



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold an **Electronic Meeting** on **Tuesday, August 4, 2020 at 7:00 pm**. Meeting will be anchored from **Alpine City Hall, 20 North Main, Alpine, Utah**.

The public may view and participate in the meeting via the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org

Public Comments may be submitted to admin@alpinecity.org Comments for an item on the agenda may be submitted during the meeting and **comments for an item not on the agenda must be submitted by 5:00 pm the day of the meeting.**

I. GENERAL BUSINESS

- | | |
|-----------------------------|---------------------|
| A. Welcome and Roll Call: | Jane Griener |
| B. Prayer/Opening Comments: | Sylvia Christiansen |
| C. Pledge of Allegiance: | Ethan Allen |

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by Submitting a public comment to admin@alpinecity.org and include his or her name and address for the record.

III. ACTION ITEMS

- A. Discussion – General Plan and Land Use Regulations – Intermunicipal Connecting Streets**
Planning Commission will review proposed language and provide feedback to staff.
- B. Ordinance 2020-13: Retaining Wall Drip Irrigation**
Planning Commission will review proposed ordinance and make a recommendation.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 21, 2020

ADJOURN

Chair Jane Griener
July 31, 2020

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE CITY PLANNING COMMISSION AGENDA

**SUBJECT: Discussion – General Plan and Land Use Regulations –
Intermunicipal Connecting Streets**

FOR CONSIDERATION ON: 4 August 2020

PETITIONER: Mayor and City Council

**ACTION REQUESTED BY PETITIONER: Review draft language and provide
feedback to staff.**

BACKGROUND INFORMATION:

On July 14, 2020, the City Council adopted Resolution 2020-09, which began the process of amending the City's General Plan and land use ordinances as they pertain to streets and roads going in and out of the City.

Staff have drafted some language as a proposed update to the general plan for discussion and feedback.

STAFF RECOMMENDATION:

Review draft language and provide feedback to staff.



TRANSPORTATION & TRAFFIC CIRCULATION

GOAL #1

Create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient.



POLICIES

- 1.1 Promote safe and efficient traffic circulation by following the Street Master Plan.
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements. ~~and regional integration.~~
- 1.4 Emphasize the maintenance of roads to ensure a high quality road system.
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.
- 1.6 New street connections to other municipalities or areas outside the City boundaries shall be conditional at the City Council's discretion and require an update to the General Plan, Street Master Plan, and applicable ordinances.

- 1.7 Preserve the closed nature of Alpine City by limiting intermunicipal connecting streets to existing planned connections only.
- 1.8 Connections to outside municipalities shall only be allowed if the City Council finds that proposed connections are compatible with the goals and policies of the City General Plan.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Ordinance 2020-13: Retaining Wall Irrigation

FOR CONSIDERATION ON: 4 August 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.

BACKGROUND INFORMATION:

This item is returning to the Planning Commission after the City Council had concerns with City having responsibility for the maintenance of retaining wall drip irrigation systems.

The Development Code requires plantings on terraced retaining walls. Among the requirements is that the plants/shrubs shall be watered via drip irrigation. Staff are recommending revised language to clarify responsibility of drip irrigation installation and operation per feedback from the City Council.

STAFF RECOMMENDATION:

Approve Ordinance 2020-13 as proposed.

SAMPLE MOTION TO APPROVE:

I motion that Ordinance 2020-13 be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that Ordinance 2020-13 be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I motion that Ordinance 2020-13 be tabled/denied based on the following:

- ***Insert Finding***

David Church, City Attorney, explained the State/City Code side of the Resolution put the public on notice that Alpine was undergoing a process which excluded people from rushing in with applications until this process was finished for 180 days. The 180 days would start as of today's date. The law gave the City 180 days to finish the process of amending the General Plan.

Council Member Greg Gordon asked if this would strengthen the City's legal posture on Summit Point. David Church responded no, pending applications would not be affected by this; it would only apply to new applications. This was an official start to the project of amending the General Plan.

