



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a Public Meeting on **Tuesday, March 12, 2019 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. **CALL MEETING TO ORDER** *Council Members may participate electronically by phone.
 - A. **Roll Call:** Mayor Troy Stout
 - B. **Prayer:** Jason Thelin
 - C. **Pledge of Allegiance:** By invitation
- II. **CONSENT CALENDAR**
 - A. **Minutes of the Alpine City Council Meeting held February 12, 2019**
 - B. **Alpine View Estates Bond Release #2 - \$162,149.01**
 - C. **Alpine View Estates Bond Release #3 - \$289,081.59**
- III. **PUBLIC COMMENT**
- IV. **REPORTS and PRESENTATIONS**
- V. **ACTION/DISCUSSION ITEMS**
 - A. **North Point View Subdivision, Plat D – Final Plat Approval – Marcus Watkins:** The City Council will consider approving the final plat for the subdivision located at approximately 1120 N. East View Lane, consisting of 7 lots on 3.96 acres in the CR-20,000 Zone.
 - B. **Car Dealership – Proposed use in the Business Commercial Zone – Lonny Layton:** The City Council will consider approving the proposed use for the lot located at 235 S. Main Street, consisting of 1 lot on 0.53 acres in the Business Commercial Zone.
 - C. **Amendment to Article 3.1.11; 3.9.6; & 3.5.1 – Dwelling Clusters:** The City Council will review and consider approving proposed changes to the Development Code.
 - D. **Amendment to Article 3.1.11; 3.2.9; 3.4.10; & 3.5.10 – Flag Lots:** The City Council will review and consider approving proposed changes to the Development Code.
- VI. **STAFF REPORTS**
- VII. **COUNCIL COMMUNICATION**
- VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
March 12, 2019

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and 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 our web site at www.alpincity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
February 12, 2019

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Troy Strout

A. Roll Call: The following were present and constituted a quorum:

Mayor Troy Stout

Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Brian Gwilliam

Others: Jessica Smuin, Howard Christiansen, Sylvia Christiansen, Steve McArther, Kevin Hurley, Taylor Hurley, Park Koby, Jamie Koby, Deanna VanWagoner

B. Prayer: Ramon Beck

C. Pledge of Allegiance: Taylor Hurley

II. PUBLIC COMMENT: None at the time.

Mayor Stout said he would be changing the order of the items on the agenda in order to address item A under Action and Discussion Items and then adjourn to an Executive Session at the beginning of the meeting.

III. ACTION/DISCUSSION ITEMS

A. Appointment of Planning Commission Member: Troy Stout said he would like to nominate Jessica Smuin to fill the vacant seat on the Alpine City Planning Commission. She had attended Planning Commission and City Council meetings in the past, and he was impressed with her awareness and understanding of the Alpine City Ordinances, and her desire to be involved in the community.

Jessica Smuin said she was born and raised in Oklahoma where her family was in real estate development so she was familiar with the development process. She said she currently lived on Moyle Drive and appreciated the opportunity to be nominated.

Members of the City Council spoke and indicated they felt Jessica Smuin would an asset to the Planning Commission.

Troy Stout said Jessica wouldn't actually be able to occupy the seat until later in the year, probably sometime in April due to a family wedding. He said he had spoken with John Gubler who previously filled the seat, and he was willing to continue to serve on the Planning Commission until Ms. Smuin was able to fill the seat. It was clarified that she would not be completing a term but would begin a new four-year term.

David Church said they didn't need to make a motion to extend John Gubler's service on the Planning Commission because the State Code said the term of an officer was extended until a successor was qualified.

MOTION: Kimberly Bryant moved to appoint Jessica Smuin to a four -year term on the Planning Commission. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

1 **IV. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or
 2 competency of personnel.

3
 4 **MOTION:** Carla Merrill moved to go into Executive Session for the purpose of discussing litigation. Kimberly
 5 Bryant seconded. Ayes: 5 Nays: 0. Motion passed

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

13
 14 The Council went into the Conference Room for a closed meeting at 7:20 pm.

15 The Council returned to open session at 7:40 pm.

16
 17 Mayor Stout was excused from the meeting and Lon Lott took over as mayor pro tem.

18 19 20 **V. CONSENT CALENDAR**

21
 22 **A. Minutes of City Council meeting of January 22, 2019:** Jason Thelin made a correction clarifying his
 23 statements on the Three Falls secondary access road discussion.

24
 25 **B. Award bid for PI meter project. Phase 3.** Shane Sorensen said they had opened the bids for Phase 3
 26 of the PI Meter Project and recommended awarding the bid to B & M Energy and Infrastructure, LLC who had a
 27 low bid of \$671,595.50. It was 16.5 percent under the engineer's estimate. Staff had checked the licensing, bonding
 28 and references of B & M and everything was in order.

29
 30 **MOTION:** Ramon Beck moved to approve the Consent Calendar with the correction to the minutes as noted.
 31 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

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 40 **II. PUBLIC COMMENT:** This agenda item was revisited, and *Action/Discussion Items* was continued.

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 42 Deanna VanWagoner said she had her dogs in the Smooth Canyon Park when an officer stopped her and said her
 43 dogs needed to be on a leash. She said she had training collars on her dogs which controlled them through shock and
 44 vibration and felt that should suffice. She said there were two things she would like to see the City of Alpine do.
 45 Ideally, the City would build a dog park. Draper had a great park and they could model one after that. If that wasn't
 46 feasible, she would like the ordinance amended to include shock collars as an acceptable form of controlling dogs in
 47 public parks. She said that if a dog was on a leash, you couldn't have them fetch a ball or play frisbee with them.

48
 49 Jason Thelin said they usually heard complaints about dogs not being on leashes. This was the first complaint about
 50 the leash law.

51
 52 Lon Lott asked Shane Sorensen to follow up on her issue.

53 54 **III. ACTION/DISCUSSION ITEMS**

1 **B. Goeckeritz Subdivision Plat Amendment, Plat C - 289 S. High Bench Road - Quinn Goeckeritz:**

2 Austin Roy said the property owner had applied for a boundary line adjustment to create another lot in an existing
3 two-lot subdivision. Normally it would be handled at staff level, but the developer wanted to dedicate a strip of
4 right-of-way that would need to be approved by the Council. The new lot met the area and width requirements for a
5 lot in the CR-20,000 zone. The developer would need to meet the water policy for the new lot.

6
7 **MOTION:** Jason Thelin moved to approve the plat amendment and right-of-way dedication for the Goeckeritz
8 Subdivision, Plat C with the following conditions:

- 9
10 1. The developer provide an engineer's cost estimate.
11 2. The developer meet the watery policy.

12
13 Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

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22 **C. Conrad's Landing, Plat C, 267 W. Sunset Drive - Final Approval - Steve McArthur:** Austin Roy
23 said the proposed subdivision consisted of 7 lots on 4.91 acres in the CR-20,000 zone. The Planning Commission
24 had reviewed it and recommended approval. One of their recommendations was that the "Welcome to Alpine" sign
25 be incorporated into the subdivision. He said the developer was willing to work with the City on the sign and
26 recommended locating it on the northwest corner of the parcel because of the telephone poles on the southwest
27 corner.

28
29 Lot 304 had double frontage so there would need to be a note on the plat stating there could be no access from the
30 back of the lot. The developer was proposing a detention basin on that lot. There was also a sewer issue which had
31 been resolved by locating the sewer connection Sunset Drive.

32
33 Existing structures on the property would need to be relocated or demolished. The developer would need to fix some
34 minor red lines and meet the water policy.

35
36 Steve McArthur said that Diane Teichert, who owned the property, was very much in favor of the sign. They would
37 put up a fence between the majority of the lot and the area where the sign would be located. The City would
38 maintain the landscaping in the area around the sign.

39
40 **MOTION:** Ramon Beck moved to grant final plat approval to Conrad's Landing, Plat C subject to the following
41 conditions:

- 42
43 1. The developer address redlines on the plat and plans, including but not limited to the access being
44 prohibited on the secondary frontage of lot 304 (back of property), and it shall be labeled accordingly
45 on the plat.
46 2. The development meet the water policy.
47 3. The developer remove all buildings that would conflict with future property lines or provide a bond to
48 do so prior to recording the plat.
49 4. Plans be altered for the west side of lot 304 with landscaping and fencing to mimic the existing right-
50 of-way landscaping along the west side of Canyon Crest Road near Healey Boulevard with the
51 landscaping to be maintained by Alpine City.
52 5. The developer will work with the City to install the Alpine City sign on the furthest northwest corner
53 of lot 304, including any necessary easement for the sign, with the City to maintain the landscaping in
54 the area of the sign.

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56 Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

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<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

Lon Lott said getting water to the landscaped area around the sign might be an issue. Shane Sorensen said UDOT was planning to resurface Alpine Highway, but before they did, the City planned to upgrade the waterline in 800 South. He said the water for the landscaped area around the sign would be provided by the City.

D. Three Falls Ranch Development Agreement Amendment: This item taken from the agenda.

E. Resolution No. R2013-03 - Amend Alpine Personnel Policy to Establish a Policy for Overtime Pay on Holidays: Shane Sorensen said that there were times when the public works crew were scheduled to be at home because of a holiday such as Christmas but had to leave their families and come into work to plow snow or take care of a waterline break. The proposed additional language would address that situation and allow them to count the 8 hours of holiday time along with other hours physically worked during the normal work week so anything over 40 hours would count as overtime pay.

MOTION: Kimberly Bryant moved to approve Resolution No. R2013-03 establishing a policy for overtime pay on holidays to be effective immediately. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

VI. REPORTS AND PRESENTATIONS

A. Mountainville Academy Traffic Study - Hale Engineering: Shane Sorensen presented the results of the traffic study approved by the Council in October of 2018. The study presented ten traffic alternatives that could be done to alleviate the congestion around the Mountainville Charter school during the hours of pick-up and drop-off. They were:

1. Restripe Main Street to have a three-lane cross section between the school egress and Legacy Park.
2. Shift Main Street striping to the west providing a wide shoulder on the east side of Main Street.
3. Offset school hours.
4. Hold afterschool programs that keep a high number of kids at the school, i.e. sports, clubs, etc.
5. Incentivize car-pooling.
6. Lower student enrollment.
7. Vehicle numbering system. A staff member would wait a few hundred feet ahead of the pickup area and announces the vehicle number of the approaching vehicle over the school intercom so students were ready and waiting when their vehicle arrived at the pickup zone.
8. Group pickup.
9. Construct a new access out to 100 South from Mountainville Academy
10. School ingress radius. Allow vehicles to use the entire ingress lane during the morning drop-off period.

VII. STAFF REPORTS

1 David Fotheringham said that the City was supposed to paint pickle ball lines on the courts in Burgess Park and let
2 people bring their own nets. He suggested they do the same thing in Creekside Park which would give them the
3 possibility of four more pickle ball courts since the sport had become very popular.
4

5 Charmayne Warnock said the City would be holding a municipal election this year. Four council seats would be
6 open, three for a four-year term and one for a two-year term. The election would be vote-by-mail and the County
7 would be handling it. There would be a service center at Alpine City Hall on election day. The County had a new
8 election staff and new equipment and they expected things would run much more smoothly this year.
9

10 Shane Sorensen

- 11
- 12 • He distributed a trail map created by the trail committee showing the trails in the proposed Ridge at Alpine
- 13 subdivision. Developer Paul Kroff had agreed to the trail design and agreed to either fund the trails or build
- 14 them.
- 15 • He had received an Appeal to a GRAMA request for copies of oaths and bonding records. He was working
- 16 with David Church on responding to the Appeal.
- 17 • The adult leadership of the Alpine Youth Council was changing with some new officers coming onboard.
- 18 • He was still working to recruit a recreation director. They'd had a fantastic candidate that they were ready
- 19 to hire, but in the meantime she had accepted a job elsewhere.
- 20 • The snowpack at Snowbird was at 150% and 130% at the Timp divide.
- 21

22 VIII. COUNCIL COMMUNICATION

23
24 Ramon Beck said there was a scout who would like to put in some big tires in Legacy Park for his Eagle project.
25 They would be similar to the ones in the park in the South Point subdivision. Shane Sorensen said there were also
26 scout projects available in Moyle Park.
27

28 Jason Thelin said he still had questions about the discussion on the secondary road in the Three Falls development.
29 He wanted to know what they had agreed on. Were they taking the discussion off the table and leaving the
30 Development Agreement as originally written? What did the developers want and what did the City want? He
31 thought it would be nice to have the road open, but it sounded like the developers wanted it closed and they wanted
32 the City to take care of it.
33

34 David Church said it was the City's road and it was the City's choice on the level of maintenance and if they wanted
35 it gated and whether it would be plowed in the winter. There was a cross section of the road in the Development
36 Agreement. The road would need to meet the fire code. He said the City had recently received a request from the
37 developer that at the homes in Three Falls will not be required to have fire sprinklers. He said that if there was no
38 year-round secondary access and no fire sprinklers in the homes, they would be increasing the risk for residents
39 living in an area subject to wildfires.
40

41 Carla Merrill said that if they had to plow the road anyway, what was the point in gating it? Jason Thelin said there
42 would be safety issues with people coming around corners too fast, although the road up American Fork Canyon
43 was not as safe as this one would be.
44

45 Shane Sorensen said Three Falls would be coming back for discussion.
46

47 Jason Thelin asked about building a gazebo in Lambert Park by the shooting range in order to move the shooting
48 farther away from the park.
49

50 Chief Gwilliam asked who would enforce it. The police couldn't enforce what happened in the National Forest
51 because it wasn't in their jurisdiction. It was unlikely the Forest Service would have officers on the boundary of
52 Alpine when they had so much area to cover.
53

54 David Church said there would have to be a level of cooperation between the City and the Forest Service if they
55 built a structure. The City could talk to the Forest Service and see what they were willing to do.
56

1 **MOTION:** Kimberly Bryant moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.
2

3 Ayes Nays
4 Jason Thelin None
5 Ramon Beck
6 Carla Merrill
7 Kimberly Bryant
8 Lon Lott
9

10 The meeting was adjourned at 9:00 pm.
11

DRAFT

ALPINE CITY
ESCROW BOND RELEASE FORM
Release No. 2

BOND HOLDER

Thru Period Ending: Feb. 1, 2019

Alpine View Estates
Location: 400 West

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
MOBILIZATION & EARTH WORK							
Mobilization/General Conditions	1	LS @	\$20,000.00	\$20,000.00	0.0%	50.0%	\$ -
Clear And Grub 6" ROW (To Be Spread In Lots)	3295	CY @	\$3.50	\$11,532.50	0.0%	95.0%	\$ -
Cut And Fill ROW	22790	CY @	\$4.00	\$91,160.00	0.0%	90.0%	\$ -
SWPPP	1	LS @	\$8,500.00	\$8,500.00	0.0%	75.0%	\$ -
SANITARY SEWER							
Connect To Existing Sewer - Core	1	EACH @	\$1,700.00	\$1,700.00	0.0%	95.0%	\$ -
Connect To Existing Sewer - 5' PIP Manhole	1	EACH @	\$12,100.00	\$12,100.00	95.0%	95.0%	\$ 11,495.00
Install 8" Sewer Main	2,010	LF @	\$35.00	\$70,350.00	34.1%	95.0%	\$ 23,957.50
Install 4' Sewer Manholes (No Collars For Offsite)	10	EACH @	\$3,600.00	\$36,000.00	35.0%	95.0%	\$ 12,600.00
Install 5' Sewer Manholes	1	EACH @	\$4,900.00	\$4,900.00	95.0%	95.0%	\$ 4,655.00
Sewer Laterals	19	EACH @	\$1,700.00	\$32,300.00	47.6%	95.0%	\$ 15,385.00
CULINARY WATER							
Connect To Existing Watermain - Hot Tap	1	EACH @	\$6,400.00	\$6,400.00	95.0%	95.0%	\$ 6,080.00
Connect To Existing Watermain	1	EACH @	\$1,800.00	\$1,800.00	0.0%	0.0%	\$ -
Connect To Existing Secondary Watermain - Hot Tap	1	EACH @	\$4,200.00	\$4,200.00	95.0%	95.0%	\$ 3,990.00
Connect To Existing Secondary Watermain	1	EACH @	\$1,800.00	\$1,800.00	0.0%	0.0%	\$ -
Install 8" Watermain	1,960	LF @	\$23.00	\$45,080.00	2.6%	2.6%	\$ 1,150.00
Install Water Valve And Fittings	1	LS @	\$22,500.00	\$22,500.00	10.0%	10.0%	\$ 2,250.00
Blow Off	1	EACH @	\$1,500.00	\$1,500.00	0.0%	0.0%	\$ -
Install Fire Hydrants	6	EACH @	\$5,200.00	\$31,200.00	0.0%	0.0%	\$ -
Water Services	19	EACH @	\$1,500.00	\$28,500.00	10.5%	10.5%	\$ 3,000.00
Remove Water Service	1	EACH @	\$1,200.00	\$1,200.00	0.0%	0.0%	\$ -
STORM DRAIN							
Connect To Existing Storm Drain - Core	3	EACH @	\$1,318.63	\$3,955.89	66.7%	66.7%	\$ 2,637.26
Plug Storm Drain	2	EACH @	\$950.00	\$1,900.00	0.0%	0.0%	\$ -
Remove Manhole	1	EACH @	\$1,000.00	\$1,000.00	0.0%	0.0%	\$ -
Install 15" RCP	1,240	LF @	\$38.00	\$47,120.00	0.0%	0.0%	\$ -
Install 24" RCP	70	LF @	\$58.00	\$4,060.00	45.7%	45.7%	\$ 1,856.00
Install 24" ADS	795	LF @	\$53.00	\$42,135.00	95.0%	95.0%	\$ 40,028.25
Install Combo Box	3	EACH @	\$6,400.00	\$19,200.00	33.3%	33.3%	\$ 6,400.00
Install Storm Drain Sumps	4	EACH @	\$5,600.00	\$22,400.00	0.0%	0.0%	\$ -
Install Storm Drain Control Box	1	EACH @	\$8,700.00	\$8,700.00	95.0%	95.0%	\$ 8,265.00
Install SDMH	9	EACH @	\$3,800.00	\$34,200.00	33.3%	33.3%	\$ 11,400.00
Install SDCB	9	EACH @	\$2,600.00	\$23,400.00	11.1%	11.1%	\$ 2,600.00
Detention Pond Earthwork	1	LS @	\$5,500.00	\$5,500.00	0.0%	0.0%	\$ -
ROADWAY IMPROVEMENTS							
24" Curb And Gutter	3,805	LF @	\$20.00	\$76,100.00	0.0%	0.0%	\$ -
Box Top Tie Ins	12	EACH @	\$350.00	\$4,200.00	0.0%	0.0%	\$ -
Sidewalk	15,010	SF @	\$6.00	\$90,060.00	0.0%	0.0%	\$ -
ADA Ramps	6	EACH @	\$1,200.00	\$7,200.00	0.0%	0.0%	\$ -
Asphalt Paving (3" Of Asphalt And 8" Of Roadbase)	69,530	SF @	\$2.10	\$146,013.00	0.0%	0.0%	\$ -
10" Structural Fill Under Roadway - Onsite Material	74,280	SF @	\$0.15	\$11,142.00	0.0%	0.0%	\$ -
Street Signs	3	EACH @	\$1,000.00	\$3,000.00	0.0%	0.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Install 6" Secondary Watermain	1,695	LF @	\$17.00	\$28,815.00	2.9%	2.9%	\$ 850.00
Install 4" Secondary Watermain	265	LF @	\$14.00	\$3,710.00	0.0%	0.0%	\$ -
Install Secondary Water Valve And Fittings	1	LS @	\$13,500.00	\$13,500.00	10.0%	10.0%	\$ 1,350.00
Blow Off	1	EACH @	\$2,200.00	\$2,200.00	0.0%	0.0%	\$ -
Secondary Water Services	19	EACH @	\$1,100.00	\$20,900.00	10.5%	10.5%	\$ 2,200.00
PI Airvac	1	EACH @	\$2,500.00	\$2,500.00	0.0%	0.0%	\$ -
OTHER							
Street Lights	4	EACH @	\$2,500.00	\$10,000.00	0.0%	0.0%	\$ -
Mail Box and Pad	1	EACH @	\$2,500.00	\$2,500.00	0.0%	0.0%	\$ -
Trails	2,100	LF @	\$2.00	\$4,200.00	0.0%	0.0%	\$ -
Traffic Control	1	LS @	\$2,000.00	\$2,000.00	0.0%	0.0%	\$ -
Compaction Testing	1	LS @	\$7,000.00	\$7,000.00	0.0%	0.0%	\$ -
Clean, Camera, Air Testing (SD and Sewer)	1	LS @	\$5,000.00	\$5,000.00	0.0%	0.0%	\$ -
Waterline Testing, Bacteria, and Flushing	1	LS @	\$3,500.00	\$3,500.00	0.0%	0.0%	\$ -
Utility Crossings	17	EACH @	\$1,375.00	\$23,375.00	0.0%	0.0%	\$ -

