C Business Commercial Zone is to provide an area in which the primary use of land is for retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing. The zone is also intended to serve as the commercial core of the City.

The zone is characterized by a mixture of retail and service commercial uses such as stores, restaurants, office structures and a wide variety of specialty shops and is generally located adjacent to major transportation arteries.

Manufacturing, residential and other uses and other activities, which would be inconsistent with the use of the land for commercial activities are discouraged or not permitted within the zone.

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

**3.7.2 PERMITTED USES**

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Office buildings and medical clinics.
3. Personal service establishments such as barber and beauty shops, shoe repair, laundries and similar establishments.
4. Automotive service establishments, including gasoline dispensing facilities, car washes, and parking, ~~but not including automotive repair establishments~~.
5. Recreational enterprises including but not limited to recreation centers, motion picture theaters, athletic clubs.
6. Funeral homes.
7. Single-unit detached dwellings when located on a lot in a recorded subdivision and subject to compliance with the applicable conditions within the zone.
8. Residential structures, provided that said structure existed as a residence prior to the effective date of this chapter. Also, customary residential accessory structures (i.e. swimming pools, detached garages, private greenhouses etc.) when appurtenant to and on the same lot as a residence.
9. ~~Ancillary~~ Residential structures ~~(i.e. Dwellings)~~ located within or on the same premises as a permitted or conditional commercial use. Both residential and commercial buildings will be

considered main buildings and will be required to meet the main building setbacks when on the same premises. ~~and occupied by persons directly related to such use in a caretaker or similar capacity).~~

10. Accessory uses and structures shall be permitted provided they are incidental to and do not substantially alter the character of the permitted principle use or structure. Such permitted accessory uses and structures include, but are not limited to, buildings such as garages, carports, equipment and supply storage buildings which are customarily used in conjunction with and incidental to a principle use or structure permitted in the B-C Zone.
11. Agriculture, including the raising of row crops, grains and fruits and the incidental pasturage of animals. See Section 3.21.9.
12. Other uses which are determined by the Planning Commission to be similar to and compatible with the foregoing uses and in harmony with the intent of the zone.
13. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the Planning Commission.
14. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses, and upon approval of site plan by the Planning Commission.
15. Customary household pets.
16. The keeping and raising of animals and fowl, subject to the provisions of Article 3.21.9 of the Development Code.

### **3.7.3 CONDITIONAL USES**

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of Article 3.10 Development Code.
2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.
3. Hotels and motels.
4. Schools, churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to approval by the Planning Commission.
5. Civic Buildings. (Ord. 95-10, 4/25/9)
6. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05,5/27/97)
  1. A traffic analysis shall be provided as part of the conditional use application.
  2. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.

3. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
  4. Restaurants must comply with provisions of the sign ordinance.
  5. Restaurants must comply with the landscaping and design provisions in the B-C zone.
  6. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.
  7. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.
7. Single family dwellings (conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
  8. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.
  9. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):
    1. No sexually-oriented business shall be located within:
      - a. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
      - b. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
      - c. One thousand (1,000) feet of a liquor store; and
      - d. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

    - a. The closest property line of any school, day care facility, public park, library, and religious institution;
    - b. The nearest property line of any residential use or residential zone;
    - c. The nearest property line of any liquor store; and
    - d. The closest exterior wall of another sexually-oriented business.
  10. Home occupations, subject to the provisions of Section 3.23.7.3 of the Development Code.
  11. Accessory apartments, subject to the provisions of Section 3.23.7.1 of the Development Code.

## 12. Mechanical Automotive Repair Shops

1. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.
2. There shall be no more than 4 automobile bays.

3. ~~There shall be no automobiles on the property that are 90 days or more past the expiration of the registration.~~ No automobiles shall be stored on the property for more than 14 days.
4. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
5. Mechanical automotive repair shops must abut directly upon and have access to ~~200 North (east of Main Street),~~ Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
6. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 2.5 parking spaces provided per bay.
7. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (Article 3.11).

### **3.7.4 AREA AND WIDTH REQUIREMENTS**

#### **3.7.4.1 Lot Occupied by a Dwelling Structure**

1. Lot Size. The minimum lot area for a single-unit dwelling shall be 10,000 square feet (Amended by Ord. 94-06).
2. ~~Lot Coverage. No lot within the BC Zone may have more than fifty (50) percent of its land area covered by buildings or other impervious material.~~
3. Lot Width. The minimum width of any lot for a dwelling shall be ninety (90) feet, measured at the required front yard set back line.

#### **3.7.4.2 Lot Occupied by an Office and Commercial Structure**

There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

### **3.7.5 LOCATION REQUIREMENTS (Amended by Ord. 98-05, 3/10/98)**

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in

[the TR-10,000 zone \(Section 3.2.5.1\) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.](#)

### 3.7.6 ACCESS REQUIREMENTS

Each lot shall abut directly upon and have access to a City street which is improved in accordance with City street improvement standards.

### 3.7.7 UTILITY REQUIREMENTS

**3.7.7.1 Culinary Water.** All ~~dwelling and other~~ structures to be used for human occupancy shall be served by the City's water system. The system serving the ~~dwelling~~ [structures](#) shall be capable of providing water to the ~~dwelling~~ [structures](#) at a volume sufficient for both culinary and fire fighting purposes and at a pressure of not less than forty (40) psi as determined by the City Engineer.

**3.7.7.2 Domestic Sewage Disposal.** All dwellings and other structures intended for human occupancy shall be served by the City's central sewage collection system.