Council Member Lon Lott asked if other cities would be noticed on this item. David Church said Austin Roy had already sent out notices to other cities. Council Member Lon Lott asked if Alpine had to be done with the process within the 180 days. David Church replied no, but any applications accepted during that time would be considered under the current ordinance.

Council Member Jason Thelin asked if this would affect Action Item B on tonight's agenda with the boundary line adjustment between Highland City and Alpine City. David Church said it would not affect an application in already in progress. Shane Sorensen said he would explain why the next resolution would be better served in Highland City. David Church reiterated that this item only affected new applications.

Mayor Troy Stout stressed the high priority to complete these tasks within the 180-day timeframe. He asked if it would be viable under the law for some City Council Members and Staff to have workstations in order to expedite this process. David Church said this item would need to go to the Planning Commission first for their recommendations and public hearing process. Council Member Jason Thelin asked why it must go back and forth between the Planning Commission and City Council. David Church said the Planning Commission only made recommendation to the City Council. There was further discussion on the matter.

Motion: Jason Thelin moved to approve Resolution No. R2020-09. Lon Lott seconded the motion. The 4 Ayes and 0 Nays are recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Jessica Smuin	
Lon Lott	
Greg Gordon	

B. Resolution No. R2020-10: Intent to approve boundary adjustment with Highland City for the Beck Tree Farm property

Austin Roy, City Planner, explained that this resolution initiated the process of adjusting the municipal boundary between Alpine City and Highland City. The Beck tree farm was currently located partially in Alpine City and partially in Highland City. The landowner would like to develop the land and in order to do so they would like all of the property to be in one City or the other, with Highland City being the more natural fit for streets, utilities, etc. The Resolution declared intent, outlined timeframes for noticing, publication, and written protests. Staff recommended that Resolution R2020-10 be approved. There would be a three-week protest period for this boundary adjustment.

Shane Sorensen said this property would be similar to the adjacent neighborhoods in lot size. The subdivision would have 10 lots on 10.2 acres. Highland City's ordinances were different than Alpine's. Council Member Greg Gordon asked if Highland City was planning on connecting Evergreen Way, to which Austin Roy said that was their intent. Council Member Lon Lott said each lot would be approximately .89 acres. Council Member Greg Gordon asked if Highland City had any ability to have a thru road. Austin Roy said once it belonged to Highland City it was Highland City's road. Shane Sorensen said the purpose of combining the boundary was for utilities and road maintenance. The subdivision would be better served by Highland City.

Motion: Jessica Smuin moved to approve Resolution No. R2020-10. Jason Thelin seconded the motion. The 4 Ayes and 0 Nays are recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Jessica Smuin	
Lon Lott	
Greg Gordon	

C. Ordinance No. 2020-13: Amendment to retaining wall ordinance regarding irrigation

Austin Roy explained that Alpine's current ordinance required vegetation on the tiers. The City wanted drip irrigation and the responsible party to install and maintain that system in the future. This issue became more complex in situations where tiers were on open space and private property. The amended ordinance would mean the developer would be responsible for installing the drip system and they would need to maintain it. Public open space would be the responsibility of the City. The Planning Commission held a public hearing for this item and no comments were received. The Planning Commission recommended that the Development Code require plantings on terraced retaining walls. Among the requirements was that the plants/shrubs shall be watered via drip irrigation installation and operation. Staff recommended approving Ordinance No. 2020-13.

Mayor Troy Stout asked if cities figured out how many locations Alpine would be over and at what cost. Austin Roy replied this had come about because of the Brookside Meadows subdivision, as part of it was on public open space. Usually an HOA would take care of this, but Brookside Meadows did not have an HOA. The City wanted to clarify this ordinance for the future.