BASE BID TOTAL	\$	1,113,208.39	Previously Released:	\$	190,764.88
10% Warranty Amount	\$	111,320.84			
TOTAL BOND AMOUNT	\$	1,224,529.23	This Release:	\$	162,149.01
Total Released to Date	\$	352,913.89			
TOTAL BOND REMAINING	\$	871,615.34			

At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Griffin Johnson
Developer

Date

Troy Stout
Mayor

Date



Jed Muhlestein, P.E.
City Engineer

2.22.19

Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY
ESCROW BOND RELEASE FORM
 Release No. 3

Thru Period Ending: Feb. 25, 2019

Alpine View Estates
 Location: 400 West

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
MOBILIZATION & EARTH WORK							
Mobilization/General Conditions	1	LS @	\$20,000.00	\$20,000.00	25.0%	75.0%	\$ 5,000.00
Clear And Grub 6" ROW (To Be Spread In Lots)	3295	CY @	\$3.50	\$11,532.50	0.0%	95.0%	\$ -
Cut And Fill ROW	22790	CY @	\$4.00	\$91,160.00	5.0%	95.0%	\$ 4,558.00
SWPPP	1	LS @	\$8,500.00	\$8,500.00	20.0%	95.0%	\$ 1,700.00
SANITARY SEWER							
Connect To Existing Sewer - Core	1	EACH @	\$1,700.00	\$1,700.00	0.0%	95.0%	\$ -
Connect To Existing Sewer - 5' PIP Manhole	1	EACH @	\$12,100.00	\$12,100.00	0.0%	95.0%	\$ -
Install 8" Sewer Main	2,010	LF @	\$35.00	\$70,350.00	0.0%	95.0%	\$ -
Install 4' Sewer Manholes (No Collars For Offsite)	10	EACH @	\$3,600.00	\$36,000.00	0.0%	95.0%	\$ -
Install 5' Sewer Manholes	1	EACH @	\$4,900.00	\$4,900.00	0.0%	95.0%	\$ -
Sewer Laterals	19	EACH @	\$1,700.00	\$32,300.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect To Existing Watermain - Hot Tap	1	EACH @	\$6,400.00	\$6,400.00	0.0%	95.0%	\$ -
Connect To Existing Watermain	1	EACH @	\$1,800.00	\$1,800.00	95.0%	95.0%	\$ 1,710.00
Connect To Existing Secondary Watermain - Hot Tap	1	EACH @	\$4,200.00	\$4,200.00	0.0%	95.0%	\$ -
Connect To Existing Secondary Watermain	1	EACH @	\$1,800.00	\$1,800.00	95.0%	95.0%	\$ 1,710.00
Install 8" Watermain	1,960	LF @	\$23.00	\$45,080.00	92.4%	95.0%	\$ 41,676.00
Install Water Valve And Fittings	1	LS @	\$22,500.00	\$22,500.00	85.0%	95.0%	\$ 19,125.00
Blow Off	1	EACH @	\$1,500.00	\$1,500.00	95.0%	95.0%	\$ 1,425.00
Install Fire Hydrants	6	EACH @	\$5,200.00	\$31,200.00	95.0%	95.0%	\$ 29,640.00
Water Services	19	EACH @	\$1,500.00	\$28,500.00	57.9%	68.4%	\$ 16,500.00
Remove Water Service	1	EACH @	\$1,200.00	\$1,200.00	0.0%	0.0%	\$ -
STORM DRAIN							
Connect To Existing Storm Drain - Core	3	EACH @	\$1,318.63	\$3,955.89	28.3%	95.0%	\$ 1,120.84
Plug Storm Drain	2	EACH @	\$950.00	\$1,900.00	95.0%	95.0%	\$ 1,805.00
Remove Manhole	1	EACH @	\$1,000.00	\$1,000.00	95.0%	95.0%	\$ 950.00
Install 15" RCP	1,240	LF @	\$38.00	\$47,120.00	95.0%	95.0%	\$ 44,764.00
Install 24" RCP	70	LF @	\$58.00	\$4,060.00	25.7%	71.4%	\$ 1,044.00
Install 24" ADS	795	LF @	\$53.00	\$42,135.00	0.0%	95.0%	\$ -
Install Combo Box	3	EACH @	\$6,400.00	\$19,200.00	61.7%	95.0%	\$ 11,840.00
Install Storm Drain Sumps	4	EACH @	\$5,600.00	\$22,400.00	75.0%	75.0%	\$ 16,800.00
Install Storm Drain Control Box	1	EACH @	\$8,700.00	\$8,700.00	0.0%	95.0%	\$ -
Install SDMH	9	EACH @	\$3,800.00	\$34,200.00	55.8%	88.9%	\$ 19,000.00
Install SDCB	9	EACH @	\$2,600.00	\$23,400.00	55.8%	66.7%	\$ 13,000.00
Detention Pond Earthwork	1	LS @	\$5,500.00	\$5,500.00	0.0%	0.0%	\$ -
ROADWAY IMPROVEMENTS							
24" Curb And Gutter	3,805	LF @	\$20.00	\$76,100.00	0.0%	0.0%	\$ -
Box Top Tie Ins	12	EACH @	\$350.00	\$4,200.00	0.0%	0.0%	\$ -
Sidewalk	15,010	SF @	\$6.00	\$90,060.00	0.0%	0.0%	\$ -
ADA Ramps	6	EACH @	\$1,200.00	\$7,200.00	0.0%	0.0%	\$ -
Asphalt Paving (3" Of Asphalt And 8" Of Roadbase)	69,530	SF @	\$2.10	\$146,013.00	0.0%	0.0%	\$ -
10" Structural Fill Under Roadway - Onsite Material	74,280	SF @	\$0.15	\$11,142.00	0.0%	0.0%	\$ -
Street Signs	3	EACH @	\$1,000.00	\$3,000.00	0.0%	0.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Install 6" Secondary Watermain	1,695	LF @	\$17.00	\$28,815.00	92.1%	95.0%	\$ 26,524.25
Install 4" Secondary Watermain	265	LF @	\$14.00	\$3,710.00	95.0%	95.0%	\$ 3,524.50
Install Secondary Water Valve And Fittings	1	LS @	\$13,500.00	\$13,500.00	85.0%	95.0%	\$ 11,475.00
Blow Off	1	EACH @	\$2,200.00	\$2,200.00	95.0%	95.0%	\$ 2,090.00
Secondary Water Services	19	EACH @	\$1,100.00	\$20,900.00	57.9%	68.4%	\$ 12,100.00
PI Airvac	1	EACH @	\$2,500.00	\$2,500.00	0.0%	0.0%	\$ -
OTHER							
Street Lights	4	EACH @	\$2,500.00	\$10,000.00	0.0%	0.0%	\$ -
Mail Box and Pad	1	EACH @	\$2,500.00	\$2,500.00	0.0%	0.0%	\$ -
Trails	2,100	LF @	\$2.00	\$4,200.00	0.0%	0.0%	\$ -
Traffic Control	1	LS @	\$2,000.00	\$2,000.00	0.0%	0.0%	\$ -
Compaction Testing	1	LS @	\$7,000.00	\$7,000.00	0.0%	0.0%	\$ -
Clean, Camera, Air Testing (SD and Sewer)	1	LS @	\$5,000.00	\$5,000.00	0.0%	0.0%	\$ -
Waterline Testing, Bacteria, and Flushing	1	LS @	\$3,500.00	\$3,500.00	0.0%	0.0%	\$ -
Utility Crossings	17	EACH @	\$1,375.00	\$23,375.00	0.0%	0.0%	\$ -

BASE BID TOTAL	\$	1,113,208.39	Previously Released:	\$	352,913.89
10% Warranty Amount	\$	111,320.84			
TOTAL BOND AMOUNT	\$	1,224,529.23	This Release:	\$	289,081.59
Total Released to Date	\$	641,995.48			
TOTAL BOND REMAINING	\$	582,533.75			

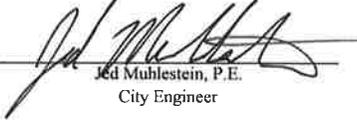
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Griffin Johnson
Developer

Date

Troy Stout
Mayor

Date


Jed Muhlestein, P.E.
City Engineer

2.27.19
Date

City Council
(by Charmayne Warnock - City Recorder)

Date

ALPINE CITY COUNCIL AGENDA

SUBJECT: Major Subdivision Final Plat Review – North Point Plat D

FOR CONSIDERATION ON: 12 March 2019

PETITIONER: Marcus Watkins

ACTION REQUESTED BY PETITIONER: Approve Final Plat

APPLICABLE STATUTE OR ORDINANCE: Article 4.06.030

BACKGROUND INFORMATION:

The developer is seeking approval for North Point View Plat D, which consists of 7 lots on 3.96 acres. Lots Range in size from 0.46 to 0.57 acres (20,0028 to 24,970 square feet). Plat D is located in the CR-20,000 zone.



**ALPINE CITY
STAFF REPORT**
January 24, 2019

To: Alpine City Planning Commission

From: Staff

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

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: North Point View Plat D – Final

Applicant: Marcus Watkins, representing Alpine Lower Field, LLC.
Project Location: Approximately 1120 N. East View Lane.
Zoning: CR-20,000 Zone.
Acreage: Approximately 3.96 Acres.
Lot Size: Lots range from 0.46 acres to 0.57 acres.
Request: Recommend approval of the final plat.

SUMMARY

The developer is seeking approval for North Point View Plat D, which consists of 7 lots on 3.96 acres. Lots Range in size from 0.46 to 0.57 acres (20,0028 to 24,970 square feet). Plat D is located in the CR-20,000 zone.

BACKGROUND

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and nor of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

Preliminary approval occurred in 2004. The City granted no expiration date of Preliminary approval through a development agreement. North point Plat A was submitted for Final, approved, and built in 2007. Plat B was approved in 2016, built in 2017. Plat C was approved and built in 2018.

ANALYSIS

Lot Width and Area

North Point View Plat D is located with the CR-20,000 zone. The Development Code requires all lots within the zone to be at least 20,000 square feet in size. The smallest lot on the proposed plat is .46 acres or 20,0028 square feet, which meets the minimum requirement for the zone.

Each lot also meets the City's minimum width requirements. The plat does not show any lot with less than the minimum required width of 110 feet for standard lot and 80 feet for a cul-de-sac lot.

Use

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-20,000 zone. The developer has not proposed any other uses.

Street System

The proposal calls for a single cul-de-sac with 7 lots and complies with the City Street Master Plan.

Sensitive Lands (i.e. Wildland Urban Interface)

The proposed phase of development is not located in the sensitive lands area. Requirement not applicable to this development.

Trails

The City currently has no trails around this development, nor are there any anticipated.

General Plan

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

Other

There are existing buildings/structures onsite that may not meet setbacks if the development was recorded. **All buildings/structures either need removed or a bond provided for the removal of said buildings prior to recordation of the plat.**

REVIEWS

PLANNING AND ZONING DEPARTMENT REVIEW

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

ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW

Streets

The application shows the appropriate right of way dedication for the new cul-de-sac street. Frontage improvements are existing along East View Lane and are shown to be installed on the new cul-de-sac.

Utilities

Culinary water, pressurized irrigation, and sewer will all connect to the existing lines in East View Lane for service. New service laterals are shown for each proposed lot.

No storm drain improvements are required with this phase of construction as they were previously accounted for and built with the construction of Plat C. The detention pond falls within Lot 33 of this plat, and an easement is shown for such on the proposed Plat D.

The North Field Ditch, owned by the Alpine Irrigation Company, runs along the easterly side of the property. City ordinance 4.7.19 requires irrigation ditches to be piped when development occurs where they reside. The plans do not show the ditch or piping thereof and would be required to do so prior to recording. **As a condition of approval, the Council should require plans for a piped ditch system be submitted and approved by Engineering as well as a 20-foot wide easement be shown on the plat for the alignment of said pipe.**

Other

A small residential well exists on Lot 29. The well has rocks and garbage stuck in it at this time and is unusable. **It will be required that the well be sealed per state standards to protect the aquifer from potential contamination.**

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

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

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

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

HORROCKS ENGINEERING REVIEW

See the attached review from Horrocks Engineers.

NOTICING

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

STAFF RECOMMENDATION

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

Findings for a Positive Motion:

- A. The plan aligns with previous approvals for North Point View.
- B. Proposed roadway construction appears to meet Alpine City design standards.
- C. Frontage improvements are shown throughout the development.

Findings for Negative Motion:

- A. The developer has not submitted plans to pipe the existing portion of North Field Ditch that runs through the property

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed North Point View Plat D with the following conditions:

- The Developer submit plans for a piped ditch system, to be approved by Engineering, and show a corresponding 20-foot wide easement on the plat for the alignment of said pipe;
- The Developer seal the existing well on Lot 29 during construction;
- The Developer address redlines on the plat and plans;
- The Developer meet the water policy;
- The Developer remove all buildings that will conflict with future property lines (or provide a bond to do so prior to recording the plat.

SAMPLE MOTION TO DENY

I motion to recommend that the plat amendment North Point View Plat D be denied based on the following:

- The Developer did not submit plans to pipe the existing irrigation ditch.

To: Jed Muhlestein
Alpine City

From: John E. Schiess, P.E.

Date: Jan 26, 2019

Memorandum

Subject: North Point D Hydraulic Modeling Results and Recommendations

Project consists of 7 residential lots located on East View Lane just north of Ease View Dr.

The development proposes 7 culinary ERC's, 2.2 irrigated acres, and 7 sanitary sewer ERU's. The current master plan anticipated 7 culinary ERC's, 2.6 irrigated acres, and 7 sanitary sewer ERU's. Proposed connections fall well within the current master plans.

The proposed culinary water improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's culinary water master plan and modeling shows them to be adequate. The following comments and recommendations are noted for the proposed culinary water system.

The proposed pressurized irrigation improvements have been modeled in both the current and buildout models under both wet and dry year supply conditions. The proposed improvements fit well within the City's pressurized irrigation master plan and modeling shows them to be adequate. The following comments and recommendations are noted for the proposed pressurized irrigation system.

The proposed sanitary sewer improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's sanitary sewer master plan and modeling shows them to be adequate. The following comments and recommendations are noted for the proposed sanitary sewer system.

Recommendations:

1. Culinary and PI mainlines do not need to connect to Heritage Hills Dr as this is a pressure zone boundary.

Comments:

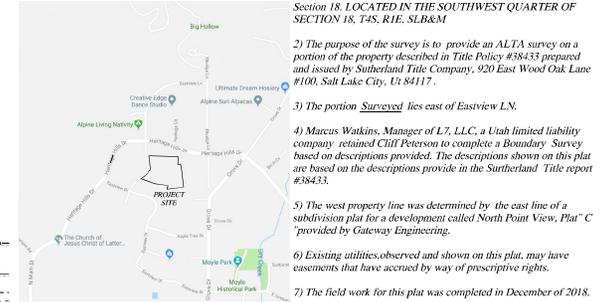
2. Fire flow available in the area surrounding the proposed improvements should be over 3000 gallons per minute at 20 psi for the proposed lines.

L7 LLC-WATKINS ALPINE SURVEY NORTH POINT VIEW "D" ALTA

GENERAL NOTES

- 1) Basis of Bearing is North 0°06'10" West along section line from the Southwest Corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian to the West Quarter of said Section 18. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, T-4S, R-1E, S-18&M
- 2) The purpose of the survey is to provide an ALTA survey on a portion of the property described in Title Policy #38433 prepared and issued by Sutherland Title Company, 920 East Wood Oak Lane #100, Salt Lake City, UT 84117.
- 3) The portion Surveyed lies east of Eastview LN.
- 4) Marcus Watkins, Manager of L7, LLC, a Utah limited liability company retained Cliff Peterson to complete a Boundary Survey based on descriptions provided. The descriptions shown on this plat are based on the descriptions provide in the Sutherland Title report #38433.
- 5) The west property line was determined by the east line of a subdivision plat for a development called North Point View, Plat "C" provided by Gateway Engineering.
- 6) Existing utilities, observed and shown on this plat, may have easements that have accrued by way of prescriptive rights.
- 7) The field work for this plat was completed in December of 2018.
- 8) There are numerous ditches on the surveyed property that appear to be abandoned but may be actively used. Contact appropriate irrigation company for documentation stating that these ditches are in fact abandoned.

VICINITY MAP



DESCRIPTION PROVIDED BY CLIENT (ALTA DESC.)