### 3.7.8 SPECIAL PROVISIONS

1. [Uses Within Buildings.](#) All commercial activities [and storage](#) shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, plant nursery displays, [temporarily parked automobiles in need of repair](#), temporary sale of Christmas trees, etc.
2. [Site Plan to Be Approved For All New Commercial Uses.](#) Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council. (Amended by Ord. 2004-13, 9/28/04).
3. [Off-street Parking.](#) Off -street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of Article 3.24 of this ordinance.

4. [Trash Storage.](#) Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.

[5. Storage Containers. The use of any portable unit, pod, or similar type of storage container is prohibited in this zone unless approved by the city.](#)

~~6.5.~~ [Surface Water Drainage to be Retained On-site.](#) All additional surface drainage generated as

a result of development activity shall be disposed of on-site, as determined by the City Engineer.

~~7.6.~~ Height of Buildings. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of Article 3.21.8 of the Development Code. (Ord. 96-15, 12/18/96).

~~8.7.~~ Landscaping Required. As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.

~~9.8.~~ Design of Commercial Structures. Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).

1. The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
2. The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.

~~10.9.~~ Water Rights Conveyance Requirements. Water rights shall be conveyed to the City in accordance with the provisions of Article 3.21.7 of the Development Code.

~~11.10.~~ Nuisances Prohibited. No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.

~~12.11.~~ Accessory Buildings. All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):

1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
3. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
  - b. The accessory building contains no openings on the side contiguous to the lot line;
  - c. No drainage from the roof will be discharged onto an adjacent lot;
  - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
  - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
  - f. The building will not be taller than ten (10) feet to the top of the roof line.
5. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
1. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
  2. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: East View Plat F Concept Plan**

**FOR CONSIDERATION ON: 18 March 2014**

**PETITIONER: Patterson Construction Inc.**

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

**APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

This development was brought before the Planning Commission Tuesday March 4, 2014. Minor modifications have been made to the concept plan and it is being presented again. The proposed East View Plat F subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy Court. The proposed development is in the TR-10,000 zone.

### **RECOMMENDED ACTION:**

We recommend that concept approval of this development be granted with the following conditions:

1. The Developer address the boundary issues prior to submitting for preliminary review.
2. The water policy be met with Alpine Irrigation Company shares.



Date: March 11, 2014

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

**Subject: East View Plat F Subdivision – Concept Review Revised  
9 lots on 4.15 acres**

### **Background**

This development was brought before the Planning Commission Tuesday March 4, 2014. Minor modifications have been made to the concept and it is being presented again. The proposed East View Plat F subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy Court. The proposed development is in the TR-10,000 zone.

### **Street System**

The proposed development shows access from East View Drive via Patterson Lane. Patterson Lane is also planned to extend from the south northward to the development at a future time. Patterson Lane is shown as a full width street with curb and gutter from East View Drive to Robert Circle.

The new Robert Circle cul-de-sac is 250 feet in length. Dev. Code 3.9.7.3 states cul-de-sacs shall not be longer than 450 feet. Dev. Code 4.3.1.30(3) defines a cul-de-sac as “*A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turnaround to the point of connection to the next intersection street. (Article 4.7.4.9, Subdivision Ordinance)*”. Article 4.7.4.9 uses the word “intersecting” instead of “intersection”. The idea is the same. The next intersecting street is the intersection of the new section of Patterson Lane extending off East View Drive, Robert Circle, and some future road running west. Though this intersection is shown to have a future road running west, a different option could easily have a road running straight south and connecting to Patterson Lane. Either way, the next intersecting street is Patterson Lane. There are multiple instances in the city where

developments containing cul-de-sacs have passed and been built based on the understanding that the next "intersecting street" is the closest intersection, whether a road leaving that intersection currently exists or does not but is planned to at some future point. It appears that the street system is in compliance with the code.

### **Sewer System**

There is an existing 8-inch sewer line running between East View Drive and Patterson Lane that can serve the development. The sewer design is not required during Concept Plan Review and will need to be further evaluated at Preliminary Review.

### **Culinary Water System**

The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently a 6-inch water line stubbed southward down Patterson Lane off East View Drive. Previous calculations on the culinary water system model show connection to the 6-inch stub with a new 8-inch main to serve the development. 8-inch lines will be required throughout the development and stubbed appropriately for future development.

The Fire Chief will need to approve the location of the proposed fire hydrants. 3/4-inch service laterals and water meters would need to be constructed for each new lot.

### **Pressurized Irrigation System**

There are currently two 2-inch pressurized irrigation lateral lines stubbed from East View Drive that are used for agricultural purposes. Both connections would be required to be capped and abandoned at the main line in East View. The westerly service would be relocated more southerly (closer) to the property it serves.

Previous calculations on the pressurized water system model show connection to the 8-inch main in East View Drive with a new 6-inch line to run southward. The 6-inch line will be installed along Patterson Lane and a 4-inch line installed to serve the Robert Circle cul-de-sac. 1-inch pressurized irrigation laterals will be required for the 8 new lots.

### **Storm Water Drainage System**

Storm drain plans and calculations are required at preliminary review. The storm drain system would be designed to flow to the existing storm drain system located in Grove Drive. There is currently a 15-inch storm drain line stubbed on the west side of Quincy Court for this purpose. Also, there is a storm drain sump at the southwest corner of East View Drive and Patterson Lane which has had drainage problems. The City would like to discuss these issues at the preliminary stage to help remedy the problem via connection of that sump to the development's storm drain system.