Council Member Lon Lott stated that in the past, the City Council did not want Alpine to be responsible for all the maintenance. Mayor Troy Stout said the City would require an HOA to take care of irrigation issues. Council Member Lon Lott said he was not opposed to any of the private open space; however, for this particular case they wanted to have only private trails. Shane Sorensen said typically where this would come into play was when the retaining wall would be a cut back away from the street or a road would be going in. He did not anticipate it happening a lot. He said right now, the only example he had was the Brookside Meadows subdivision. Council Member Jason Thelin agreed with Council Member Lon Lott and said this opened the door to something in the future and he did not necessarily want that for Alpine City. Council Member Greg Gordon asked how hard the drip lines were to maintain. Council Member Lon Lott said the City had service projects, one being Star Hill, and the City had lost trees because of the dip system that was moving from public open space to private open space. Shane Sorensen said having retaining walls with a lot of water was not ideal so having vegetation would help with drainage. Mayor Troy Stout discussed additional verbiage in the Ordinance. Council Member Jessica Smuin reviewed the original ordinance and asked when it was written. She also asked if the Council could separate out just retaining walls, and what the responsibilities of the developer would be. Austin Roy said this ordinance was created as a result of Summit Point, so the City would not have massive wall.

Council Member Jason Thelin said the City should require developers to have HOAs. He noted that he had a drip system at his own home, and it was hard to maintain. He thought this would be an undue burden on our City Staff. Shane Sorenson said it was a maintenance nightmare, but Brookside Meadows development had already been approved. The developer could put in an HOA but sometimes they went defunct and disbanded later if there was not good organization. Council Member Lon Lott said the City should require drought tolerant plants, but the City did not want to limit a person from putting in decorative flowers. Council Member Greg Gordon suggested removing green verbiage from the ordinance stating that Alpine City was responsible after the warranty period expired.

Council Member Lon Lott said this needed to be spelled out in the ordinance. Shane Sorensen said if the retaining wall were in the right-of-way or easement, the City would take care of it. Council Member Jason Thelin agreed with Council Member Greg Gordon about changing the verbiage in the ordinance. Council Member Lon Lott and Council Member Greg Gordon addressed concerns under this verbiage. Mayor Troy Stout asked what cities had done to enforce an ongoing need for an HOA to take care of these issues. David Church explained the City had limited authority on park strips. However, per State Code, where there was not an owner like on Canyon Crest, the cities were maintaining it.

Council Member Lon Lott said it was important for the City to take care of them, provided there would only be a few of them to maintain. David Church said the City wanted to control the water anyway. Council Member Lon Lott asked if the developer would pay for the water connection, to which Shane Sorensen said yes. Council Member Lon Lott said the City did not want to lose that revenue if it were in not the City's right-of-way, adding that he would hate to maintain a maintaining wall that was 500 feet away from open space. Council Member Jessica Smuin said the Council could add something about rights-of-way in the verbiage of the ordinance. Council Member Jason Thelin talked about pressurized irrigation and asked whose name/names it would be in. David Church said The Ridge at Alpine, for example, had changed names as it depended on ownership. Council Member Jason Thelin said a year from now he did not want residents to come back and say the City was responsible for the drip system. Mayor Troy Stout suggested the Council send the ordinance back to have the verbiage changed.

Motion: Jason Thelin moved to approve Ordinance No. 2020-13. Greg Gordon seconded the motion.
Substituted Motion: Jason Thelin moved to push back Ordinance No 2020-13 to the Planning Commission to review the following:

- 1) Take Alpine City out of the responsibility of maintaining this property in the future;

- 2) There needs to be an owner of public and private open space, and that owner also needs to be responsible for water revenues and costs associated with using pressurized irrigation;
 - 3) Continuing with the idea of a drip irrigation system to minimize erosion, and emphasizing, where possible, the use of drought resistant vegetation to minimize future watering needs.
- Lon Lott seconded the substitute motion. The 4 Ayes and 0 Nays are recorded below. The motion passed unanimously.