SUTHERLAND TITLE COMPANY #38433

EXHIBIT "A" LEGAL DESCRIPTION

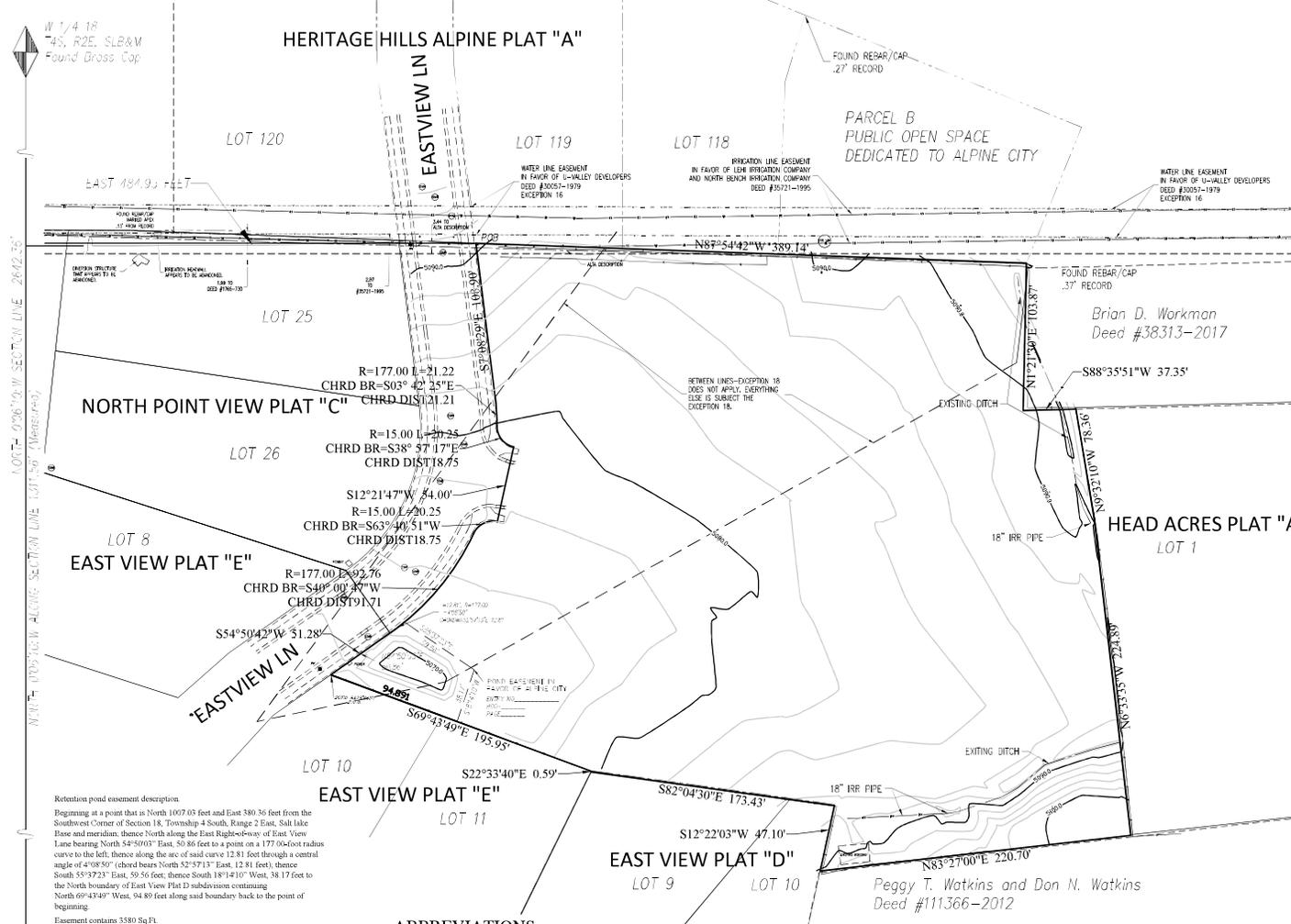
Land located in Utah County, State of Utah, more particularly described as follows: Commencing North 1215.11 feet and West 25.5 feet from the Southwest corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 17°54'20" East 111.4 feet; thence South 89°52'59" East 27.54 feet; thence South 88°22'04" East 83.82 feet; thence North 01°21'30" East 0.02 feet; thence South 88°22'04" East 1.68 feet; thence South 01°21'30" West 0.02 feet; thence South 01°21'30" West 103.69 feet; thence South 88°25'58" West 0.03 feet; thence South 01°21'30" West 0.06 feet; thence North 88°38'00" East 35.71 feet; thence North 09°32'12" West 0.07 feet; thence North 82°28'14" West 0.01 feet; thence North 88°38'00" East 1.68 feet; thence South 09°32'11" East 0.07 feet; thence South 09°32'10" East 52.84 feet; thence South 09°33'13" East 25.52 feet; thence South 89°29'10" East 0.05 feet; thence South 09°33'25" East 224.84 feet; thence South 83°27'00" West 221 feet; thence North 12°21'07" East 48.02 feet; thence North 82°52'26" West 173.43 feet; thence South 26°09'03" West 0.35 feet; thence North 69°43'49" West 195.95 feet; thence North 54°49'49" East 51.28 feet; thence North 35°10'11" West 54 feet; thence North 72°53'37" West 437.51 feet to the beginning.

NEW BOUNDARY DESCRIPTION

Beginning at a point North 0°06'10" West along section line 1311.56 feet and East 484.93 feet from the Southwest Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the east line of North Point Subdivision, Plat "C" the following courses and distances: South 7°08'29" East 108.90 feet; along a 177.00 foot radius curve to the right 21.22 feet (chord bears South 74°22'25" East 21.21 feet); along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 38°57'17" East 18.75 feet); South 12°21'47" West 54.00 feet; along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 63°40'51" West 18.75 feet); along a 177.00 foot radius curve to the right 92.76 feet (chord bears South 40°04'47" West 91.71 feet); thence South 54°50'42" West 51.28 feet; thence along the north line of East View Subdivision, Plat "E" the following courses and distances: South 69°43'49" East 195.95 feet; South 22°33'41" East .59 feet; thence along the north line of East View Subdivision, Plat "D" the following courses and distances: South 82°04'30" East 173.43 feet; South 12°22'03" West 47.10 feet; thence North 83°27'00" East 220.70 feet; thence along the west line of Head Acres Subdivision the following courses and distances: North 6°33'35" West 224.89 feet; North 9°32'10" West 78.35 feet; thence South 88°35'51" West 37.35 feet; thence North 1°21'30" East 103.87 feet; thence along the south line of Heritage Hills Alpine Subdivision, Plat "A" North 87°54'42" West 389.14 feet to the point of beginning.

Containing 172,279 Sq. Ft. or 3.955 Acres

15. Exception deed not found. Replaced with DEED #35721-1995 as shown on plat.
16. Subject to an easement in favor of U-VALLEY DEVELOPERS for a water line contained in deed #30057-1979 and shown on the plat.
17. Deed #91045-2001 does not encroach into the subject property.
18. The majority of the subject property is within the bounds of the reservation of oil, gas, mining and mineral rights of every kind whether or not shown by public records and in particular that reserved by Deed #347-1942 in favor of The Federal Land Bank of Berkeley, Berkeley California.



1.000' = 0.06109' W SECTION LINE 2942.35'
 1.000' = 0.06109' W ALTA SECTION LINE 1311.56' (Measure)
 1.000' = 0.06109' W ALTA SECTION LINE 1311.56' (Measure)

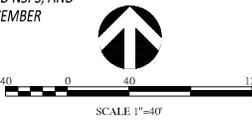
Retention pond easement description.
 Beginning at a point that is North 1007.05 feet and East 380.36 feet from the Southwest Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North along the East Right-of-Way of East View Lane bearing North 54°50'07" East, 50.86 feet to a point on a 177.00-foot radius curve to the left; thence along the arc of said curve 12.81 feet through a central angle of 4°08'50" (chord bears North 52°57'13" East, 12.81 feet); thence South 55°57'23" East, 59.36 feet; thence South 18°14'10" West, 38.17 feet to the North boundary of East View Plat D subdivision continuing North 69°43'49" West, 94.80 feet along said boundary back to the point of beginning.

Easement contains 3580 Sq.Ft.

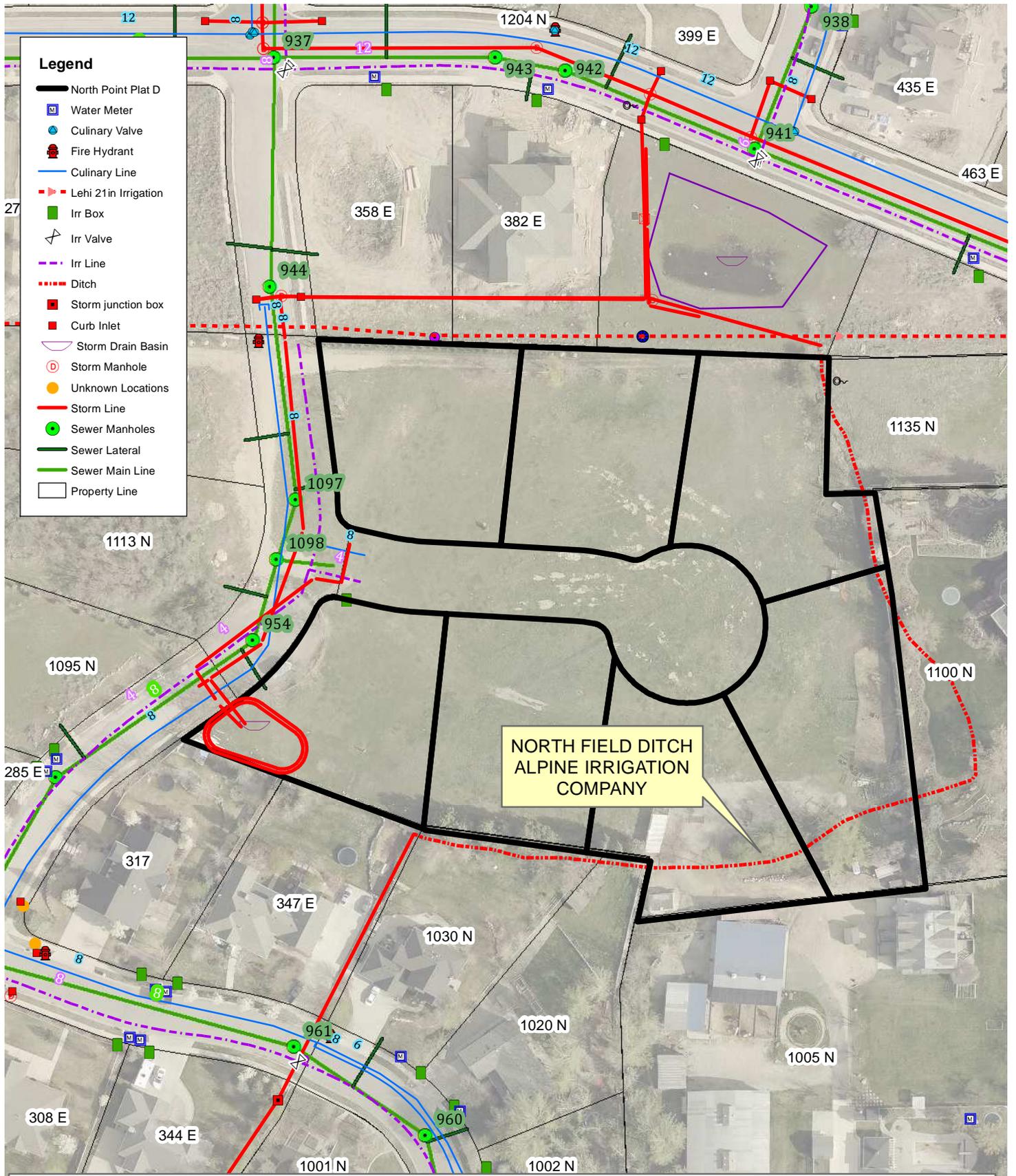
SW 1/4
 T-4S, R-2E, S-18&M
 Found Brass Cap

- ### ABBREVIATIONS
- 15" ADS = IRRIGATION PIPE
 - CP = CONTROL POINT
 - DA = DRIVE APPROACH
 - DG = POWER DOWNGUY
 - FH = FIRE HYDRANT
 - FP = PRESSURIZED IRRIGATION AND VALVE
 - LP = LIGHT POLE
 - OHP = OVERHEAD POWER POLE
 - PB = POWER BOX
 - SET REBAR/CAP #16172 UNLESS NOTED DIFFERENTLY
 - PM = POWER METER
 - PP = POWER POLE
 - SDMH = STORM DRAIN MANHOLE
 - SS MH = SEWER MANHOLE
 - TK = TELEPHONE RISER
 - TS = TRAFFIC SIGNAL BOX
 - TSP = TRAFFIC SIGNAL POLE
 - WM = WATER METER
 - WV = WATER VALVE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, AND 5 OF TABLE A. THE FIELD WORK WAS COMPLETED IN DECEMBER 2018.



CLIFF PETERSON LAND SERVICES SURVEYING, PLANNING, ENGINEERING 889 South 1600 East Springville, Utah 84663 (801) 489-3156 - (801) 372-3810 Cliff Peterson P.L.S. #16172	BOUNDARY/ALTA SURVEY L7, LLC OWNER - L7, LLC 440 N GLACIER LN, ALPINE, UT 84004	
	DATE: 31 DEC 2018 DRAWN BY: CUP CHECKED BY: CUP FILE:	SHEET #: 1

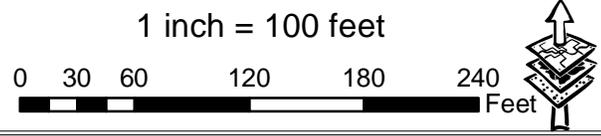


NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



Alpine Utility Map



Jed Muhlestein

From: Will Jones <willjonespinevalley@gmail.com>
Sent: Friday, January 25, 2019 1:56 PM
To: Jed Muhlestein
Subject: Re: Irrigation Company Review of subdivision

I agree with the drawing, more direct and could give you a connection that is better than what you have, if you run a line over to the Eastview storm drain, that can be activated at a later date. Will

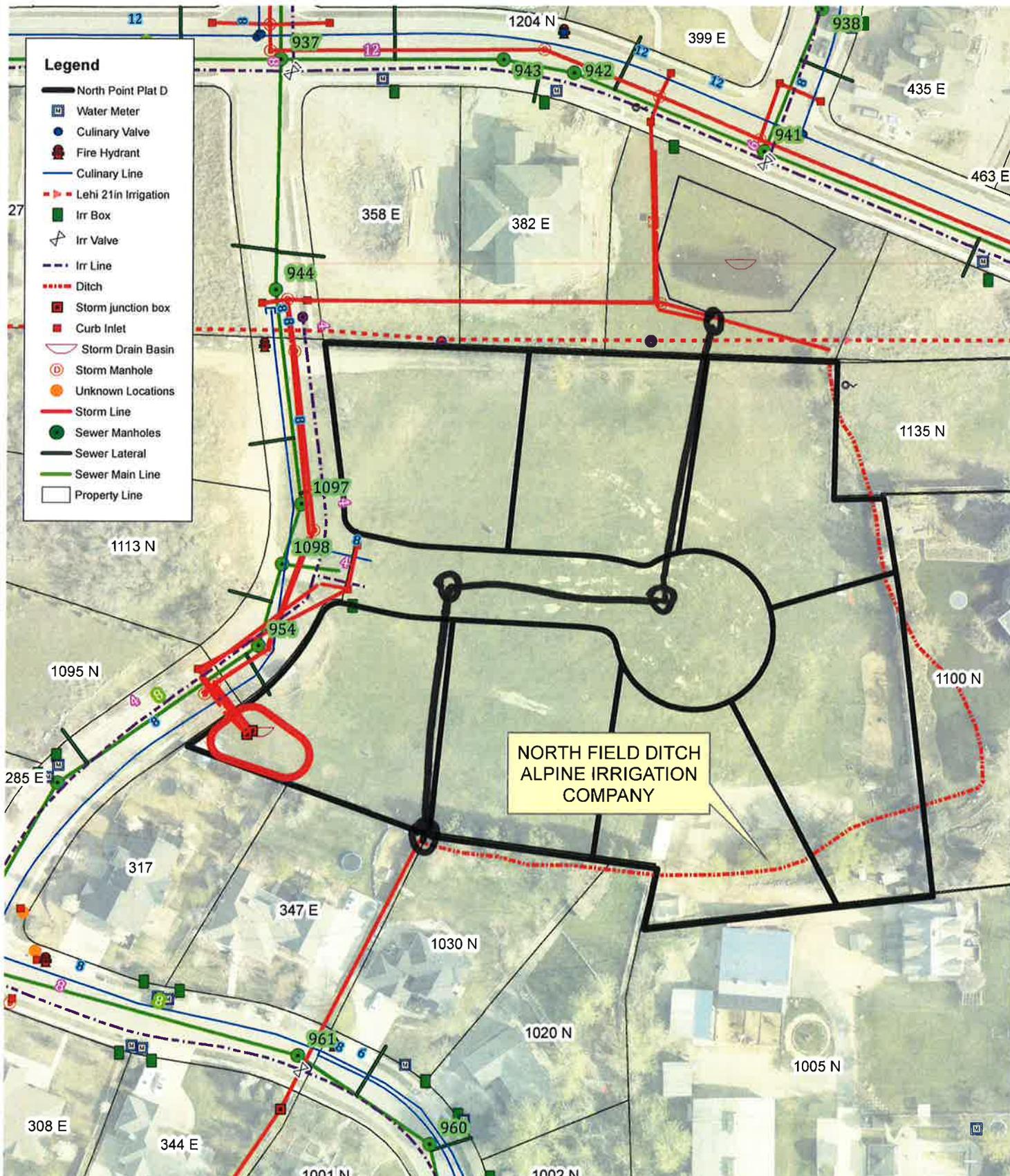
Sent from my iPhone

On Jan 25, 2019, at 12:08 PM, Jed Muhlestein <jed@alpinecity.org> wrote:

Will,

I know you're out of the country helping folks. If you could look at the attached recommendation from Roger and just reply and let me know if you agree or not, that would be perfect. The ability to sign, scan, and email would be preferred, but I'm not sure that's available where you're at.

Jed



- Legend**
- North Point Plat D
 - Water Meter
 - Culinary Valve
 - Fire Hydrant
 - Culinary Line
 - Lehi 21in Irrigation
 - Irr Box
 - ⚡ Irr Valve
 - - - Irr Line
 - - - Ditch
 - Storm junction box
 - Curb Inlet
 - ⌒ Storm Drain Basin
 - ⊙ Storm Manhole
 - Unknown Locations
 - Storm Line
 - Sewer Manholes
 - Sewer Lateral
 - Sewer Main Line
 - Property Line

NORTH FIELD DITCH
ALPINE IRRIGATION
COMPANY

NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.

This is exceptable to alpine irr. com.