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 and Land Disturbance Permit will be required prior to construction.

### **General Subdivision Remarks**

The proposed subdivision is not within any of the City's adopted hazard zones, environmental studies for hazards will not be required.

The proposed development shows 9 lots; 8 new lots and 1 with an existing home. The existing home does not meet frontage requirements as shown, however a building permit was obtained at some point for the existing home, which would have been approved by the city. If the development is approved, the frontage for this lot will not change. Future development will correct this issue.

There are boundary overlaps between the new development and properties to the north. There are locations where deed lines do not match existing fences. These boundary problems should be resolved before we recommend Preliminary Approval.

The water policy will need to be met for this development. The applicant shows they will use credits to meet this; however, Alpine Irrigation shares have been used to irrigate the property. It has been the policy of Alpine City to require irrigation shares to meet the water policy on properties that have been historically irrigated with irrigation shares.

A barn is located on lots 5, 6, and 9 that is noted to be removed.

**We recommend that concept approval of the proposed development be granted with the following conditions:**

- **The Developer address the boundary issues prior to submitting for preliminary review.**
- **Water policy to be met with Alpine Irrigation Company shares.**

**VICINITY SKETCH**

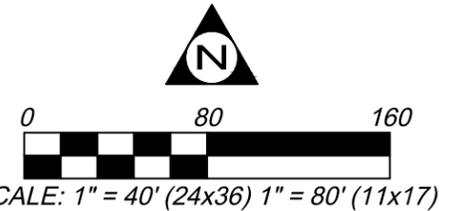
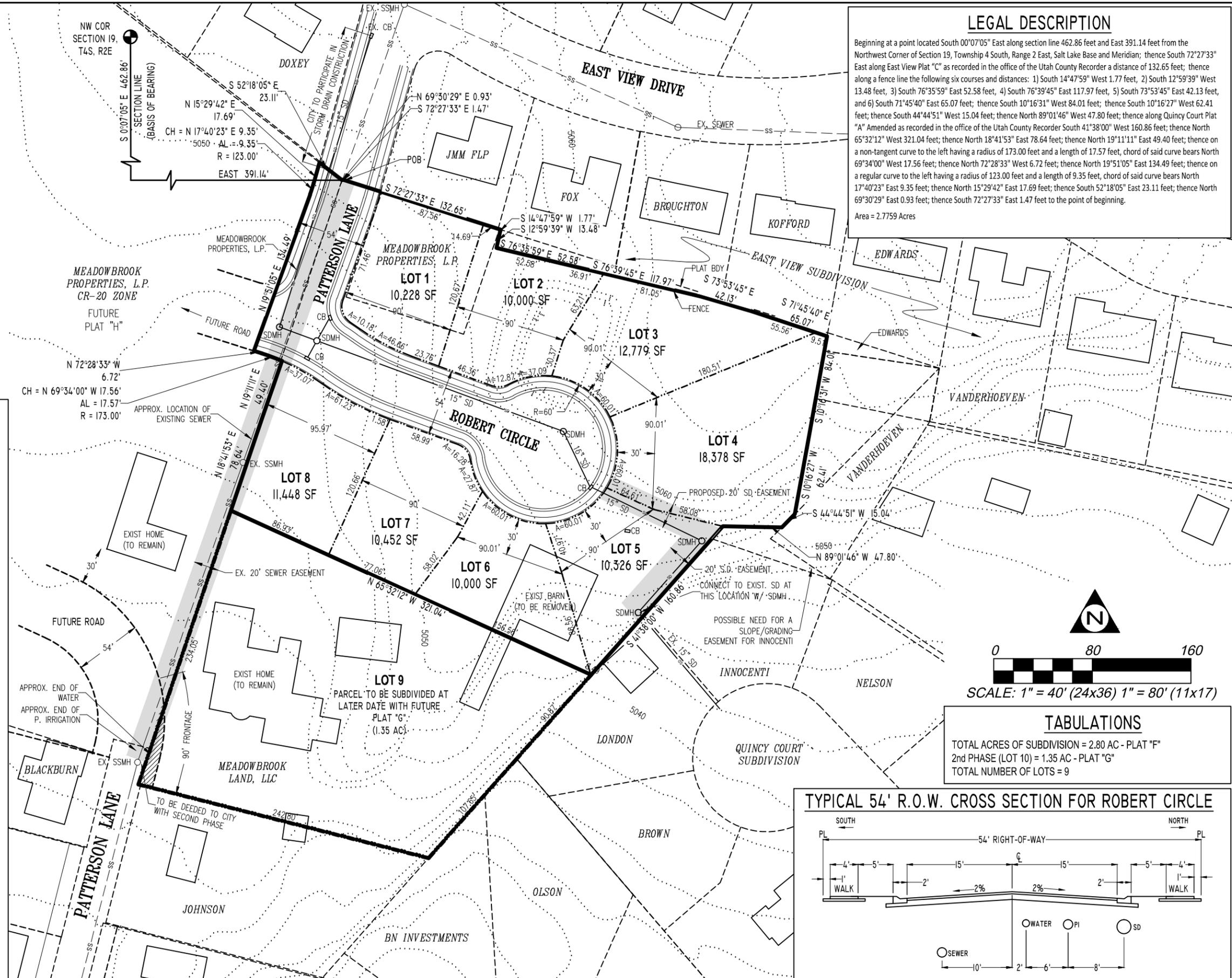