NE Berndt

Alpine Utility Map

1 inch = 100 feet



NORTH POINT PHASE D

ENGINEERS OPINION OF PROBABLE COST

by Gateway Consulting

PROJECT:

LOCATION:

PREPARED FOR:

DATE:

NORTH POINT PHASE C

ALPINE CITY, UTAH

3-Jan-19

WORK DESCRIPTION	QTY	UNIT	UNIT PRICE	COST	% to finish	% complete	cost \$ to finished	notes
SWPP								
Erosion Control	1	L.S.	\$5,000.00	\$5,000.00	100.00%	0.00%	\$5,000.00	
Silt Fence	710	L.F.	\$2.10	\$1,491.00	100.00%	0.00%	\$1,491.00	
Inlet Box protection	2	EA	\$100.00	\$200.00	100.00%	0.00%	\$200.00	
Stabilize const. entrance (tracking pad)		EA	\$750.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$6,691.00				
Site Work								
Mobilization	1	L.S.	\$5,000.00	\$5,000.00	100.00%	0.00%	\$5,000.00	
Clearing & Grubbing (6")	29,800	S.F.	\$0.10	\$2,980.00	100.00%	0.00%	\$2,980.00	
Remove & Stock Topsoil (6in)	552	C.Y.	\$2.50	\$1,379.63	100.00%	0.00%	\$1,379.63	
Excavating and Grading (site subgrade cut/fill)	2,207	C.Y.	\$6.00	\$13,244.44	100.00%	0.00%	\$13,244.44	
Subgrade after Utilities	2,343	S.F.	\$0.15	\$351.38	100.00%	0.00%	\$351.38	
Subgrade Curb & Gutter	1,426	S.F.	\$0.15	\$213.90	100.00%	0.00%	\$213.90	
Subgrade Sidewalks	3,700	S.F.	\$0.20	\$740.00	100.00%	0.00%	\$740.00	
pond grading	0	L.S.	\$5,000.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$23,909.35				
Roadways								
12" subbase structural fill (pit run)	705	YRD	\$9.20	\$6,489.07	100.00%	0.00%	\$6,489.07	
3" Asphalt w/ 8" base in roads	13,918	S.F.	\$2.75	\$38,274.50	100.00%	0.00%	\$38,274.50	
24" Curb & Gutter w/ Roadbase	713	L.F.	\$16.50	\$11,764.50	100.00%	0.00%	\$11,764.50	
4'-wide Sidewalks w/ Roadbase	740	L.F.	\$15.00	\$11,100.00	100.00%	0.00%	\$11,100.00	
ADA Compliant Ramps for sidewalks	0	Each	\$750.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$67,628.07				
Storm Drain								
15" RCP N-12 Storm Drain Pipe	0	L.F.	\$28.00	\$0.00	100.00%	0.00%	\$0.00	
30" RCP N-12 Storm Drain Pipe	0	L.F.	\$75.00	\$0.00	100.00%	0.00%	\$0.00	
flared end section	0	Each	\$700.00	\$0.00	100.00%	0.00%	\$0.00	
Catch Basin w/ grate	0	Each	\$2,300.00	\$0.00	100.00%	0.00%	\$0.00	
Cleanout Box w/lid	0	Each	\$2,500.00	\$0.00	100.00%	0.00%	\$0.00	
Combo Box w/lid	0	Each	\$3,500.00	\$0.00	100.00%	0.00%	\$0.00	
Cap and End existing SD		Each	\$750.00	\$0.00	100.00%	0.00%	\$0.00	
Pond Grading		Each	\$20,000.00	\$0.00	100.00%	0.00%	\$0.00	
pipe headwalls		Each	\$2,500.00	\$0.00	100.00%	0.00%	\$0.00	
6' Spillway		Each	\$2,500.00	\$0.00	100.00%	0.00%	\$0.00	
Pond Riser		Each	\$5,000.00	\$0.00	100.00%	0.00%	\$0.00	
drainage channel upgrades		L.S.	\$75,000.00	\$0.00	100.00%	0.00%	\$0.00	
Oil Water separator		Each	\$3,500.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$0.00				
Sewer Collection System								
Sewer Lines 8" SDR-35	299	L.F.	\$27.00	\$8,073.00	100.00%	0.00%	\$8,073.00	
Manholes 4'	3	Each	\$2,500.00	\$7,500.00	100.00%	0.00%	\$7,500.00	
Manholes 5'	0	Each	\$3,000.00	\$0.00	100.00%	0.00%	\$0.00	
4" Sewer Lateral	7	Each	\$750.00	\$5,250.00	100.00%	0.00%	\$5,250.00	
Tie into existing system	1	L.S.	\$2,500.00	\$2,500.00	100.00%	0.00%	\$2,500.00	
TOTAL=				\$23,323.00				
Culinary Water System								
Waterlines (w/ bedding and fittings)								
8" Culinary Waterline (pvc)		L.F.	\$30.00	\$0.00	100.00%	0.00%	\$0.00	
10" Culinary Waterline (pvc)	311	L.F.	\$34.00	\$10,574.00	100.00%	0.00%	\$10,574.00	
Water tees and cross								
8" Culinary Water Tees or Cross		Each	\$800.00	\$0.00	100.00%	0.00%	\$0.00	
10" Culinary Water Tees or Cross		Each	\$1,100.00	\$0.00	100.00%	0.00%	\$0.00	
Reducers Culinary Water		Each	\$600.00	\$0.00	100.00%	0.00%	\$0.00	
Water Bends								
Water bends	1	Each	\$350.00	\$350.00	100.00%	0.00%	\$350.00	
Water Valves								
8" Water Gate Valves		Each	\$1,200.00	\$0.00	100.00%	0.00%	\$0.00	
10" Water Gate Valves		Each	\$1,500.00	\$0.00	100.00%	0.00%	\$0.00	
MISC								
Fire Hydrant w/ Valve & Tee	1	Each	\$4,500.00	\$4,500.00	100.00%	0.00%	\$4,500.00	
3/4" Water Laterals w/ Single meter box 3/4" service	7	Each	\$950.00	\$6,650.00	100.00%	0.00%	\$6,650.00	
Connection to Main/ Existing	1	Each	\$3,500.00	\$3,500.00	100.00%	0.00%	\$3,500.00	
2" Combination Air Release Valve		Each	\$2,800.00	\$0.00	100.00%	0.00%	\$0.00	
Cap and End w/ 2" Water Blowoff		Each	\$950.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$25,574.00				
Irrigation Water System (purple pipe)								
Waterlines (w/ bedding and fittings)								
4" Irrigation Waterline (purple pvc)	327	L.F.	\$26.00	\$8,502.00	100.00%	0.00%	\$8,502.00	
Water tees and cross								
4" Irrigation tee or Cross (purple pvc)		Each	\$500.00	\$0.00	100.00%	0.00%	\$0.00	
Reducers Irrigation Water		Each	\$400.00	\$0.00	100.00%	0.00%	\$0.00	
Water Bends								
Irrigation (purple pvc)	1	Each	\$350.00	\$350.00	100.00%	0.00%	\$350.00	
Water Valves								
4" Irrigation Valve (purple pvc)		Each	\$800.00	\$0.00	100.00%	0.00%	\$0.00	
MISC								
PRVs		Each	\$25,000.00	\$0.00	100.00%	0.00%	\$0.00	
2" Combination Air Release Valve		Each	\$3,000.00	\$0.00	100.00%	0.00%	\$0.00	
Cap and End w/2" Water Washout	1	Each	\$1,100.00	\$1,100.00	100.00%	0.00%	\$1,100.00	
1" Irr Laterals w/ single meter box 1" service	7	Each	\$900.00	\$6,300.00	100.00%	0.00%	\$6,300.00	
Connection to Main/Existing	1	Each	\$3,500.00	\$3,500.00	100.00%	0.00%	\$3,500.00	
System Drains in low points		Each	\$800.00	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$19,752.00				
Misc								
dry utilities	7	Each	\$3,500.00	\$24,500.00	100.00%	0.00%	\$24,500.00	
Monuments		Each	\$350.00	\$0.00	100.00%	0.00%	\$0.00	
Streetlights		Each	\$2,700.00	\$0.00	100.00%	0.00%	\$0.00	
Street Signs/ADA prkng signs/stop/address	2	Each	\$400.00	\$800.00	100.00%	0.00%	\$800.00	
Engineering	7	LOT	\$2,500.00	\$17,500.00	100.00%	0.00%	\$17,500.00	
Surveying	7	LOT	\$400.00	\$2,800.00	100.00%	0.00%	\$2,800.00	
Inspection/testing	7	LOT	\$150.00	\$1,050.00	100.00%	0.00%	\$1,050.00	
Culinary water shares		AC FT	\$4,000.00	\$0.00	100.00%	0.00%	\$0.00	
Secondary water shares		AC FT	\$4,000.00	\$0.00	100.00%	0.00%	\$0.00	
fencing		L.F.	\$25.00	\$0.00	100.00%	0.00%	\$0.00	
asbuilts		L.S.	\$8,000.00	\$0.00	100.00%	0.00%	\$0.00	
Landscaping (non-irrigated area)		S.F.	\$0.50	\$0.00	100.00%	0.00%	\$0.00	
Landscaping (irrigated land, shrubs, trees, etc) - det pond 1		S.F.	\$2.50	\$0.00	100.00%	0.00%	\$0.00	
TOTAL=				\$46,650.00				
				BASE TOTAL			\$213,527.42	
10% contingency				0.10			\$21,352.74	10% contingency
FINAL ESTIMATE							\$234,880.16	overall total

does not include water rights
 does not include Redwood road
 does not include bonds, fees, etc

number of lots=	7
cost per lot =	\$33,554.31
lf road=	357
cost/lf road=	\$658.85
overall area (ac)	3.95
area of lots (ac)	0.49
average lot size (sf)	



ENGINEERING • ENVIRONMENTAL (ESA I & II)
MATERIALS TESTING • SPECIAL INSPECTIONS
ORGANIC CHEMISTRY

GEOTECHNICAL ENGINEERING STUDY

North Point

Eastview Lane,
Alpine, Utah 84043

Prepared For:

Mr. Marcus Watkins
Alpine Lower Field, LLC
marcuswatkinsutah@gmail.com

CMT Project No. 11016
March 21, 2018

CMT ENGINEERING LABORATORIES

March 21, 2018

Mr. Marcus Watkins
Alpine Lower Field, LLC
marcuswatkinsutah@gmail.com

Subject: Geotechnical Engineering Study
North Point
Eastview Ln
Alpine, Utah 84004
CMT Project Number: 11016

Mr. Watkins

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

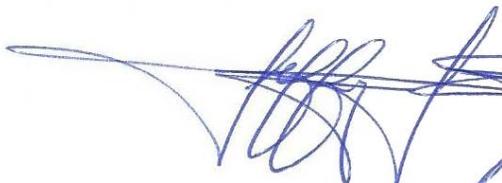
On Friday, March 9, 2018, a CMT Engineering Laboratories (CMT) engineer was on-site and supervised the excavation of 4 test pits extending to a depth of 7.5 feet below the existing ground surface. Soil samples were obtained during the field operations and subsequently transported to our laboratory for further testing and observation.

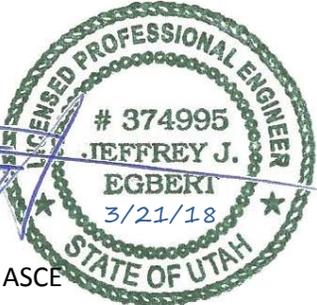
Conventional spread and/or continuous footings may be utilized to support the proposed residences, provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With four offices throughout Northern Utah and three offices in Arizona, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132.

Sincerely,
CMT Engineering Laboratories

Reviewed by:


Jeffrey Egbert, P.E., LEED A.P., M. ASCE
Senior Geotechnical Engineer



Nathan D. Pack, P.E.,
Geotechnical Engineer

ENGINEERING • ENVIRONMENTAL (ESA I & II) • MATERIALS TESTING • SPECIAL INSPECTIONS • ORGANIC CHEMISTRY

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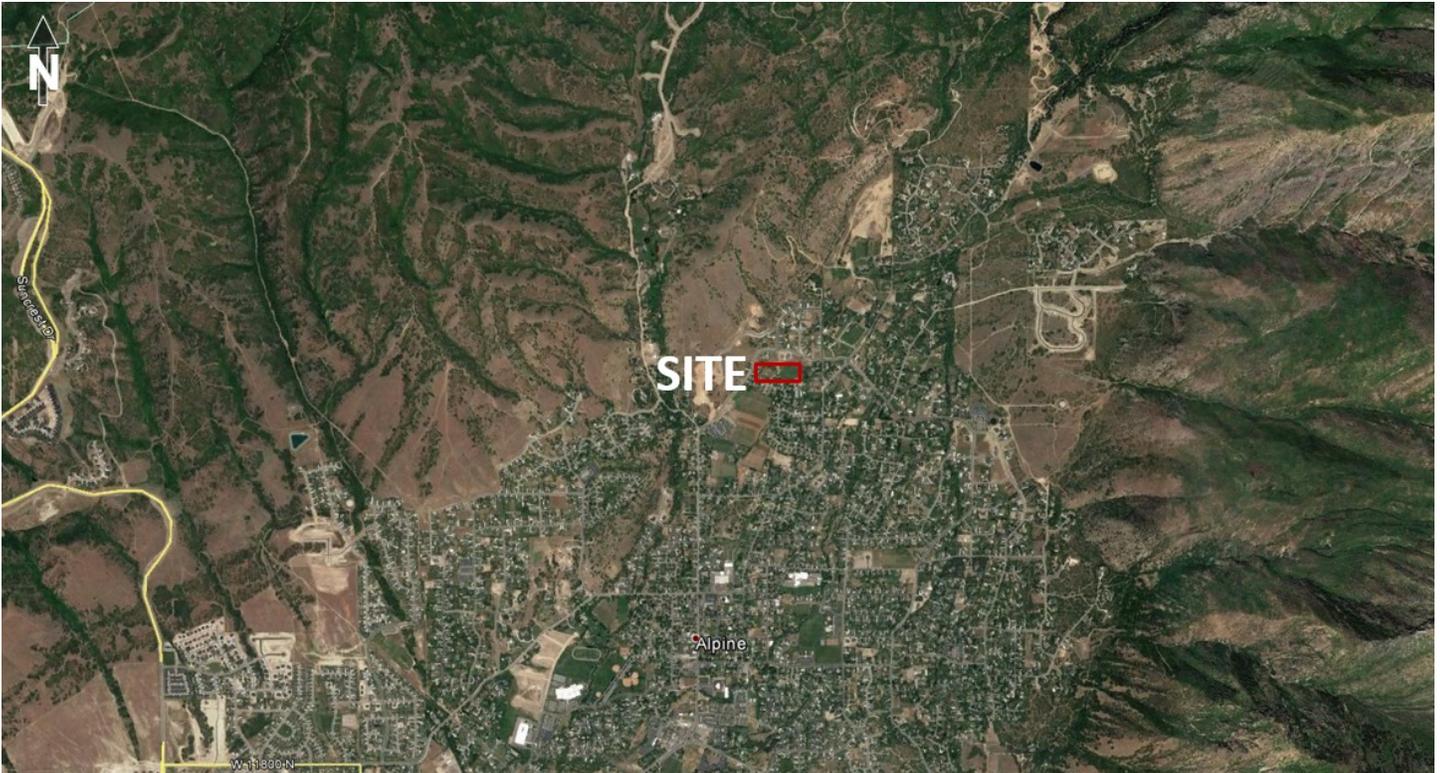
APPENDIX

- Figures 1:** Site Map
- Figures 2-5:** Test Pit Logs
- Figure 6:** Key to Symbols

1.0 INTRODUCTION

1.1 General

CMT Engineering Laboratories (CMT) was retained to conduct a geotechnical subsurface study for the proposed single family residential development. The parcel is situated off Eastview Lane, east of Alpine Boulevard, in Alpine, Utah, as shown in the vicinity map below.



Vicinity Map

1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Marcus Watkins of Alpine Lower LLC, and Mr. Nathan Pack of CMT Engineering Laboratories (CMT). In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions across the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed subdivision.

In accomplishing these objectives, our scope of work has included performing field exploration, which consisted of the excavating/logging/sampling of 4 test pits, performing laboratory testing on representative samples, and conducting an office program, which consisted of correlating available data, performing engineering analyses,

and preparing this summary report. This scope of work was authorized by returning a signed copy of our proposal dated March 7, 2018.

1.3 Description of Proposed Construction

We understand that the proposed structures will be single family residences which we project will have two levels of wood frame construction above grade, with a possible single level of reinforced concrete below grade (basement). We project that maximum loads for the residences will be on the order of 4,000 pounds per lineal foot for walls and 50,000 pounds for columns. Floor slab loads are anticipated to be relatively light, with an average uniform loading not exceeding 150 pounds per square foot. If the loading conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

We project that asphalt-paved residential streets will be constructed as part of the development. Traffic is projected to consist of a light volume of automobiles and pickup trucks, a few medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum cuts and fills may be on the order of 3 to 4 feet. If deeper cuts or fills are planned, CMT should be notified to provide additional recommendations, if needed.

1.4 Executive Summary

The most significant geotechnical aspects regarding site development include the following:

1. Potentially collapsible soils are present within the upper 6 feet, which didn't visually contain pinholes, but was confirmed by consolidation/collapse tests that indicated these soils have a collapse potential of 4% to 5%.

Our evaluation indicates that the proposed residences can be supported upon conventional spread and continuous wall foundations established upon suitable, undisturbed, uniform, non-collapsible natural soils and/or upon structural fill extending to suitable natural soils. Foundations should not be placed on undocumented fill, topsoil, or potentially collapsible soils.

CMT must assess that topsoil, undocumented fills, and any debris, disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, or pavements.

In the following sections, detailed discussions pertaining to the site and subsurface descriptions, geologic/seismic setting, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements are provided.

2.0 FIELD EXPLORATION

2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions at the site, four test pits were excavated with a tractor excavator at the site to a machine maximum depth of 7.5 feet below the existing ground surface. Locations of the test pits are presented on **Figure 1** in the appendix.

The field exploration was performed under the supervision of an experienced member of our geotechnical staff. The subsurface soils encountered in the test pits were logged and described in general accordance with ASTM¹ D-2488. Samples of the subsurface soils encountered were collected from those brought up by the excavator bucket at various depths, and were classified in the field based upon visual and textural examination. These field classifications were supplemented by subsequent inspection and testing of select samples in our laboratory. Graphical representations of the subsurface conditions encountered are presented on each individual Test Pit Log, **Figures 2 through 5**, included in the Appendix. A Key to Symbols defining the terms and symbols used on the logs, is provided as **Figure 6** in the Appendix.

When backfilling the test pits, only minimal effort was made to compact the backfill and no compaction testing was performed. Thus, settlement of the backfill in the test pits over time should be anticipated.

2.2 Infiltration Testing

Infiltration tests were also performed as part of our field exploration by digging small holes using a shovel within test pit TP-3, at a depth of 3.0 feet below grade as indicated on the test pit logs. The testing consisted of filling the small hole with water, and measuring the rate of water drop within the small hole over a certain time period (i.e. 10 minutes). This process was repeated multiple times until subsequent readings were the same. The results of this test indicate that the silty sand soils at this site have an infiltration rate ranging from 1 to 1.66 minutes per inch. To account for potential siltation, we recommend designing using an infiltration rate of 1.66 minutes per inch.

3.0 LABORATORY TESTING

3.1 General

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

1. Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
2. Dry Density, ASTM D-2937, Dry unit weight representing field conditions
3. Atterberg Limits, ASTM D-4318, Plasticity and workability

¹American Society for Testing and Materials

4. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis
5. One Dimension Consolidation, ASTM D-2435, Consolidation properties

3.2 Lab Summary

Laboratory test results are presented on the test pit logs (**Figures 2 through 5**) and in the Lab Summary table on the following page:

Lab Summary Table

Pit	(feet)	Class	Type	Content (%)	(pcf)	Grav	Sand	Fines	LL	PL	PI	Collapse (-)
TP-1	3	GP-GM	Grab Sample	6		56	38	6				
TP-2	6	SM	Grab Sample	9	103.5	9	68	23	0	0		4.5
TP-4	7	SP-SM	Grab Sample	7		7	72	21				

4.0 GEOLOGIC & SEISMIC CONDITIONS

4.1 Geologic Setting

The subject site is located in the northeastern portion of Utah Valley near the southern base of the Traverse Mountains in Alpine, Utah. The site sits at an elevation of between approximately 5,080 and 5,115 feet above sea level. The Traverse Mountains are a relatively small range trending in an east to west direction between the more prominent Wasatch Range to the east and the Oquirrh Range to the west. The Traverse Mountains form a structural and geographic barrier between the Utah Valley to the south and the Salt Lake Valley to the north. The mountain range and adjacent, deep, sediment-filled valley basins are part of the Basin and Range Physiographic Province. The Traverse Range and adjacent valleys were formed by extensional tectonic processes during the Tertiary and Quaternary geologic time periods. The subject site is located within the Intermountain Seismic Belt, a zone of active tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement within the past 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range. The eastern Traverse Mountains form a transition zone between the Salt Lake City segment of the Wasatch Fault Zone to the north and the Provo Segment of the fault zone to the south.

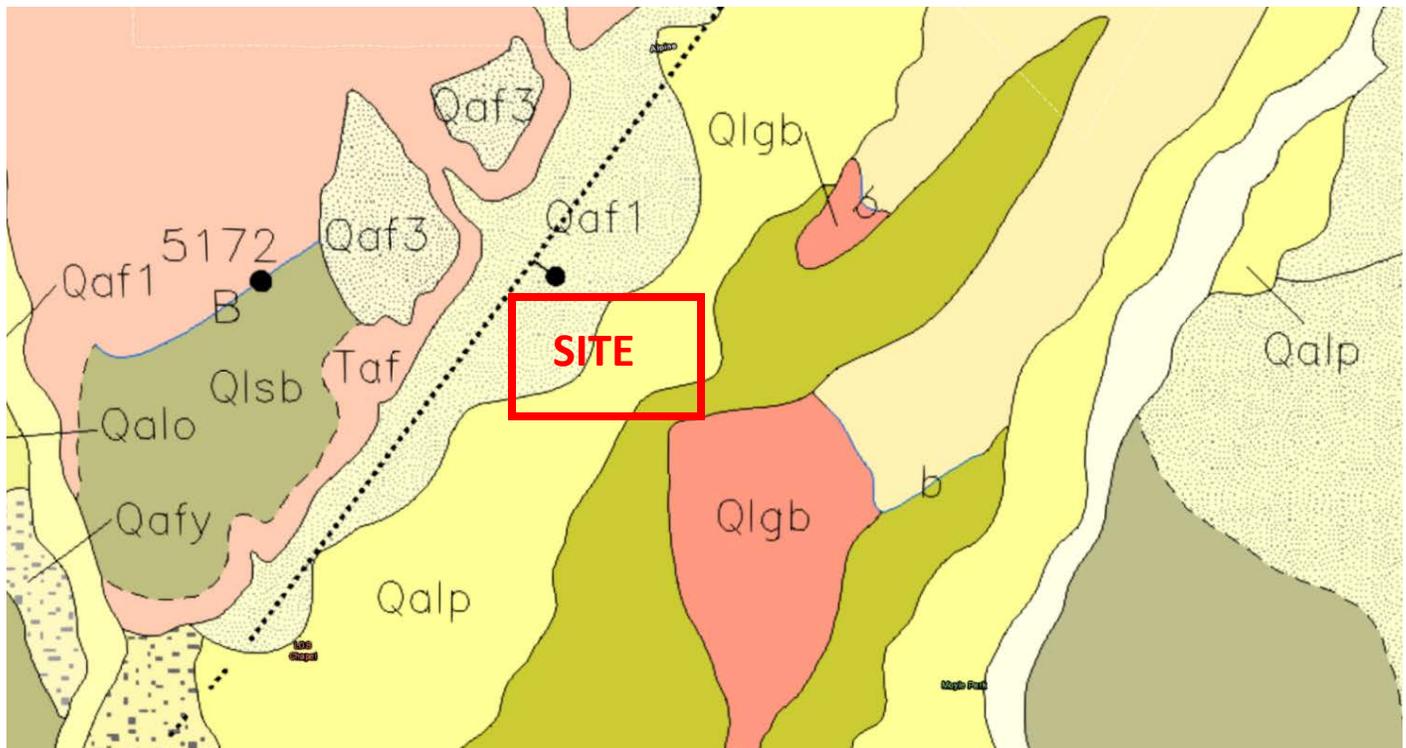
Much of northwestern Utah, including the Utah and Salt Lake Valleys, was also previously covered by the Pleistocene age Lake Bonneville. Utah Lake, which currently occupies much of the western portion of Utah valley, is a remnant of this ancient fresh water lake. Lake Bonneville reached a high-stand elevation of between approximately 5,100 and 5,200 feet above sea level at between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped relatively fast, by almost 300 feet, as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current levels of Utah Lake and the larger Great Salt Lake to the north. Shoreline terraces formed at the high-stand elevation of the lake and

several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within Utah Valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville.

The geology of the USGS 7.5 Lehi, Utah Quadrangle, including the location of the subject site, has been mapped by Biek². The surficial geology on the western portion of the subject site is mapped as “Modern alluvial-fan deposits” (Map Unit Qaf₁) dated to be Holocene. The geology on the central portion of the site is mapped as “Alluvial deposits related to the Provo phase of the Bonneville lake cycle” (Map Unit Qalp) dated to be upper Pleistocene. The geology on the southeast portion of the site is mapped as “Older alluvial deposits related to the Provo phase of the Bonneville lake cycle” (Map Unit Qalpo) dated to be upper Pleistocene. No fill has been mapped at the location of the site on the geologic map.

Unit Qaf₁ is described on the referenced map as “Poorly to moderately sorted, non-stratified, clay- to boulder-size sediment deposited principally by debris flows at the mouths of active drainages; upper parts typically characterized by abundant boulders and debris-flow levees that radiate away from the apex of the fan; equivalent to the younger part of Qaf_y, but differentiated because they form smaller, isolated fans; generally less than 30 feet (9 m) thick.” Unit Qalp is described in the mapping as “Moderately to well-sorted sand, silt, and pebble gravel deposited principally in river channels; coarsens upgradient and includes boulder-size clasts in the upper reaches of Dry Creek; locally includes veneer of fine-grained eolian sand and silt, and may include loess veneer; large deposits in south-central part of quadrangle are mostly fluvial topset beds that grade into Provo-level deltaic deposits (Qldp) derived from American Fork and Dry Creek Canyons; generally 5 to 20 feet (2-6 m) thick.” Unit Qalpo is described as “Moderately to well-sorted sand, silt, and pebble to boulder gravel deposited in ancestral Dry Creek channel; forms terrace remnant north of Alpine that is about 30 feet (9 m) above adjacent Qalp deposits; may include loess veneer; exposed thickness about 30 feet (9 m).”

²Biek, R.F., 2005, Geologic Map of the Lehi Quadrangle and Part of the Timpanogos Cave Quadrangle, Salt Lake and Utah Counties, Utah; Utah Geological Survey Map 210, Scale 1:24,000.



Geologic Map

4.2 Faulting

The referenced geologic map shows a concealed fault following the general location of the east side of Heritage Hills Drive adjacent to the western boundary of the site. The map labels the fault as the Traverse Mountain South Fault. The referenced map indicates that this fault is a “Normal fault inferred principally from gravity data; very approximately located.” The map also includes a northwest to southeast cross section to the west of the subject site that crosses the location of this inferred fault. The cross section indicates that the fault does not extend to the surface and has not displaced surface and near-surface, Pleistocene age lacustrine deposits of the Bonneville lake cycle. Additionally, aerial photographs of the site and surrounding area readily available on the internet show no surface expression of the fault (scarps or other lineaments) along the mapped trend of the fault. It is our conclusion that this inferred fault, if it exists, has not ruptured to and displaced the ground surface during Holocene time (last 10,000 years) and, therefore, is not considered to be active. It is our conclusion that the inferred fault poses a relatively low risk to the proposed development at the site and a surface fault rupture hazard study is not warranted for the site at this time. No other faults are mapped crossing or projecting toward the subject site.

4.3 Seismicity

4.3.1 Site Class

Utah has adopted the International Building Code (IBC) 2015. IBC 2015 determines the seismic hazard for a site based upon 2008 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available

based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2015 (Section 1613.3.2) refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE³ 7. Given the subsurface soils at the site, including our projection of soils within the upper 100 feet of the soil profile, it is our opinion the site best fits Site Class D – Stiff Soil Profile, which we recommend for seismic structural design.

4.3.2 Seismic Design Category

The 2008 USGS mapping utilized by the IBC provides values of peak ground, short period and long period accelerations for the Site Class B boundary and the Maximum Considered Earthquake (MCE). This Site Class B boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions. The Seismic Design Categories in the International Residential Code (IRC 2015) are based upon the Site Class as addressed in the previous section. For Site Class D at site grid coordinates of 40.4680 degrees north latitude and -111.7717 degrees west longitude, S_{DS} is 0.819, and the **Seismic Design Category** is D₁.

4.3.3 Liquefaction

The site is located within an area designated by the Utah Geologic Survey⁴ as having “Very Low” liquefaction potential. Liquefaction is defined as the condition when saturated, loose, sandy soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

A special liquefaction study was not performed for this site. We encountered unsaturated gravel and sand soils within the depths we explored. In our opinion, the subsurface conditions we encountered support the mapped low liquefaction potential designation.

4.4 Other Geologic Hazards

No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. The site is not located within a known or mapped active alluvial fan (debris flow hazard), stream flooding, or rock fall hazard area.

5.0 SITE CONDITIONS

5.1 Surface Conditions

At the time the test pits were excavated the site consisted of an agricultural lot with vegetation and topsoil in the top 3 to 4 inches throughout. The site grade sloped gently downward to the south west with an overall

³ American Society of Civil Engineers

⁴ Utah Geological Survey, "Liquefaction-Potential Map for a Part of Utah County, Utah," Utah Geological Survey Public Information Series 28, August 1994. <https://geology.utah.gov/hazards/earthquakes-faults/liquefaction/#tab-id-2>

gradient of about 2 to 3 feet. Based upon aerial photos readily available online dating back to 1993, the site has been used for agricultural purposes since that time. The site is bound on the north, south and east by the existing homes, and Alpine Boulevard on the west (see the **Vicinity Map** above).

5.2 Subsurface Soils

At the locations of the test pits we encountered approximately 3 to 8 inches of dark brown vegetated sandy TOPSOIL on the surface. Directly below the topsoil in TP-1 we found moist and medium dense brown GRAVEL and COBBLES (GP) with sand. Below the topsoil in the other test pits we encountered slightly moist and medium dense light brown Silty SAND (SM) with gravel, and slightly moist and medium dense SAND (SP-SM) with silt, gravel and cobbles. Varying depths of these layers were found in the test pits down to the full depth explored of 7.5 feet.

For a more descriptive interpretation of subsurface conditions, please refer to the test pit logs, **Figures 2 through 5**, which graphically represent the subsurface conditions encountered. The lines designating the interface between soil types on the logs generally represent approximate boundaries - in situ, the transition between soil types may be gradual. A key to the symbols and terms on the logs is included as **Figure 6**.

5.3 Groundwater

Groundwater was not encountered within the maximum depths penetrated, 7.5 feet, at the time of field exploration. Groundwater levels can fluctuate as much as 1.5 to 2 feet seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

5.4 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations.

Also, when logging and sampling of the test pits was completed, the test pits were backfilled with the excavated soils but minimal to no effort was made to compact these soils. Thus, settlement of the backfill in the test pits over time should be anticipated.

6.0 SITE PREPARATION AND GRADING

6.1 General

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes loose and disturbed soils, any undocumented fills, topsoil, vegetation, etc. Based upon the conditions observed in the test pits there is topsoil on the surface of the site which we estimated to be about 3 to 8 inches in thickness. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 3 inches at least. However, given the potential past agricultural uses of the site, the upper 12 to 15 inches may have been disturbed during farming.

The potentially collapsible soils may remain if:

1. They are properly prepared/partially replaced as outlined below;
2. No more than 3 feet of subsequent overlying site grading fills are installed above any remaining sequence of potentially collapsible soils;
3. Any planned subsurface detention systems are installed well away and down gradient from nearby structures, and preferably below any remaining sequence of potentially collapsible soils; and
4. Adequate site drainage is maintained to reduce the potential for subsurface soil saturation.
5. The owner accepts the premise that some settlement of pavement and exterior concrete flatwork areas could occur if the underlying potentially collapsible soils become wetted.

Proper preparation shall consist of scarifying the upper 18 inches followed by moisture preparation and re-compaction of exposed soils to the requirements of structural fill. This will require the temporary removal of about 9 inches of soil, then scarifying, moisture conditioning, and re-compacting the underlying 9 inches, and replacing the removed soils in compacted lifts.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any undocumented fills, collapsible soils, deleterious materials, loose and/or disturbed soils have been properly prepared or removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 4 feet of site grading fill is anticipated over the natural ground surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

6.2 Temporary Excavations

For cohesionless (sandy/gravelly) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). To reduce disturbance of the natural soils during excavation, we recommend that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

Fill Material Type	Description/Recommended Specification
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5- to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i or 600X, or equivalent (see Section 6.6).

On-site cobbles and sandy soils aren't suitable for structural fill, but may be used as site grading fill.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁵ T-180) in accordance with the following recommendations:

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Beneath an area extending at least 3 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill)	0 to 5	95
	5 to 8	98
Site grading fill outside area defined above	0 to 5	92
	5 to 8	95

⁵ American Association of State Highway and Transportation Officials

Location	Total Fill Thickness (feet)	Minimum Percentage of Maximum Dry Density
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5	90
	5 to 8	92

Structural fills greater than 3 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

6.5 Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA⁶ requirements.

Above the bedding zone, we recommend that utility trench backfill have a minimum 20% fines, to reduce permeability (refer to Section 6.3 above). In addition, utilities should be installed as close to the bottom of the potentially collapsible soils as reasonably possible.

Most utility companies and local governments are requiring Type A-1a or A-1b (AASHTO Designation) soils (sand/gravel soils with limited fines) be used as backfill over utilities within public rights of way, and the backfill be compacted over the full depth above the bedding zone to at least 96% of the maximum dry density as determined by AASHTO T-180 (ASTM D-1557). The natural sand and gravel soils at this site may meet these specifications.

Where the utility does not underlie structurally loaded facilities and public rights of way, on-site fill and natural soils may be utilized as trench backfill above the bedding layer, provided they are properly moisture conditioned and compacted to the minimum requirements stated above in **Section 6.4**.

7.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, the subsurface conditions observed in the field and the laboratory test data, as well as common geotechnical engineering practice.

7.1 Foundation Recommendations

Based on our geotechnical engineering analyses, the proposed residences may be supported upon conventional spread and/or continuous wall foundations placed on suitable, undisturbed non-collapsible natural sandy soils

⁶ American Public Works Association

and/or on structural fill extending to suitable natural sandy soils. Footings may be designed using a net bearing pressure of 2,000 psf if placed on suitable, undisturbed, natural sandy soils or on structural fill. The term “net bearing pressure” refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

7.2 Installation

Foundations shall not be placed on topsoil with organics, or undocumented fill, nor should they be placed on the potentially collapsible sands encountered in the upper 3 to 6 feet in test pits TP-2 through TP-4. Foundations shall also not be placed on rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If unsuitable soils are encountered, they must be completely removed and replaced with properly compacted structural fill.

Where footings would otherwise be placed on potentially collapsible natural soils we recommend that the upper 18 inches of the subgrade be scarified, followed by moisture preparation and re-compaction of exposed soils to the requirements of structural fill. This will require the temporary removal of about 9 inches of soil, then scarifying, moisture conditioning, and re-compacting the underlying 9 inches, and replacing the removed soils in compacted lifts. This will be most critical for shallower foundations. Basement excavations may extend below the potentially collapsible soils. Excavation bottoms should be examined by a CMT geotechnical engineer to confirm that suitable bearing materials soils have been exposed. Additional recommendations may be made at that time.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

The minimum thickness of structural fill below footings should be equivalent to one-third the thickness of structural fill below any other portion of the foundations. For example, if footings will cross over an area where an old basement was backfilled, and the maximum depth of structural fill used for the backfill is 6 feet, all footings for the new structure should be underlain by a minimum 2 feet of structural fill.

7.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed 1 inch, with differential settlements on the order of 0.5 inches over a distance of 25 feet. We expect approximately 50% of the total settlement to initially take place during construction.

7.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.35 for the natural sand soils or 0.40 for structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted structural fill above the water table may be considered equivalent to a fluid with a density of 440 pcf. A combination of passive earth resistance and friction may be utilized if the friction component of the total is divided by 1.5.

8.0 LATERAL EARTH PRESSURES

We project that basement walls up to 8 feet tall will be constructed for the residence. The lateral earth pressure values given below are for a backfill material that will consist of the natural sand soils. If other soil types will be used as backfill, we should be notified so that appropriate modifications to these values can be provided, as needed.

The lateral pressures imposed upon subgrade facilities will depend upon the relative rigidity and movement of the backfilled structure. For rigid subgrade (basement) walls that are not more than 10 inches thick, backfill may be considered equivalent to a fluid with a density of 55 pcf (psf/ft). This value assumes that the soil surface behind the wall is horizontal and that the backfill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

For seismic loading of basement walls up to 8 feet tall, a uniform active pressure of 105 psf should be utilized.

9.0 FLOOR SLABS

Floor slabs may be established upon suitable, undisturbed, non-collapsible natural sand soils or on structural fill extending to suitable natural sand soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, potentially collapsible soils, non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. If potentially collapsible soils are present they should be prepared as recommended above for footings.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or 3/4-inch quarters to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs should have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

10.0 DRAINAGE RECOMMENDATIONS

10.1 Surface Drainage

Some of the subsurface natural soils are moisture sensitive and could experience additional settlement (collapse) when wetted. It is important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around each residence should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 6 inches in the first 10 feet away from the foundations. This slope should be maintained throughout the lifetime of the residences.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.
4. Landscape sprinklers should be aimed away, and kept at least 4 feet, from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.
5. Other precautions that may become evident during construction.

11.0 PAVEMENTS

We anticipate the natural gravel/sand soils will exhibit good pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design utilized a California Bearing Ratio (CBR) of 12 for the natural silty sand soils. As previously mentioned, settlement and distress to pavements and exterior concrete flatwork may occur if underlying, potentially collapsible soils become wetted. To reduce this potential, the subgrade can be prepared as recommended for footings and floor slabs.