**GENERAL NOTES**

- EXISTING ZONE = TOWN RESIDENTIAL (TR-10,000)
- SETBACKS = FRONT 30', REAR 20', SIDE 10' MIN/22' TOTAL, CORNER LOT SIDE YARD 30'.
- ALL CONSTRUCTION TO CONFORM TO ALPINE CITY STANDARDS AND SPECIFICATIONS. ALPINE CITY USES APWA STANDARDS AND DETAILED DRAWINGS IN MOST CASES.
- ALL ROADWAYS ARE PUBLIC ROADWAYS TO BE MAINTAINED BY ALPINE CITY.
- P.U.E'S AS FOLLOWS =10' FRONT, 5' REAR AND SIDES.
- PATTERSON DRIVE BY LOT 1 CONNECTING TO EAST VIEW DRIVE WILL BE CONSTRUCTED AS A FULL 54' STREET WIDTH.
- ALL SEWER LATERALS TO BE 4" WITH MINIMUM 2% SLOPE WITH CLEANOUT BEHIND CURB.
- ALL WATER SERVICE LINES TO BE 1" LINE WITH 3/4" METER AND STANDARD ALPINE CITY METER BOX AND SETTER.
- ALL ROOF GUTTERS AND DRAINS TO DRAIN TO SEPARATE SUMP ON EACH LOT NEAR CORNERS OF PROPOSED HOMES. TWO SUMPS FOR EACH BUILDING AVERAGE. SUMP AND DRAINAGE DETAILS TO BE PREPARED WITH PRELIMINARY PLAT.
- SWPPP AND LAND DISTURBANCE PERMIT TO BE PREPARED AND APPROVED WITH FINAL PLAT.
- SEE SEPARATE STORM DRAINAGE CALCULATIONS TO BE PREPARED WITH PRELIMINARY PLAT.
- PHASING WILL BE AS FOLLOWS: FIRST PHASE = LOTS 1-8. SOUTHERLY PORTION OF PROPERTY (SHOWN AS LOT 9) WILL BE SECOND PHASE WITH THE ABILITY TO BE SUB-DIVIDED AT A LATER DATE.
- ADJOINING PARCEL TO THE WEST (NOW IN CR-20 ZONE) TO BE THIRD PHASE WITH THE ABILITY TO BE SUBDIVIDED AT A LATER DATE.
- GEOTECHNICAL REPORT WILL BE PREPARED WITH PRELIMINARY PLAT.
- THE PREDOMINANT SOIL TYPE ON THIS SITE IS C<sub>SC</sub> (CLEVERLY GRAVELLY FINE SANDY LOAM). THE SOIL IS WELL-DRAINED, >80" TO WATER DEPTH, AVAILABLE WATER CAPACITY = 6.4", INFILTRATION RATE = 0.6 - 2.0 IN/HR. OTHER SOILS ON SITE = C<sub>RD</sub> AND B<sub>H</sub>B WITH SIMILAR CHARACTERISTICS.
- ZONING BOUNDARY CLARIFICATION WAS AFFIRMED FOR TR ZONE ON APRIL 1, 2003 FOR ROBERT PATTERSON PROPERTY

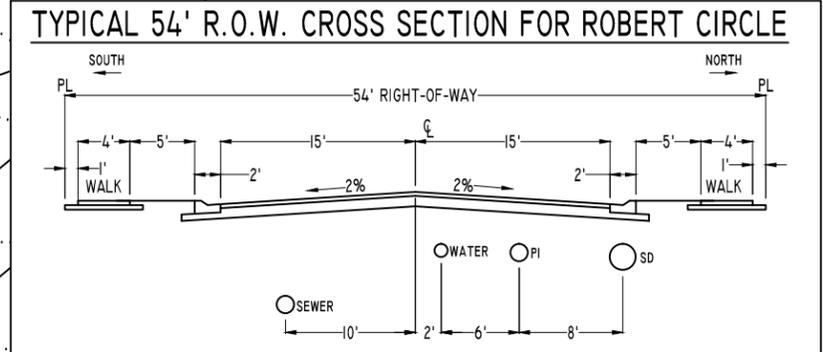
**LEGAL DESCRIPTION**

Beginning at a point located South 00°07'05" East along section line 462.86 feet and East 391.14 feet from the Northwest Corner of Section 19, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence South 72°27'33" East along East View Plat "C" as recorded in the office of the Utah County Recorder a distance of 132.65 feet; thence along a fence line the following six courses and distances: 1) South 14°47'59" West 1.77 feet, 2) South 12°59'39" West 13.48 feet, 3) South 76°35'59" East 52.58 feet, 4) South 76°39'45" East 117.97 feet, 5) South 73°53'45" East 42.13 feet, and 6) South 71°45'40" East 65.07 feet; thence South 10°16'31" West 84.01 feet; thence South 10°16'27" West 62.41 feet; thence South 44°44'51" West 15.04 feet; thence North 89°01'46" West 47.80 feet; thence along Quincy Court Plat "A" Amended as recorded in the office of the Utah County Recorder South 41°38'00" West 160.86 feet; thence North 65°32'12" West 321.04 feet; thence North 18°41'53" East 78.64 feet; thence North 19°11'11" East 49.40 feet; thence on a non-tangent curve to the left having a radius of 173.00 feet and a length of 17.57 feet, chord of said curve bears North 69°34'00" West 17.56 feet; thence North 72°28'33" West 6.72 feet; thence North 19°51'05" East 134.49 feet; thence on a regular curve to the left having a radius of 123.00 feet and a length of 9.35 feet, chord of said curve bears North 17°40'23" East 9.35 feet; thence North 15°29'42" East 17.69 feet; thence South 52°18'05" East 23.11 feet; thence North 69°30'29" East 0.93 feet; thence South 72°27'33" East 1.47 feet to the point of beginning.  
Area = 2.7759 Acres