All pavement areas must be prepared as discussed above in **Section 6.1**. Under no circumstances shall pavements be established over topsoil, non-engineered fills (if encountered), unprepared collapsible soils, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for the given ESAL's (18-kip equivalent single-axle loads) per day:

Material	Pavement Section Thickness (inches)		
Asphalt	3	3	---
Concrete	---	---	5
Road-Base	8	4	4
Subbase	0	6	0
Total Thickness	11	13	9

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Material meeting our specification for structural fill can be used for subbase, including the existing sandy gravelly fill soils. Roadbase and subbase material should be compacted as recommended above in **Section 6.4**. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gyraton Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

12.0 QUALITY CONTROL

We recommend that CMT be retained to as part of a comprehensive quality control testing and observation program. With CMT onsite we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

12.3 Excavations

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or their representative. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

12.4 Vibration Monitoring

Construction activities, particularly site grading and fill placement, can induce vibrations in existing structures adjacent to the site. Such vibrations can cause damage to adjacent buildings, depending on the building composition and underlying soils. It can be prudent to monitor vibrations from construction activities to maintain records that vibrations did not exceed a pre-defined threshold known to potentially cause damage. CMT can provide this monitoring if desired.

13.0 LIMITATIONS

The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132. To schedule materials testing, please call (801) 381-5141.

Appendix



North Point

Eastview Ln, Alpine, Utah

CMT ENGINEERING
LABORATORIES

Site Map

Date: 9-Mar-18
Job # 11016

Figure:

1

North Point

Test Pit Log

TP-1

Eastview Lane, Alpine, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 7.5'
Water Depth: (see Remarks)

Date: 3/9/18
Job #: 11016

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		TOPSOIL, to 8"										
1		Brown Granite COBBLES (GP-GM) with sand, gravel, and trace fines moist, medium dense										
2												
3												
4												
5												
6												
7												
8		MACHINE REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during drilling.

Figure:

North Point

Test Pit Log

TP-2

Eastview Lane, Alpine, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 7.5'
Water Depth: (see Remarks)

Date: 3/9/18
Job #: 11016

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		TOPSOIL, to 6", dark brown silty sand (sm) with organics										
1		Light Brown Silty SAND (SM) with gravel										
2		slightly moist, medium dense		3								
3												
4												
5												
6				4	8.9		9.3	68	22.7		0	0
7												
8		MACHINE REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during drilling.

Figure:

North Point

Test Pit Log

TP-3

Eastview Lane, Alpine, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 7.5'
Water Depth: (see Remarks)

Date: 3/9/18
Job #: 11016

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		TOPSOIL, to 6"										
1		Dark Brown Silty SAND (SM) with clay and trace gravel slightly moist, medium dense										
2												
3				5								
4		Light Brown SAND (SP-SM) layered coarseness slightly moist, medium dense										
5												
6												
7				6								
8		MACHINE REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: A percolation test was performed at 3 ft below grade. A rate of 1.66 min/inch was found.

Figure:

North Point

Test Pit Log

TP-4

Eastview Lane, Alpine, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 7.5'
Water Depth: (see Remarks)

Date: 3/9/18
Job #: 11016

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		TOPSOIL, to 3"										
1		Dark Brown Silty SAND (SM) with gravel and trace cobbles moist, medium dense		7								
2		Light Brown Silty SAND (SM) with cobbles up to 24" and gravel moist, medium dense										
3												
4												
5												
6		grades with no cobbles and gravel										
7				8	6.5		7	71.8	21.2			
8		MACHINE REFUSAL AT 7.5'										
9												
10												
11												
12												
13												
14												

Remarks: Groundwater not encountered during drilling.

Figure:

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI

COLUMN DESCRIPTIONS

Depth (ft.): Depth (feet) below the ground surface (including groundwater depth - see water symbol below).

Graphic Log: Graphic depicting type of soil encountered (see below).

Soil Description: Description of soils encountered, including Unified Soil Classification Symbol (see below).

Sample Type: Type of soil sample collected at depth interval shown; sampler symbols are explained below-right.

Sample #: Consecutive numbering of soil samples collected during field exploration.

Moisture (%): Water content of soil sample measured in laboratory (percentage of dry weight of sample).

Dry Density (pcf): The dry density of a soil measured in laboratory (pounds per cubic foot).

Gradation: Percentages of Gravel, Sand and Fines (Silt/Clay), obtained from lab test results of soil passing the No. 4 and No. 200 sieves.

Atterberg: Individual descriptions of Atterberg Tests are as follows:

LL = Liquid Limit (%): Water content at which a soil changes from plastic to liquid behavior.

PL = Plastic Limit (%): Water content at which a soil changes from liquid to plastic behavior.

PI = Plasticity Index (%): Range of water content at which a soil exhibits plastic properties (= Liquid Limit - Plastic Limit).

STRATIFICATION		MODIFIERS	MOISTURE CONTENT
Description	Thickness	Trace	Dry: Absence of moisture, dusty, dry to the touch.
Seam	Up to ½ inch	<5%	Moist: Damp / moist to the touch, but no visible water.
Lense	Up to 12 inches	Some	
Layer	Greater than 12 in.	5-12%	Saturated: Visible water, usually soil below groundwater.
Occasional	1 or less per foot	With	
Frequent	More than 1 per foot	> 12%	

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)	MAJOR DIVISIONS		USCS SYMBOLS	TYPICAL DESCRIPTIONS
	COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS The coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (< 5% fines)	GW
GRAVELS WITH FINES (≥ 12% fines)			GP	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GM	Silty Gravels, Gravel-Sand-Silt Mixtures
SANDS The coarse fraction passing through No. 4 sieve.			CLEAN SANDS (< 5% fines)	SW
		SANDS WITH FINES (≥ 12% fines)	SP	Poorly-Graded Sands, Gravelly Sands, Little or No Fines
			SM	Silty Sands, Sand-Silt Mixtures
			SC	Clayey Sands, Sand-Clay Mixtures
FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.		SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic Silts and Sandy Silts with No Plasticity or Clayey Silts with Slight Plasticity
			CL	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
			OL	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Liquid Limit greater than 50%	MH	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils	
		CH	Inorganic Clays of High Plasticity, Fat Clays	
		OH	Organic Silts and Organic Clays of Medium to High Plasticity	
HIGHLY ORGANIC SOILS		PT	Peat, Soils with High Organic Contents	

SAMPLER SYMBOLS

- Block Sample
- Bulk/Bag Sample
- Modified California Sampler
- 3.5" OD, 2.42" ID D&M Sampler
- Rock Core
- Standard Penetration Split Spoon Sampler
- Thin Wall (Shelby Tube)

WATER SYMBOL

- Encountered Water Level
 - Measured Water Level
- (see Remarks on Logs)

Note: Dual Symbols are used to indicate borderline soil classifications (i.e. GP-GM, SC-SM, etc.).

- The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
- The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
- The information presented on each log is subject to the limitations, conclusions, and recommendations presented in this report.

SITE DEVELOPMENT CONSTRUCTION PLANS NORTH POINT VIEW PLAT D

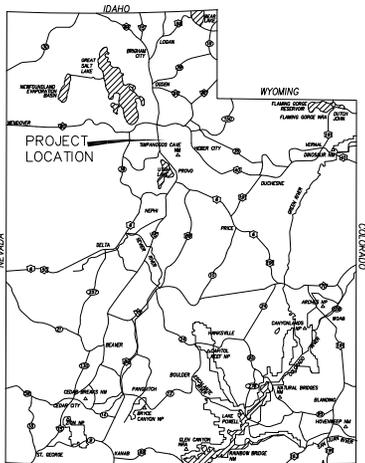
LOCATION

SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 18,
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
ALPINE CITY, UTAH COUNTY, UTAH

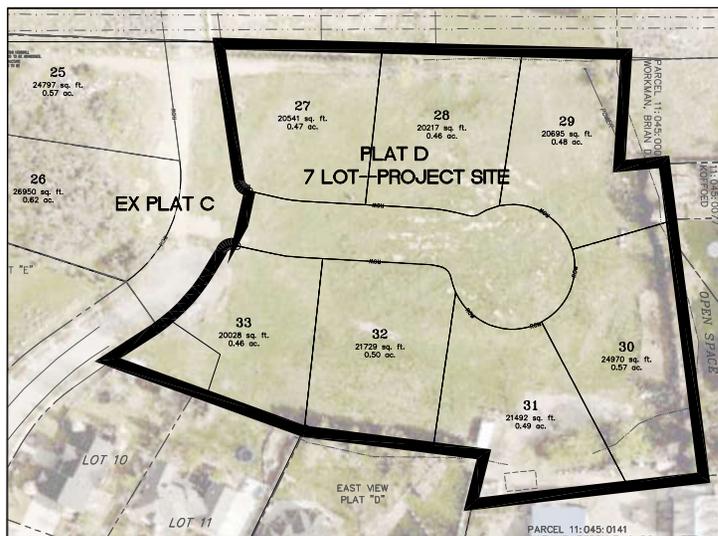
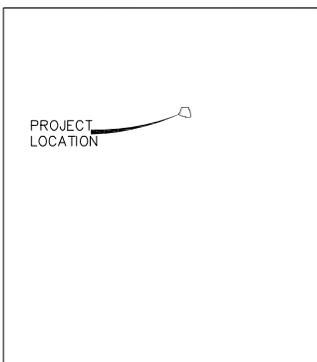
**PRELIMINARY
FEBRUARY 1, 2019**

REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED

INDEX OF SHEETS	
1	TITLE SHEET
1A	CONSTRUCTION NOTES
	PLAT
2	EXISTING CONDITIONS
3	SITE AND GRADING SHEET
PP1	EAST VIEW PLAN AND PROFILE
SWPPP	SWPPP and EROSION DETAILS
D1	STREET AND WATER DETAILS
D2	SANITARY SEWER AND STORM DETAILS



VICINITY MAP



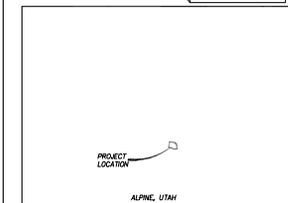
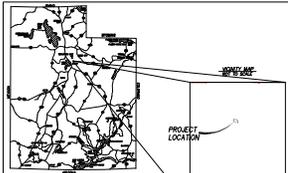
GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

PRELIMINARY
NOT FOR
CONSTRUCTION



SHEET NO. **1**



Curve #	Length	Radius	Delta	CHORD BRNG.	CHORD LENGTH	TANGENT
C1	24.08	150.00	91°15'	S82°41'0"E	24.06	12.07
C2	34.88	150.00	131°19'	S00°10'29"E	34.80	17.52
C3	19.74	150.00	73°23'	S83°03'5"E	19.72	9.88
C4	44.57	150.00	170°34'	S70°46'59"E	44.41	22.45
C5	18.75	123.00	91°15'	N82°41'0"W	18.73	9.89
C6	38.42	177.00	91°15'	S82°41'0"W	38.39	14.24
C7	41.15	177.00	131°19'	N80°10'29"W	41.08	20.67
C8	12.58	15.00	48°20'	S82°28'07"W	12.21	6.68
C9	20.31	60.00	192°32'	S88°08'48"W	20.21	10.25
C10	90.05	60.00	85°59'45"	N59°09'37"W	81.84	55.95
C11	82.09	60.00	78°23'57"	N23°02'55"E	75.84	48.93
C12	97.94	60.00	83°31'32"	S71°00'20"E	87.42	63.81
C13	14.06	60.00	132°45'	S17°31'42"E	14.03	7.06
C14	17.93	15.00	68°28'56"	S45°03'7"E	16.88	10.21
C15	16.19	123.00	73°23'	S83°03'5"E	16.17	8.10
C16	304.46	60.00	280°44'06"	S23°49'58"W	68.20	41.44
C17	20.25	15.00	77°21'52"	N63°40'51"E	18.75	12.01
C18	20.25	15.00	77°21'52"	N38°51'7"E	18.75	12.01
C19	82.76	177.00	301°45'	N40°06'4"E	91.71	47.47
C20	21.22	177.00	65°20'	N34°22'5"W	21.21	10.62
C21	28.44	150.00	111°43'	S67°53'0"E	28.39	14.77

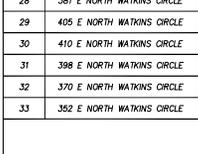
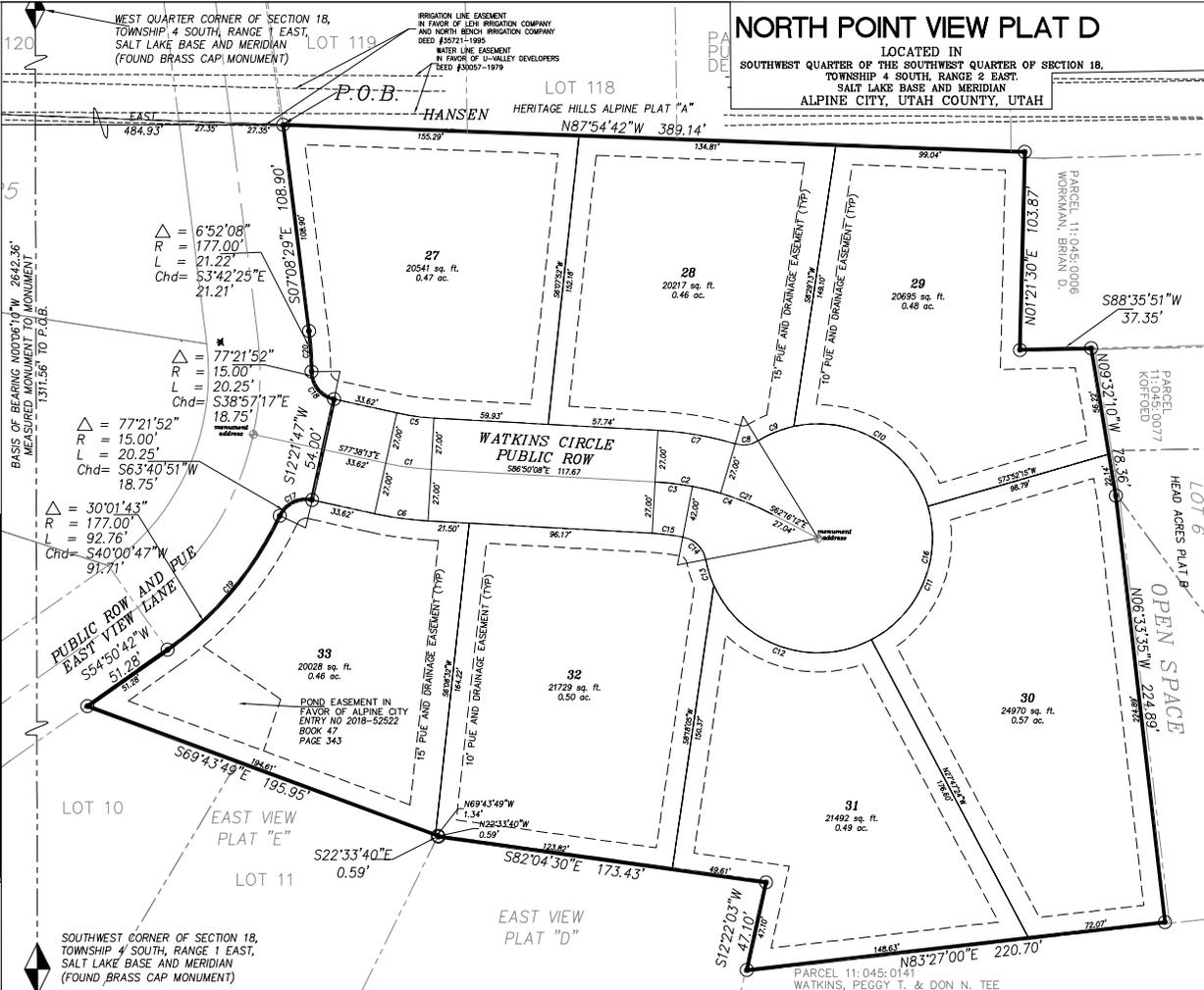
LOT#	ADDRESS
27	363 E NORTH WATKINS CIRCLE
28	381 E NORTH WATKINS CIRCLE
29	405 E NORTH WATKINS CIRCLE
30	410 E NORTH WATKINS CIRCLE
31	398 E NORTH WATKINS CIRCLE
32	370 E NORTH WATKINS CIRCLE
33	352 E NORTH WATKINS CIRCLE

SURVEYOR OF RECORD:
CLIFF PETERSON LAND SERVICES
 SURVEYING, PLANNING, ENGINEERING -
 895 SOUTH 1500 EAST
 SPRINGVILLE, UTAH 84663
 (801) 489-3156, (801) 372-3810
 CLIFF PETERSON P.L.S.
 8167172



GATEWAY CONSULTING, Inc.
 P.O. BOX 93708 SOUTH JORDAN, UT 84092
 (801) 960-5048 FAX: (801) 462-7009
 gpc@gatewayconsulting.com

CIVIL ENGINEERING - CONSULTING - LAND PLANNING
 CONSTRUCTION MANAGEMENT



LEGEND
 --- ROADWAY BOUNDARY
 --- SECTION LINE
 --- CENTER LINE
 --- PILE LINE AND 10' EASEMENT
 ● REBAR AND CAP TO BE SET
 * NEW FIRE HYDRANT
 * NEW STREETLIGHT
 * EXISTING FIRE HYDRANT
 * EXISTING STREETLIGHT
 ◆ MONUMENT

BASIS OF BEARINGS
 THE PROJECT BASIS OF BEARINGS IS NORTH 0°06'10" WEST, 2842.36 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNERS OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

APPROVAL BY LEGISLATIVE BODY
 THE CITY COUNCIL OF CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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__

UTAH COUNTY RECORDER
 COUNTY RECORDER SEAL

LOT	ACRES
LOT 27	0.47 ACRE
LOT 28	0.46 ACRE
LOT 29	0.48 ACRE
LOT 30	0.59 ACRE
LOT 31	0.5 ACRE
LOT 32	0.5 ACRE
LOT 33	0.46 ACRE
TOTAL LOTS	3.955 ACRES
TOTAL ACRES	3.955 ACRES
LOTS/ACRE	1.77 LOTS PER ACRE
ZONING	RESIDENTIAL

APPROVAL BY LEGISLATIVE BODY
 THE CITY COUNCIL OF CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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__

UTAH COUNTY RECORDER
 COUNTY RECORDER SEAL

SURVEYOR'S CERTIFICATE
 I, Cliff Peterson, do hereby certify that I am a registered Surveyor and that I hold a license, Certificate No. 8167172, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION
 Beginning at a point North 0°06'10" West along section line 1311.56 feet and East 484.93 feet from the Southwest Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian, thence along the east line of North Point Subdivision, Plat "C" the following courses and distances: South 71°02'09" East 108.90 feet; along a 177.00 foot radius curve to the right 21.22 feet (Chord bears South 3°42'25" East 21.21 feet); along a 15.00 foot radius curve to the left 20.25 feet (Chord bears South 38°57'17" East 18.75 feet); South 12°14'47" West 54.00 feet; along a 15.00 foot radius curve to the left 20.25 feet (Chord bears South 38°57'17" East 18.75 feet); South 12°14'47" West 54.00 feet; along a 15.00 foot radius curve to the right 20.25 feet (Chord bears South 40°51' West 18.75 feet); along a 177.00 foot radius curve to the right 52.76 feet (Chord bears South 40°51' West 18.75 feet); West 91.71 feet; thence South 54°50'42" West 51.28 feet; thence along the north line of East View Subdivision, Plat "E" the following courses and distances: South 69°43'48" East 195.95 feet; South 22°33'41" East 59 feet; thence along the north line of East View Subdivision, Plat "D" the following courses and distances: South 22°04'30" East 173.43 feet; South 12°22'03" West 47.10 feet; thence North 83°27'00" East 220.70 feet; thence along the west line of Head Acres Subdivision the following courses and distances: North 6°33'35" West 228.89 feet; North 93°32'10" West 78.35 feet; thence South 88°35'51" West 37.35 feet; thence North 1°21'30" East 183.87 feet; thence along the south line of Heritage Hills Alpine Subdivision, Plat "A" North 87°54'42" West 389.14 feet to the point of beginning.