**TABULATIONS**

TOTAL ACRES OF SUBDIVISION = 2.80 AC - PLAT "F"
2nd PHASE (LOT 10) = 1.35 AC - PLAT "G"
TOTAL NUMBER OF LOTS = 9



## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: River Meadows Estates Plat F Minor Subdivision**

**FOR CONSIDERATION ON: 18 March 2014**

**PETITIONER: Garrett Seely**

**ACTION REQUESTED BY PETITIONER: Approve Final Plat**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.5 (Minor Subdivisions)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed River Meadows Estates Plat F Minor Subdivision consists of 2 lots on 1.16 acres. The lots range in size from 22,120 to 28,364 square feet. The development is located east of the River Meadows Senior Housing Units on Red Pine Drive, south side of the road. The proposed development is in the CR-20,000 zone.

### **RECOMMENDED ACTION:**

We recommend approval of the proposed development be granted with the following conditions:

1. The Developer address the name of the development and redlines on the plat.
2. The water policy be met.



Date: March 11, 2014

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

**Subject: River Meadows Estates Plat F Subdivision – Minor Subdivision  
2 lots on 1.16 acres**

### **Background**

The proposed River Meadows Estates Plat F subdivision consists of 2 lots on 1.16 acres. The lots range in size from 22,120 to 28,364 square. The development is located east of the River Meadows Senior Housing Units on Red Pine Drive, south side of the road. The proposed development is in the CR-20,000 zone.

### **Street System**

The proposed lots have frontage on Red Pine Drive. The frontage for lots 1 and 2 measures 104 and 108 feet respectively. This is below the 110 feet required by ordinance; however, the Board of Adjustments recently approved and granted a variance for the reduced frontage. The City Planner will have documentation regarding the variance.

### **Sewer System**

There is an existing 8-inch sewer line running in Red Pine Drive with two existing sewer laterals stubbed into each proposed lot that can serve the development.

### **Culinary Water System**

There is an existing 8-inch water line running in Red Pine Drive with two existing water laterals stubbed into each proposed lot that can serve the development.

### **Pressurized Irrigation System**

There is an existing 8-inch pressurized irrigation line running in Red Pine Drive with two

existing pressurized irrigation laterals stubbed into each proposed lot that can serve the development.

### **Storm Water Drainage System**

There would be no storm drain infrastructure required with the proposed development.

### **General Subdivision Remarks**

The name of the development is similar to the name of the development located on the adjacent property, yet has no association with these phases of River Meadows developments. It is recommended the development be named something different to avoid confusion.

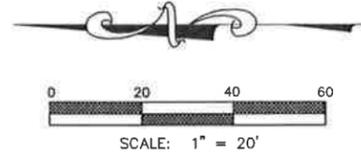
There are some minor redlines on the plat that will need attention.

The water policy will need to be met for this development. If the property was previously irrigated with Alpine Irrigation shares, it has been the policy that Alpine Irrigation shares be used to meet the water policy.

**We recommend approval of the proposed development be granted with the following conditions:**

- **The Developer addresses the name of the development and redlines on the plat.**
- **Water policy to be met.**

**RIVER MEADOWS ESTATES PLAT "F"**  
 LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN



CURVE TABLE						
CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	61.26	30.82	223.00	15°44'23"	61.07	S 72°5'12" E



VICINITY MAP

MICHAEL & TORIE CHRISTOFFERSON  
 RIVER MEADOW ESTATES PLAT "E"  
 LOT 40

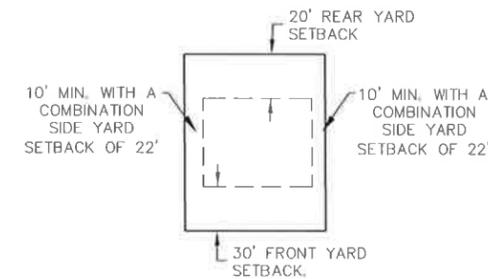
FOUND BRASS CAP  
 NORTHEAST CORNER SECTION 25,  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN.

FOUND BRASS CAP  
 EAST QUARTER CORNER  
 SECTION 25, TOWNSHIP 4  
 SOUTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN.

LOT 1  
 22,120 sq.ft.  
 0.51 acres

LOT 2  
 28,364 sq.ft.  
 0.65 acres

PETERSON PARK



TYPICAL INTERIOR LOT  
 SETBACK DETAIL

RED PINE DRIVE

242 EAST

266 EAST

10' PUE TYP.

5' PUE TYP.

FOUND REBAR

DELVIN & ELEANOR JENKS  
 PARADISE LANE PLAT "A"  
 LOT 1

AUTUMN VIEW PROPERTIES

LAND USE	
TOTAL ACREAGE:	1.16 ACRES
TOTAL LOTS:	2
NO. LOTS ACRE:	0.58
ZONING:	CR-20,000

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152241 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

Beginning at a point on the South line of Red Pine Drive which is South 00°02'38" East 563.51 feet along the section line from the Northeast corner of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence continuing along the section line South 00°02'38" East 195.98 feet; thence South 80°16'04" West 199.15 feet along a wire fence line; thence North 00°12'00" East 139.17 feet along the East line of Paradise Lane Plat "A"; thence North 00°52'12" East 174.44 feet along a Special Warranty Deed Entry No. 117785:2013; thence 61.26 feet along the arc of a non-tangent 223.00 foot radius curve to the right (chord bears: South 72°05'12" East 61.07 feet); thence South 64°13'00" East 149.81 feet to the point of beginning.