Containing 172,279 Sq. Ft. or 3.955 Acres

SURVEYOR NAME _____ **LICENSE No.** _____ **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. 20__

ACKNOWLEDGEMENT
 STATE OF UTAH | S.S.
 County of Utah
 On the _____ day of _____, 20__, personally appeared before me the signers of the foregoing dedication who duly acknowledged to me that they did execute the same.
 WITNESS my hand and official seal.
 Notary Public Full Name: _____
 Commission Number: _____
 My commission expires: _____
 A Notary Public Commissioned in Utah

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, A.D. 20__

ALPINE CITY ATTORNEY
 CHAIRMAN, PLANNING COMMISSION
 Approved as to form DAY OF _____, A.D. 20__

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, A.D. 20__

NORTH POINT VIEW PLAT D
 LOCATED IN
 SOUTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 4 SOUTH, RANGE 2 EAST,
 SALT LAKE BASE AND MERIDIAN
 ALPINE CITY, UTAH COUNTY, UTAH

APPROVAL BY LEGISLATIVE BODY
 THE CITY COUNCIL OF CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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__

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ACKNOWLEDGEMENT
 STATE OF UTAH | S.S.
 County of Utah
 On the _____ day of _____, 20__, personally appeared before me the signers of the foregoing dedication who duly acknowledged to me that they did execute the same.
 WITNESS my hand and official seal.
 Notary Public Full Name: _____
 Commission Number: _____
 My commission expires: _____
 A Notary Public Commissioned in Utah

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, A.D. 20__

ALPINE CITY ATTORNEY
 CHAIRMAN, PLANNING COMMISSION
 Approved as to form DAY OF _____, A.D. 20__

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, A.D. 20__

PLANNING DIRECTOR
 APPROVED BY THE PLANNING DIRECTOR ON THIS DAY OF _____, A.D. 20__

ALPINE CITY COUNCIL AGENDA

SUBJECT: Business Commercial – Car Dealership

FOR CONSIDERATION ON: 12 March 2019

PETITIONER: Lonny Layton

ACTION REQUESTED BY PETITIONER: Review and approve the proposed use within the Business Commercial Zone.

BACKGROUND INFORMATION:

It is being proposed that the lot located at 235 South Main Street be used as a small car dealership, the lot is located within the Business/Commercial Zone. A concept site plan and landscaping plan have been prepared to help illustrate the proposed use of the lot.

The development code does not expressly list “car dealership” or “car lot” as a permitted use within the Business/Commercial Zone. However, Article 3.7 does permit retail sales. Retail sales shall be conducted “entirely within a fully enclosed building, except those uses deemed...to be customarily and appropriately conducted in the open...” (3.07.080).

Petitioner is seeking approval from the City Council for the proposed use within the Business Commercial Zone.

STAFF RECOMMENDATION:

Review and approve the proposed use.

3.07 Business/Commercial Zone (B-C)

[3.07.010 Legislative Intent](#)

[3.07.020 Permitted Uses](#)

[3.07.030 Conditional Uses](#)

[3.07.040 Area And Width Requirements](#)

[3.07.050 Location Requirements](#)

[3.07.060 Access Requirements](#)

[3.07.070 Utility Requirements](#)

[3.07.080 Special Provisions](#)

3.07.010 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.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.020 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.
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. Residential structures 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.
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 DCA 3.21.090.
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 DCA 3.21.090.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.030 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 DCA 3.10.
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)
 - a. A traffic analysis shall be provided as part of the conditional use application.
 - b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.
 - c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.
 - d. Restaurants must comply with provisions of the sign ordinance.
 - e. Restaurants must comply with the landscaping and design provisions in the B-C zone.
 - f. 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.
 - g. 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):
 - a. No sexually-oriented business shall be located within:
 - i. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;
 - ii. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;
 - iii. One thousand (1,000) feet of a liquor store; and
 - iv. 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:

- (1) The closest property line of any school, day care facility, public park, library, and religious institution;
- (2) The nearest property line of any residential use or residential zone;
- (3) The nearest property line of any liquor store; and
- (4) The closest exterior wall of another sexually-oriented business.

10. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.
11. Accessory apartments, subject to the provisions of DCA 3.23.070 Part 1.

12. Mechanical Automotive Repair Shops

- a. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.
- b. There shall be no more than 5 automobile bays.
- c. No automobiles shall be stored on the property for more than 14 days.
- d. 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.
- e. Mechanical automotive repair shops must abut directly upon and have access to 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.
- f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
- g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

HISTORY

Amended by Ord. [2018-01](#) on 2/27/2018

3.07.040 Area And Width Requirements

1. Lot Occupied by a Dwelling Structure

- a. Lot Size. The minimum lot area for a single-unit dwelling shall be 10,000 square feet (Amended by Ord. 94-06).
- b. 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.
- c. 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.

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.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.050 Location Requirements

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 (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

(Amended by Ord. 98-05, 3/10/98)

3.07.060 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.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.070 Utility Requirements

1. **Culinary Water.** All dwellings and other structures to be used for human occupancy shall be served by the City's water system. The system serving the dwelling shall be capable of providing water to the dwelling 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.
2. **Domestic Sewage Disposal.** All dwellings and other structures intended for human occupancy shall be served by the City's central sewage collection system.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)

3.07.080 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 DCA 3.24.

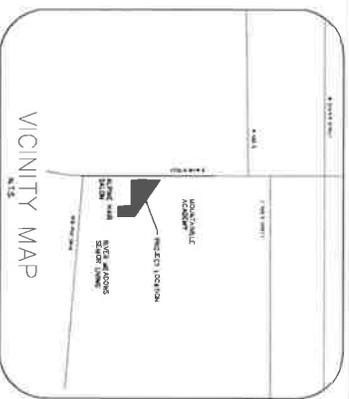
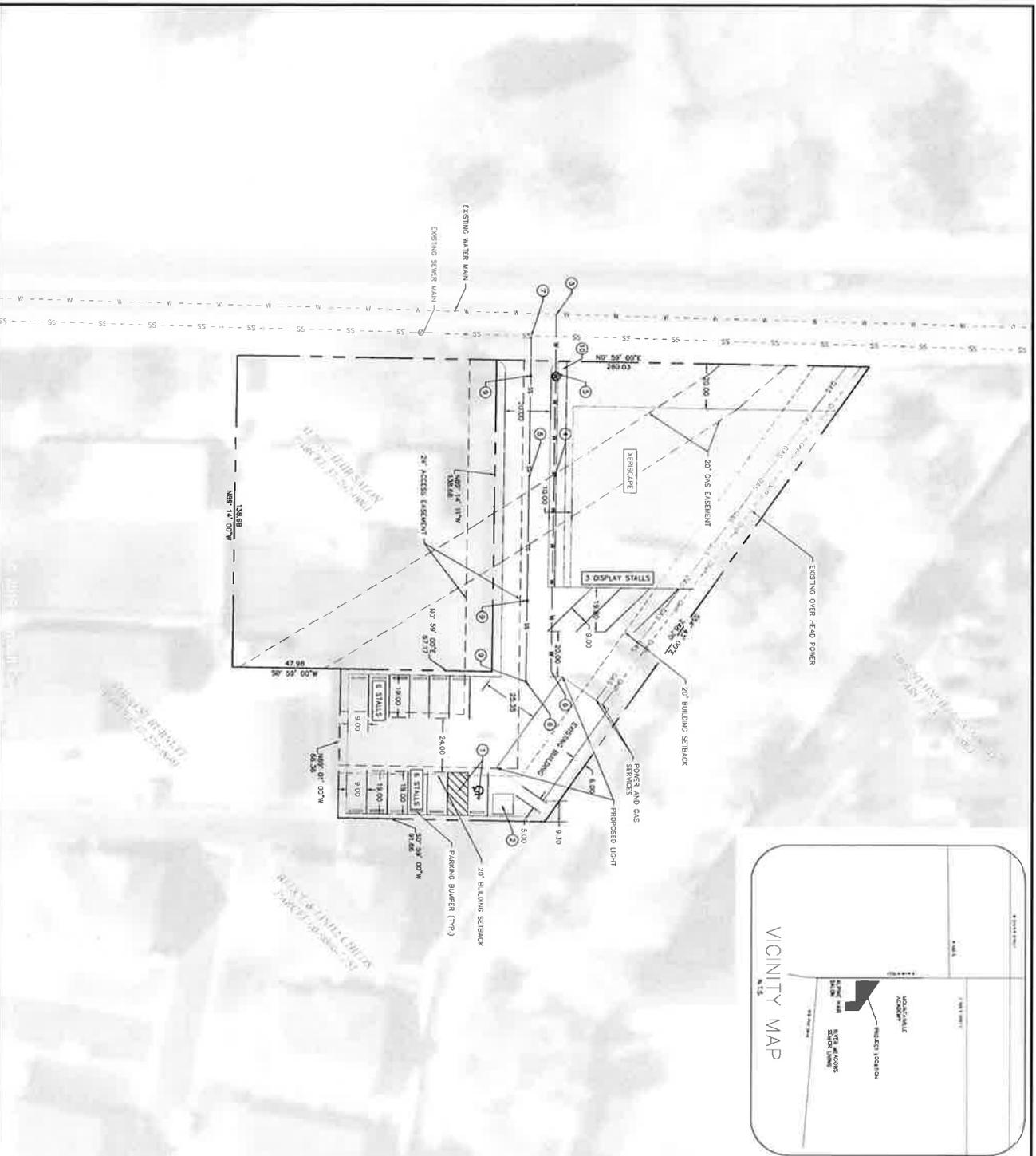
4. **Trash Storage.** Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.
5. **Storage 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. **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. **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 DCA 3.21.080. (Ord. 96-15, 12/18/96).
8. **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. **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).
 - a. 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.
 - b. 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. **Water Rights Conveyance Requirements.** Water rights shall be conveyed to the City in accordance with the provisions of DCA 3.21.070.
11. **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. **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):

- a. **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.
- b. **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.
- c. **Front Setback.** Accessory buildings shall be set back not less than forty (40) feet from the front property line.
- d. **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:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.
- e. **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.
 - i. **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.
 - ii. **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.

13. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)



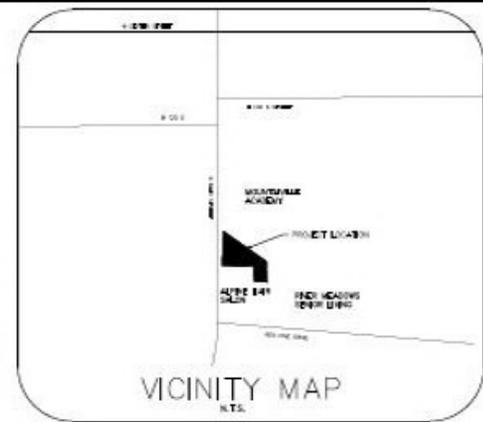
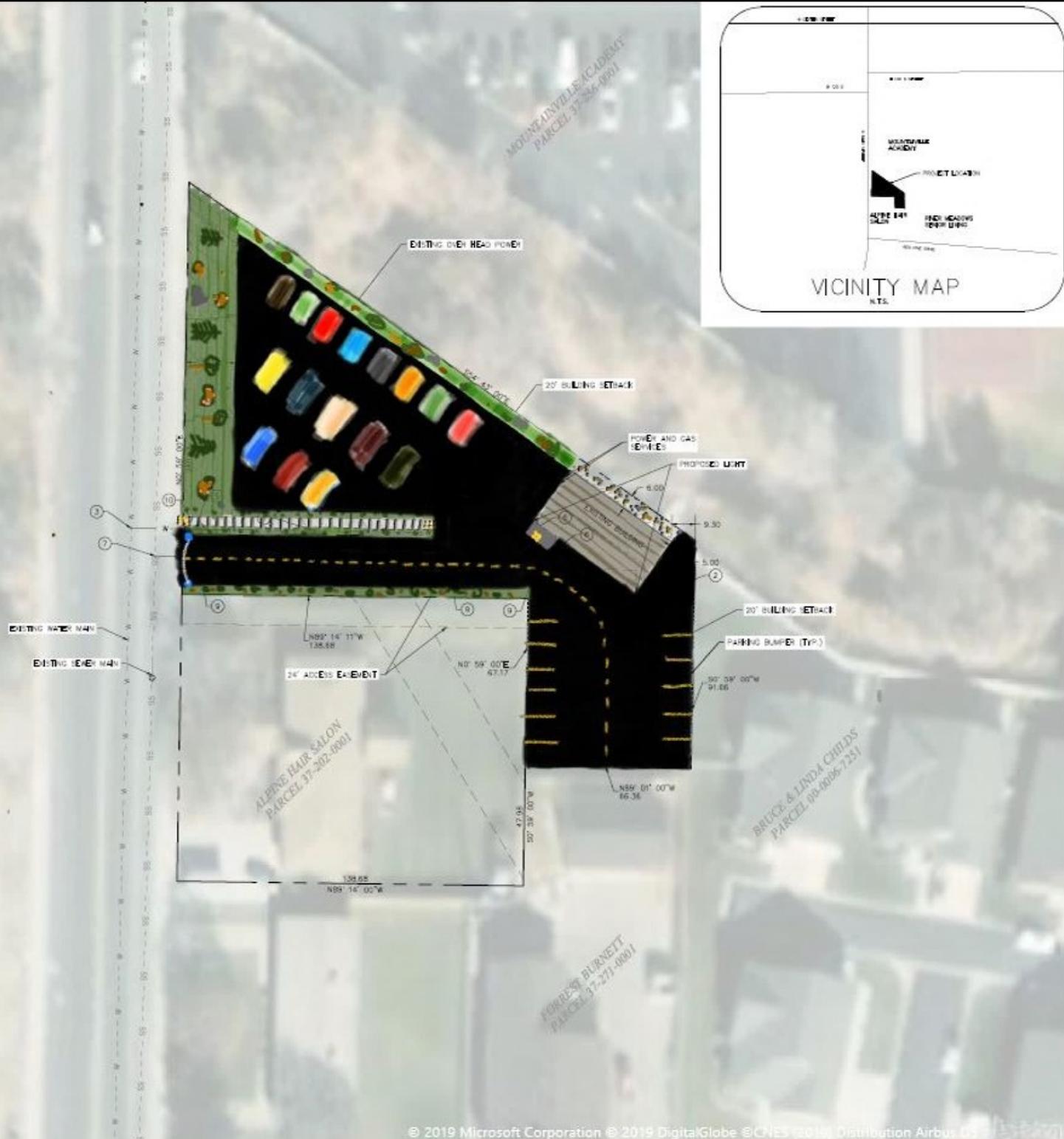
LEGEND	
---	LOT LINES (PROPERTY)
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING PAVED AREA
---	EXISTING OVER HEAD POWER
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PROPOSED WATER
---	PROPOSED WATER VALVE
---	TOP BACK OF CURB
---	PROPOSED
---	EXISTING FINISHED GRADE
---	PROPOSED FINISHED FLOOR ELEVATION
---	BACK OF SIDEWALK
---	LANDSCAPE AREA
---	MEMORIAL AREA
---	CONCRETE AREA

SITE DATA	
LOT AREA (ACRES)	23.1822
ASPHALT/CONCRETE AREA	11,019
LANDSCAPE AREA	3,079
CONCRETE AREA	3,094
SEWER AREA	57.2
WATER AREA	57.2
EXISTING WATER VALVE	57.2
PROPOSED WATER VALVE	57.2
PROPOSED WATER	57.2
PROPOSED SEWER	57.2
EXISTING SEWER	57.2
EXISTING WATER	57.2
PROPOSED WATER	57.2
PROPOSED WATER VALVE	57.2
TOP BACK OF CURB	57.2
PROPOSED	57.2
EXISTING FINISHED GRADE	57.2
PROPOSED FINISHED FLOOR ELEVATION	57.2
BACK OF SIDEWALK	57.2
LANDSCAPE AREA	57.2
MEMORIAL AREA	57.2
CONCRETE AREA	57.2

- NOTES:**
1. ALL HANDICAP STALLS AND RAMPWAYS TO BE INSTALLED PER ADA STANDARDS.
 2. PROPOSED CURBSHOTS LOCATION.
 3. CONNECT TO EXISTING WATER MAIN PER CITY STANDARD.
 4. INSTALL 2" SR-9 POLY W/UTENSILE PER CITY STANDARDS.
 5. INSTALL 2" WATER METER PER ALPINE CITY STANDARDS.
 6. END ALL UTILITIES 5' FROM BUILDING.
 7. CONNECT TO EXISTING SEWER MAIN PER CITY STANDARD DRAWING 17A.
 8. INSTALL 4" PVC SEWER LATERAL PER CITY STANDARD DRAWING 17A.
 9. INSTALL 4" CLEANOUT PER CITY STANDARD DRAWING 17A.
 10. PROPOSED 4" SIDEWALK PER CITY STANDARD DRAWING 4.
- GENERAL NOTES:**
1. NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
 2. CONSTRUCTION TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES.
 3. UTILITIES UNDER AND STRUCTURES PRIOR TO CONSTRUCTION OF COVER.
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE.
 5. ANY UTILITY DEVIATION SHALL BE PER CITY STANDARDS.
 6. LANDSCAPING AND ALL UTILITIES TO BE INSTALLED IN KIND.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



<p>MAIN STREET MOTORS SITE PLAN 235 SOUTH MAIN STREET, ALPINE, UTAH</p>	<p>LEGEND ENGINEERING 65 WEST 100 NORTH HERRICK CITY, UT 84032 801-464-9500 www.legendeng.com</p>	NO.	REVISIONS	BY	DATE
		PROJECT ENGINEER: CJ	SCALE: AS SHOWN		



LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
EASEMENT AREA	-----
EXISTING OVER HEAD POWER	---(H)---
EXISTING SEWER	---(S)---
PROPOSED SEWER	---(S)---
EXISTING WATER	---(W)---
PROPOSED WATER	---(W)---
PROPOSED WATER METER	⊗
PROPOSED WATER VALVE	⊗
TOP OF ASPHALT	T4
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FYE
BACK OF SIDEWALK	BSW
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
VENISCAPE AREA	[Pattern]