Parcel contains: 1.16 acres

DATE \_\_\_\_\_ SURVEYOR (See Seal Below)

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 PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF UTAH ) S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

APPROVED \_\_\_\_\_ ENGINEER (See Seal Below) ATTEST \_\_\_\_\_ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION

DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

PLAT "F"

**RIVER MEADOWS ESTATES**  
 A RESIDENTIAL SUBDIVISION

ALPINE UTAH COUNTY, UTAH

SCALE: 1" = 20' FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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RECEIVED MAR 04 2014

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
March 04, 2014**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: Michelle O, Charles Fox, Eleonore Fox, Martha Johnson, Alex Broughton, Megan Broughton, Jeffrey Lewis, Kathleen Lewis, Louise Innocenti, Mike Innocenti, Joseph Moffat, Landon Wallace, Rod Haskins, Robert Patterson, Craig Stidmore, Will Jones, Scott Sweeney, Andrew Diaz, Norine Garrett, Jane Griener, Sherrol Danielson

**B. Prayer/Opening Comments:** Chuck Castleton

**II. PUBLIC COMMENT**

No comment

**III. ACTION ITEMS**

**A. Eastview Plat F – Approx 800 North Patterson Lane – Patterson Inc**

The proposed Eastview Plat F Subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy court. The proposed development is in the TR-10,000 zone.

Jason Bond said this is all on one parcel with one existing home on the plat. There is a requirement for properties to have 90 feet and the existing home does not meet that requirement. The engineers took a look at this and decided to give an exception for this home. There is an issue with lot number 4 on the property line and the homeowner is working with Patterson Construction to come up with a solution.

Maurice Patterson is dedicating a piece of his property to add to the subdivision so there will be enough property for the road and comply with the 54 foot width. Steve Cospser asked about the irregular lot line bordering the Fox property. Bobby Patterson said they will take the subdivision to the fence line because he knows Patterson Construction does not own that property. Jason Bond said this is a concept plan only and the preliminary and final will be done at a later date. This is just the beginning and it will go on to the City Council.

Charlie Fox lives at 372 E Eastview Drive. He said 30 years ago Robert Patterson was constructing a fence and Charlie Fox said he paid Patterson Construction \$1000 for the little slice of land behind his home. Steve Cospser asked if this land was recorded. Charlie Fox said it was recorded and resurveyed at the time and he has all the paperwork.

Charlie Fox asked if the road would continue south through to Patterson Lane. Jannicke Brewer said she didn't know how the problem of Patterson Lane would be solved and she didn't think the road would go through at this time. Charlie Fox asked if a wall would be build between the old subdivision and the new subdivision.

Charlie Fox asked about the 30 large pine trees planted along his back property line. He wanted to know if they would be taken out and requested that they be removed when the irrigation ditch if filled. He also asked about the irrigation easement and wanted to know what would happen with it. Charlie Fox asked about the grade of the new subdivision. Bobby Patterson said his subdivision will contain the drainage and it will not drain into Mr. Fox's yard.

1 Mr. Fox also addressed the storm drain and said it is a nuisance and always plugs up with debris and causes  
2 potholes.

3  
4 Louise Innocenti said she purchased her home in 2009 and thought her property went to the fence line. She said she  
5 is working with the Patterson's to purchase the extra land that they have already landscaped. The Planning  
6 Commission discussed the setbacks of this home.

7  
8 Joseph Moffat said he is not opposed to the development. He said there is a major concern with the length of the cul-  
9 de-sac. He said the Patterson's should not get approval until the road is dedicated and approved because that is an  
10 ordinance of the City.

11  
12 Alex Broughton asked about the existing fence line and what the little sliver of land is behind his house. Jannicke  
13 Brewer said it could be a derelict piece of property and some research would have to be done to find out who owns  
14 it. Mr. Broughton also asked about lighting in the subdivision.

15  
16 Martha Johnson said she has a shed on the property line and pine trees on the other side of the property line. She  
17 said there is an exception because her mother had a verbal agreement with family members. She is concerned about  
18 what will happen with the property line in the future when her uncle Maurice Patterson dies.

19  
20 Sherrie London said she is concerned about the drainage because she gets runoff in her backyard from this property.  
21 Jannicke Brewer said it will get better when the property is developed because the developer will be responsible to  
22 contain the drainage.

23  
24 Bobby Patterson said when the development is done, they will put up berms or whatever it takes to keep the  
25 drainage contained. Jason Bond said storm drains will be put in place as well to service this area. Bobby Patterson  
26 said he spoke with the City Staff and it was decided to wait until the other Patterson property is developed to  
27 connect the road to Patterson Lane and make that a secondary access road. Bobby Patterson said that staff requested  
28 a 20 foot storm drain irrigation easement instead of 10 feet. Steve Cosper asked if this easement would be piped.  
29 Jason Bond said he didn't see anything in the Engineer Review and he would look into it.

30  
31 Alex Broughton asked what an easement was. Jannicke Brewer said an easement is the part of the land that has  
32 utilities through it. You are not allowed to build on it so utilities can be accessible to be worked on and fix  
33 problems. Bobby Patterson said the subdivision will go to the fence line because that is what the surveyor  
34 recommended. He said he doesn't know what promises were made between his grandfather and the neighbors but  
35 said that County records don't show Mr. Fox's name on that piece of land behind his house. Charlie Fox said when  
36 the property was sold to him that parcel was attached to his property and was surveyed and on the County records.  
37 Jason Bond pulled up the County website and it did show that sliver of property is owned by Charlie Fox.

38  
39 Bobby Patterson said he doesn't like to cut down trees because they take so long to grow, but if it's going to be a big  
40 issue and it will keep the neighbor's happy, he would cut them down. Jannicke Brewer said it will depend on the  
41 setbacks because some trees take up a lot of space. He also said he is not required to put up a fence and he can get  
42 with the neighbors and discuss whether they want the barbed wire fence removed. If the home owners building in  
43 the subdivision want to put up a fence, they can.

44  
45 Bobby Patterson said that the DRC recommended an exception on the length of the cul-de-sac based on a secondary  
46 access being completed at a later date. This would create an intersecting road and the cul-de-sac will be less than  
47 450 feet. Jannicke Brewer said we have to measure from the existing intersection because the secondary road is not  
48 going to be built now and that would make the cul-de-sac too long. Jason Bond said that our Engineer, Shane  
49 Sorensen, said the point of measurement will be at the future intersection because it will be treated like a stub street  
50 for the future road. Jannicke Brewer said it has never been measured like that in the last 20 years.

51  
52 The Planning Commission talked about the stub street and the length of the cul-de-sac. Jannicke Brewer read  
53 ordinance 4.7.4 #9 where it states: Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist  
54 which make other designs undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-  
55 four (54) feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the property  
56 line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as measured from the center of

1 the turn-around to the point of connection to the next intersecting street. Surface water must drain away from the  
2 turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.  
3

4 Joseph Moffat said in the future, a developer could plan a subdivision in this exact situation and name a road 300  
5 feet in, create another intersection and create a new road and he could be 600 – 800 feet inside there under that  
6 interpretation. He said he strongly disagrees with that and we have to look at precedent of what the City has done  
7 because that is what the attorney's will look at. He said the Patterson's can say they are going to build a road, but  
8 you either build it or you don't. Jannicke Brewer said we have had this situation before and we denied it because it  
9 could be 50 years before the road is built. Mr. Moffat said this is not because he doesn't want Patterson's to  
10 develop. He said you get into a lot of different safety issues, public service issues when you start making these long  
11 cul-de-sacs and that is why we have the ordinance in place.  
12

13 Bobby Patterson said Patterson Construction will improve both sides of the road as requested by the City. He said  
14 there are other roads in the City like in Bennett Farms where the road is long and stubs at the end but an exception  
15 was granted because of future plans to put the road through.  
16

17 Louise Innocenti asked about the slope grading easement on her property. Bobby Paterson said Patterson  
18 Construction would have to control the slope and it all has to be on the individual's parcel, which means that lot #4  
19 would have to control the slope just like you would have to control the slope of your lot. Jannicke Brewer said these  
20 problems will be taken care of by the engineers at the preliminary stage.  
21

22 Steve Swanson asked why the Easement by the fence line for the storm drain was not shown. Bobby Patterson said  
23 he showed on the map the wrong lot. He said it is actually on lot 5 down by the Innocenti's property.  
24

25 Jannicke Brewer asked about the culinary water line and asked if the 6 inch line would have to be changed to and 8  
26 foot line because it shows that an 8 inch line will be required throughout the development. Bobby Patterson said an  
27 8 inch line would be hooked into the 6 inch culinary water line and that meets all requirements for PSI and the  
28 elevation of the subdivision.  
29

30 Judi Pickell asked why the City is putting in a storm drain for a development. Jason Bond said the City will be  
31 involved in putting in the storm drain for the property outside of Patterson's subdivision and Patterson's will put in  
32 the storm drain on their side of the property. Judi Pickell said this should come out of the Patterson's impact fees.  
33

34 Judi Pickell said down where Patterson Lane stubs into lot #9, she doesn't like where it states that it will be deeded  
35 to the City with the second phase. She said we need to clean that up before that lot takes possession by someone else  
36 or gets sold; it should be done now. She asked if we are offering an exception or are we giving a variance for the  
37 frontage requirement. She said we need to clean up messes now instead of letting them continue. Judi Pickell said  
38 she would like Patterson's to go through the proper channels and ask for a variance instead of the City giving them  
39 an exception. Jason bond said there is a way for Patterson's to ask for an exception in the ordinance and that is what  
40 we will be recommending. Bobby Patterson said Patterson Construction will ask for a variance when the road comes  
41 through and the gate that is currently there will come down.  
42

43 Steve Swanson asked how the road will be designed with the Blackburn property and the narrow lane. He said we  
44 are talking about this cul-se-sac being developed and is dependent on a future road that he said he is not sure can be  
45 accomplished.  
46

47 Martha Johnson said pine trees will have to be taken out and part of her property will be taken to put in the road.  
48 Jason Bond said the future road would have to be 54 feet to meet ordinance but it will have to taper down to meet up  
49 with Patterson Lane. Steve Cosper asked Martha Johnson if she would be willing to give up some of her frontage to  
50 put in the road. Martha Johnson said she has a problem with it because it will affect her developing in the future.  
51

52 Chuck Castleton said the Patterson Subdivision is dependent on this future road going through. Jannicke Brewer  
53 said this subdivision only has 9 lots so it does not require a second access, however, there is still the question about  
54 the length of the cul-de-sac. She said we will not make a motion on this until we can get more information from our  
55 engineer to make sure we interpreted it the right way.  
56

1 Bobby Patterson asked which issues need to be resolved. Jannicke Brewer said the length of the cul-de-sac. Judi  
2 Pickell said she would be interested in deeding the property on lot 9 to the City. Jannicke Brewer asked Jason Bond  
3 to bring this up to David Church. Judi Pickell asked if this property had to have a coordinate address or can it just  
4 be called Robert Circle. Jannicke Brewer said the Police and Fire Departments would check to see if all addresses  
5 can be found by emergency vehicles and they will decide if something more is needed and give an address to each  
6 street lot.