SITE DATA

LOT AREA:	23,852 SF (0.55 ACRES)
BUILDING AREA:	1,250 SF @ 5.2%
ASPHALT/CONCRETE AREA:	11,019 SF @ 46.2%
LANDSCAPE AREA:	3,079 SF @ 12.9%
VENISCAPE AREA:	9,754 SF @ 38.7%

ZONING: BC (BUSINESS COMMERCIAL)

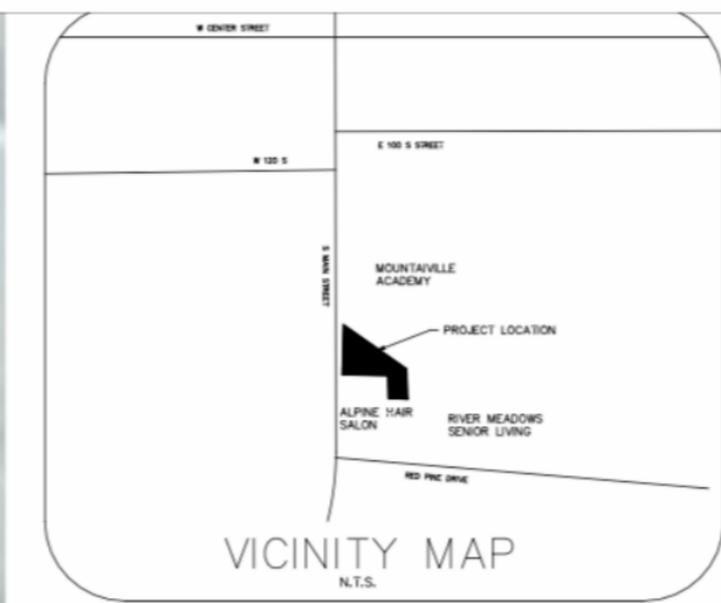
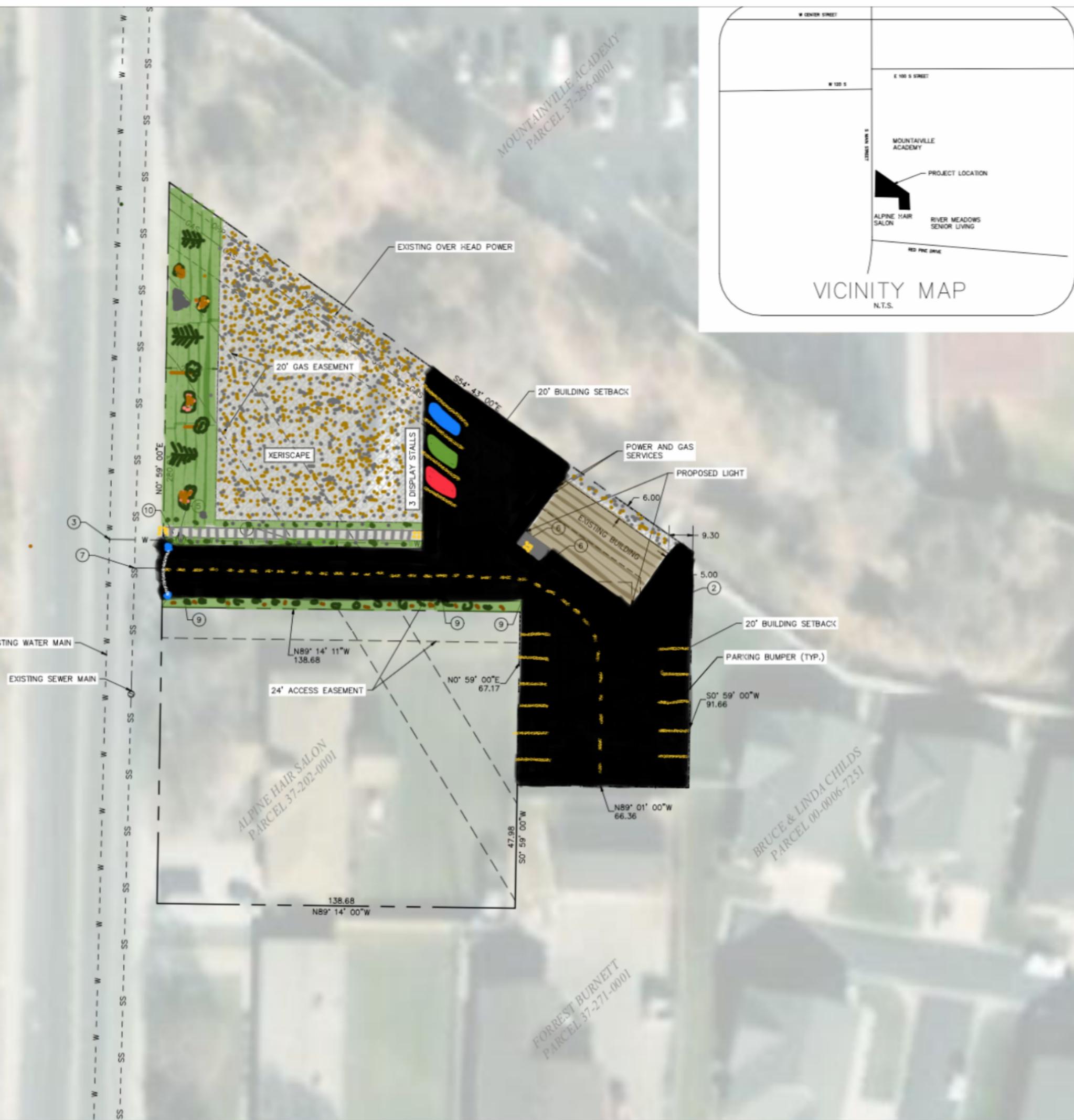
PARKING TABULATION

TOTAL STALLS REQUIRED: (4 SPACES FOR EVERY 1,000 SF)	1250 / 1000 = 1.25 * 4 = 5
= 5 STALLS REQUIRED	
TOTAL STALLS PROVIDED: 12 (1 ADA STALL)	

- ### NOTES
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
 - PROPOSED DUMPSTER LOCATION.
 - CONNECT TO EXISTING WATER MAIN PER CITY STANDARD DRAWING 27.
 - INSTALL 2" x 8" SOLID POLY WATERLINE PER CITY STANDARDS.
 - INSTALL 2" WATER METER PER ALPINE CITY STANDARDS.
 - END ALL UTILITIES 5' FROM BUILDING.
 - CONNECT TO EXISTING SEWER MAIN PER CITY STANDARD DRAWING 17A.
 - INSTALL 4" x PVC SEWER LATERAL PER CITY STANDARD DRAWING 17A.
 - INSTALL 4" CLEANOUT PER CITY STANDARD DRAWING 17A.
 - PROPOSED 4" SHELVAK PER CITY STANDARD DRAWING 4.

- ### GENERAL NOTES
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER.
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.





LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
EASEMENT AREA	-----
EXISTING OVER HEAD POWER	----- OHP
EXISTING SEWER	----- SS
PROPOSED SEWER	----- SS
EXISTING WATER	----- W
PROPOSED WATER	----- W
PROPOSED WATER METER	⊙
PROPOSED WATER VALVE	⊗
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
XERISCAPE AREA	[Pattern]

SITE DATA

LOT AREA:	23,852	SF (.55 ACRES)
BUILDING AREA:	1,250	SF ± 5.2%
ASPHALT/CONCRETE AREA:	11,019	SF ± 46.2%
LANDSCAPE AREA:	3,079	SF ± 12.9%
XERISCAPE AREA:	8,504	SF ± 35.7%

ZONING: BC (BUSINESS COMMERCIAL)

PARKING TABULATION

TOTAL STALLS REQUIRED: (4 SPACES FOR EVERY 1,000 SF)
 $1250 / 1000 = 1.25 * 4 = 5$
 = 5 STALLS REQUIRED
 TOTAL STALLS PROVIDED: 12 (1 ADA STALL)

- NOTES:**
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS.
 - PROPOSED DUMPSTER LOCATION.
 - CONNECT TO EXISTING WATER MAIN PER CITY STANDARD DRAWING 27.
 - INSTALL 2" # SDR-9 POLY WATERLINE PER CITY STANDARDS.
 - INSTALL 2" WATER METER PER ALPINE CITY STANDARDS.
 - END ALL UTILITIES 5' FROM BUILDING.
 - CONNECT TO EXISTING SEWER MAIN PER CITY STANDARD DRAWING 17A.
 - INSTALL 4" # PVC SEWER LATERAL PER CITY STANDARD DRAWING 17A.
 - INSTALL 4" CLEANOUT PER CITY STANDARD DRAWING 17A
 - PROPOSED 4' SIDEWALK PER CITY STANDARD DRAWING 4

- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
 68 WEST 100 NORTH
 HERR CITY, UT 84032
 PHONE: 435-654-4828
 www.legendengineering.com



MAIN STREET MOTORS
SITE PLAN
 285 SOUTH MAIN STREET, ALPINE, UTAH

PROJECT ENGINEER: CJ
 DESIGNER: TA

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Ordinance – Dwelling Clusters – Article 3.1.11; Article 3.9.6 & Article 3.5.1

FOR CONSIDERATION ON: 12 March 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve proposed changes to the Development Code.

BACKGROUND INFORMATION:

It is proposed that a definition of “Dwelling Cluster” be added to the Development Code and that the phrase “designated development cluster” be replaced with “Dwelling Cluster” throughout the Development Code. This change is intended to provide greater clarity with regards to the clustering of lots.

STAFF RECOMMENDATION:

Review and approve amendments to Article 3.1.11; Article 3.9.6; and Article 3.5.1 of the Development Code.

**ALPINE CITY
ORDINANCE 2019-02**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.09.060; 3.01.110; AND
3.05.010 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO DWELLING
CLUSTERS**

WHEREAS, The City council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

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

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

NOW THEREFORE, be it ordained by the Alpine City Council that: The amendments to Article 3.09.060; 3.01.110; and 3.05.010 contained in the attached document will supersede Article 3.9.6 ; 3.1.11; and 3.5.1 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.09.060 Dwelling Clusters; Lot Size; Buildable Area; Setback” of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.09.060 Dwelling Clusters; Lot Size; Buildable Area; Setback

1. All lots, dwelling, habitable structures, and accessory buildings shall be located within a designated ~~development e~~Dwelling Cluster. A project may contain more than one ~~development e~~Dwelling Cluster. Each cluster shall contain not less than three (3) separate lots (except for developments having fewer than 3 lots for the entire development). Where a project contains land located within and outside the Sensitive Lands Overlay Zone, ~~development e~~Dwelling Clusters will be located outside of the Sensitive Lands Overlay Zone, to the maximum extent possible. No portion of lots within a PRD shall be located on lands which are required to be designated as open space.

2. (Ord. 97-23: 9/24/97) The size of each individual lot shall conform to the following:

Minimum Lot Size

Zone District	Minimum Lot Size
CR-20,000	10,000 square feet
CR-40,000	20,000 square feet
CE-5	20,000 square feet
CE-50	N/A

3. (Ord 97-02, 2/25/97). Each individual lot shall contain at least one Designated Buildable Area of not less than five-thousand (5,000) square feet. All dwellings and other habitable structures and accessory buildings shall be located within the Designated Buildable Area.
- a. Each Designated Buildable Area shall conform to the criteria for qualification as a "buildable area" as defined in this ordinance. Except that the Planning Commission may approve or require the placement of the Designated Buildable Area in a location within the lot which does not conform to one or more of the criteria for buildable area, upon a finding that the proposed Designated Buildable Area:
 - i. will more adequately accommodate subsequent development of the lot,
 - ii. will not constitute a potential hazard to life or property, and
 - iii. will serve to diminish the negative impact of subsequent development upon the lot or community (i.e. extraordinary construction of driveway access, mitigate visual intrusion of structure on ridge line).
 - b. The location of each Designated Buildable Area shall be designated upon the preliminary plan and shall also be identified and described on the final recorded plat, together with a notation to the effect that all main and accessory buildings shall be located within the Designated Buildable Area. Each Designated Buildable Area on any lot shall be clustered with at least 2 other Designated Buildable Areas on neighboring lots, thus forming a ~~designated development~~ Dwelling Cluster.
 - c. Where a Designated Buildable Area is shown on a lot, the boundary of said area shall constitute the Designated Setback envelope applicable to the lot. Where an entire lot area qualifies as a Buildable Area no designation on the final plat shall be required.
 - d. Except as permitted pursuant to Part 3,a, any portion of a lot which has been graded to produce a percent of slope to qualify under the Buildable Area criteria shall be excluded from consideration as part of the Designated Buildable Area.
 - e. The Designated Buildable Area may be amended by the City Planner and City Engineer as long as the minimum setback requirements of the underlying zone are met. (Ord. 2004-13, 9/28/04)
4. Each dwelling in the project shall be setback from the property line in accordance with

the setback lines as shown on the approved plat (Designated Setback Envelope). The Designated Setback Envelope shall be established in accordance with the following (setbacks are measured from the property line to the nearest foundation):

- a. Front Yard. The minimum front yard setback shall be thirty (30) feet.
- b. Side Yard - Corner Lots. On corner lots, the side that faces onto a public street shall be not less than thirty (30) feet.
- c. Side Yard – Interior Lots. The minimum side yard setbacks for interior lots shall be an aggregate of thirty (30) feet with no less than twelve (12) feet on a side.
- d. Rear Yard. The minimum rear yard setback shall be thirty (30) feet.

Subject to the prior recommendation of the Planning Commission, the City Council may approve an exception to the Designated Setback Envelope standards above for one or more lots within a PRD project, upon a finding that such exception is appropriate for the proper development of the lot and that the exception will not result in the establishment of a hazardous condition.

Where no designated building envelope is provided, the setbacks shall be the same as the minimum requirements within the underlying zone.

5. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of DCA 3.21.080, (Ord. 96-15, 12/18/96) except in the CE-50 zone the height shall not exceed 25 feet. (See DCA 3.06.070 Part 1)

(Ord. No. 95-04, 2/28/95; Amended Ord. No. 95-28, 11/28/95; Ord No. 2001-10, 4/10/01; Ord. No. 2004-13, 9/28/04; Ord. No. 2011-04, 01/11/11; Ord. No. 2012-10, 12/11/12; Ord. No. 2014-14, 09/09/14; Ord. No. 2015-11, 07/28/15)

SECTION 2: **AMENDMENT** “3.01.110 Definitions” of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.01.110 Definitions

ACCESSORY APARTMENT. A subordinate dwelling unit within and part of a principle dwelling and which has its own cooking, sleeping and sanitation facilities.

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, swimming pools, tennis courts, green houses, storage buildings, and satellite dishes.

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DWELLING CLUSTER. A group of three or more Lots whose Buildable Areas are located no more than 2 times the minimum distance of the closest two Buildable Areas, with a maximum distance of 300~~100~~ feet for the furthest Buildable~~ing~~ Area within the Dwelling Cluster.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FLAG LOT. A lot with less frontage in the front part of the lot (flag pole) than required for the zone within which it is located, and the rear portion of the lot (flag) is wider than ~~than~~ the front portion. Also, any lot whose lot width at any point in the flag portion of the lot is less than 50 percent of the flag pole portion of the lot.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, boarding house, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

LOT. A parcel or unit of land describable either by metes and bounds, or by other legal plat designation held or intended to be held in separate ownership or leasehold or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale of land resulting from the division of a larger tract into smaller units.

LOT, CORNER. Shall mean a lot located at the junction of and fronting on two (2) or more intersecting streets.

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PERMITTED USE. A use of land for which no conditional use permit is required.

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

SECTION 3: AMENDMENT "3.05.010 Legislative Intent And Public Purpose" of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.05.010 Legislative Intent And Public Purpose

The CE-5 Zone consists primarily of the more mountainous areas of the City which, because of the presence of steep slopes, unique soil characteristics, wild fire hazard or similar natural condition are considered environmentally sensitive.

It is the intent and purpose of the City Council in establishing the zone to set minimum standards for the use of land within the zone and to establish guidelines for development activities thereon which recognize and balance the following:

1. The need to preserve sensitive environmental conditions;
2. The need to mitigate potentially unsafe conditions in the area and prevent development that might increase hazards due to such conditions;
3. The rights of property owners to the reasonable use and enjoyment of their land; and,
4. The need to preserve a healthy, safe and aesthetic living environment for occupants of the zone and the surrounding community.

It is anticipated that uses in the zone will be limited to one-family dwellings in naturalistic settings with associated personal uses and structures. Such uses will be permitted in those portions of the zone which are most suitable for development activity (~~development cluster~~Dwelling Cluster areas) interspersed with large and undisturbed open space areas.

(Ord. 95-28, 11/28/95)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL JANUARY 09, 2019.

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

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

**SUBJECT: Amendment to Ordinance – Flag Lots – Article 3.1.11; Article 3.2.9;
Article 3.3.10; Article 3.4.10 and Article 3.5.10**

FOR CONSIDERATION ON: 12 March 2019

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Review and approve proposed
changes to the Development Code.**

BACKGROUND INFORMATION:

It is proposed that a definition of “Flag Lot” be added to the Development Code in order to regulate these types of lots within the City.

STAFF RECOMMENDATION:

Review and approve of amendments to Article 3.1.11; Article 3.2.9; Article 3.3.10;
Article 3.4.10 and Article 3.5.10 of the Development Code.

**ALPINE CITY
ORDINANCE 2019-03**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.02.090; 3.03.100; 3.04.100
AND 3.05.100 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO FLAG
LOTS, PRIVATE DRIVEWAYS AND SHARED DRIVEWAYS.**

WHEREAS, The City council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to allow minor subdivisions to be approved administratively; and

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

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

NOW THEREFORE, be it ordained by the Alpine City Council that: The amendments to Article 3.02.090; 3.03.100; 3.04.100; and 3.05.100 contained in the attached document will supersede Article 3.2.9; 3.3.10; 3.4.10; and 3.5.10 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.02.090 Special Provisions” of the Alpine City Municipal Code is hereby *amended* as follows:

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

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 2015-02, 02/10/15)

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

3.02.090 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Flag Lots.** Flag Lots, as outlined in definitions, are prohibited in the TR-10,000 Zone.

(Ord. 2015-02, 02/10/15)

SECTION 2: **AMENDMENT** “3.03.100 Special Provisions” of the Alpine City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.03.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Flag Lots.** Flag Lots, as outlined in definitions, are prohibited in the CR-20,000 Zone.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 3: **AMENDMENT** “3.04.100 Special Provisions” of the Alpine City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.04.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

2. **Flag Lots.** Flag Lots, as outlined in definitions, are prohibited in the CR-40,000 Zone.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 4: AMENDMENT “3.05.100 Special Provisions” of the Alpine City Municipal Code is hereby *amended* as follows:

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

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.

(Ord. 95-28, 11/28/95)

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

3.05.100 Special Provisions

1. **Heliports.** The installation of a heliport for the use of a helicopter or other manned rotary wing aircrafts capable of vertical takeoff or landing is prohibited.
2. **Flag Lots.** Flag Lots, as outlined in definitions, are prohibited in the CE-5 Zone.

(Ord. 95-28, 11/28/95)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

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

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City