#### 7 8 **IV. COMMUNICATIONS**

9 Jannicke Brewer said last week at City Council the Planning Commission's recommendation for Auto Repair in the  
10 Business Commercial zone was not received well and the issue was tabled. Several property owners showed up and  
11 said they didn't know anything about it and they all received anonymous phone calls the night before City Council  
12 and showed up to protest. Jason Bond said it is on the next City Council agenda. Judi Pickell asked on what grounds  
13 was it tabled. Jannicke Brewer said because it was in the backyard. Jason Bond said neighbors said they didn't  
14 know about it and it would affect their property values.

15  
16 Jason Bond passed out a schedule of topics for the General Plan discussions. He said the first committee meeting  
17 will be on March 12, 2014 at 10:00 am. The topic will be on Lambert Park and Open Space. This meeting will be  
18 detailed and focused so we have something prepared to bring to Planning Commission to be discussed. Jannicke  
19 Brewer said if we have a plan and alternatives to discuss, then hopefully we can get more input that way.

20  
21 Steve Cosper said the process of the Planning Commission is to go through the hard knocks to get the end result  
22 because that is their job. He said if it goes through the committee he is afraid the Planning Commission will get a  
23 watered down, sanitized version by the time it gets back to them. Jannicke Brewer said she agreed that the job of the  
24 Planning Commission was to go through the General Plan. Jason Bond said that the Planning Commission was  
25 invited to come to the committee meetings. The purpose of the meetings is to get into smaller groups, roll up our  
26 shirt sleeves and come up with some different ideas and alternatives. We want to have something for the public and  
27 the Planning Commission to work off of instead of just coming once a month and not having time to talk about it.

28  
29 Steve Cosper said this is not part of the charter and as hard as it may be, it is up to the Planning Commission to plan.  
30 Jannicke Brewer said one of the assignments of the Planning Commission was to propose the General Plan and if the  
31 Mayor is in on the meetings, she said he should wait until the plan comes to City Council and he can look at it there.  
32 Steve Cosper asked why the Planning Commission is even here if the Mayor and the City Council are going to do  
33 the General Plan.

34  
35 Jason Thelin said someone on the committee or on the City Council, who wants condos for example, could influence  
36 ideas to go their way. Steve Cosper said if you have developers who are also on the committee driving the meeting,  
37 you've got motivation there. The Planning Commission said the committee meeting should be led by a citizen and  
38 not the Mayor or a developer. Steve Swanson asked if these meetings are even legal. If elected officials are making  
39 decisions without citizens input, is that the process that we're suppose to follow?

40  
41 Jason Bond said these meetings will not be closed door and some citizens have expressed interest in coming. Jason  
42 Thelin said it's not for the citizens to create the General Plan. The Planning Commission develops and writes the  
43 plan and then there is a vote. Bryce Higbee said if anyone was there for the Charrette for Creekside Park, there were  
44 a lot of crazy ideas suggested.

45  
46 Jason Thelin said he would like to know why we are changing the Master Plan from what it was when the citizens  
47 did the last survey. Chuck Castleton asked when that survey was taken and Jason Thelin said seven years ago.  
48 Jason Bond said a lot has changed in seven years and things need to be updated. He said we don't need to scrap the  
49 whole General Plan and start over, but updates do need to be looked at and considered. Jason Bond said the General  
50 Plan will be the first item on the agenda on the third week of the month so the Planning Commission can devote  
51 their time to it and make it a priority.

52  
53 Jason Bond said the City will get a bid for an Economic Development Analyst to look at the property at the south  
54 end of town. The bid will be brought to the Planning Commission to be reviewed and then passed to the City  
55 Council Jannicke Brewer said we need to look at the whole Business Commercial area to see what the potential is.

1 Jason Bond said he submitted a Public Hearing for an amendment to the home occupation so that will be on the  
2 agenda next time. Jannicke Brewer said she received a call from James Lawrence and he wants the Planning  
3 Commission to look into Dana Becks Property and find out what they are running on their property and also the  
4 Devey property on 100 south as well as the Carlton's. Jason Bond said James Lawrence was told he needed to bring  
5 a formal complaint to the City and then the City would look into it.

6  
7 Jason Thelin asked about the subdivision monument on the corner of Canyon Crest Road and Allegheny Court.  
8 They were told they could not put it up and then they did. They said they would take it down and they haven't.  
9 Jason Bond said it is not legal and he will look into it. The Planning Commission talked about code enforcement and  
10 all the illegal signs in the City.

11  
12 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** February 18, 2014

13  
14 **Motion:** Steve Cospers moved to approve the Planning Commission minutes for February 18, 2014 subject to  
15 changes.

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

19  
20 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
21 meeting at 8:50pm.