Ayes

Jason Thelin
 Jessica Smuin
 Lon Lott
 Greg Gordon

Nays

D. Ordinance No. 2020-14: Amendment to planter strip requirements for developments

Mayor Troy Stout asked about where to find the Tree Guide. Austin Roy noted it was on the City's home page at www.alpinecity.org. Austin Roy explained the Planning Commission held a public hearing for this item and no comments were received. The Planning Commission recommended the Development Code be updated to reference the City's new Tree Guide with regard to what types of plants were permitted in park strips. The old language used to refer to an approved list kept by staff; however, the City now had a newly adopted Tree Guide specifically for this purpose. Staff recommended approving Ordinance No 2020-14.

Motion: Lon Lott moved to approve Ordinance No. 2020-14 with the following: insert in item 4 that street trees should be at least every 50 feet and the corner lot should comply with our sight triangle and Alpine City Street Tree Guide. Jessica Smuin seconded the motion. The 4 Ayes and 0 Nays are recorded below. The motion passed unanimously.

Ayes

Jason Thelin
 Jessica Smuin
 Lon Lott
 Greg Gordon

Nays

E. Resolution No. R2020-11: Appoint new member to North Utah County Aquifer Council (NUCAC)

Shane Sorensen explained Resolution No R2020-11 was looking to the future of the potential for taking winter water that would normally flow to Utah Lake and letting it go into the debris basin at the mouth of American Fork Canyon. He noted that this was very porous as water flowed down, as it could be pumped out of the ground later through wells. They had asked that member cities pass the proposed resolution to finalize NUCAC. Jed Muhlestein had been attending these meetings for the last three years and Shane Sorensen attended before that.

Mayor Troy Stout appointed Jed Muhlestein, Alpine City Engineer as the NUCAC Representative, and Shane L. Sorensen Alpine City Administrator, as the alternate representative member to NUCAC.

Motion: Lon Lott moved to approve Resolution No. R2020, appointment of Jed Muhlestein as NUCAC Representative and Shane L. Sorensen as Alternate Representative member. Greg Gordon seconded the motion. The 4 Ayes and 0 Nays are recorded below. The motion passed unanimously.

Ayes

Jason Thelin
 Jessica Smuin
 Lon Lott
 Greg Gordon

Nays

V. STAFF REPORTS

Chief Brian Gwilliam reported that the Lehi Police Department got into a pursuit of a vehicle with two suspects. The vehicle crashed in Highland City. One suspect was apprehended and the other stole another vehicle. That vehicle crashed on Main Street in Alpine. The suspect ran through the neighborhood and a pursuit ensued for three hours. He was apprehended in rough shape and one of the neighbors reported having seen him hiding in their yard. The following Monday, we had a large card from the resident in that area and a donation to the police department. Mayor Troy Stout grabbed the police force cold bottled waters and this gesture was greatly appreciated. Mayor Troy Stout commended the Police Department.

**ALPINE CITY
ORDINANCE 2020-13**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.32.030 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO IRRIGATION OF
PLANTINGS ON RETAINING WALLS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the requirements for the irrigation of plantings on retaining walls; and

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

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

NOW THEREFORE, be it ordained by the Council of Alpine City, in the State of Utah, as follows: The amendments to Article 3.32.030 will supersede Article 3.32.030 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.32.030 Purpose And Intent” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.32.030 Purpose And Intent

The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;
 - b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and

which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;

- d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by DCA 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (DCA 3.12.060 Part 4)
4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
5. **Height, Separation and Plantings**
 - a. For the purposes of this Part, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 - b. A single retaining wall shall not exceed nine feet in exposed height if it can be seen from the nearest public right-of-way or adjacent properties to which it is exposed.
 - c. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet if exposed or can be seen from the nearest public right-of-way or adjacent properties. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within 2H (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.
 - d. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - e. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - f. For terraced walls viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. ~~Shrubs shall be watered by drip irrigation to minimize erosion by property owner, not by Alpine City~~ Shrubs shall be drip irrigated to minimize erosion, and when possible, the use of drought resistant vegetation shall be used to minimize future watering needs. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, where no HOA is present, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and Alpine City will the future owner(s) of the open space shall be responsible for the drip irrigation

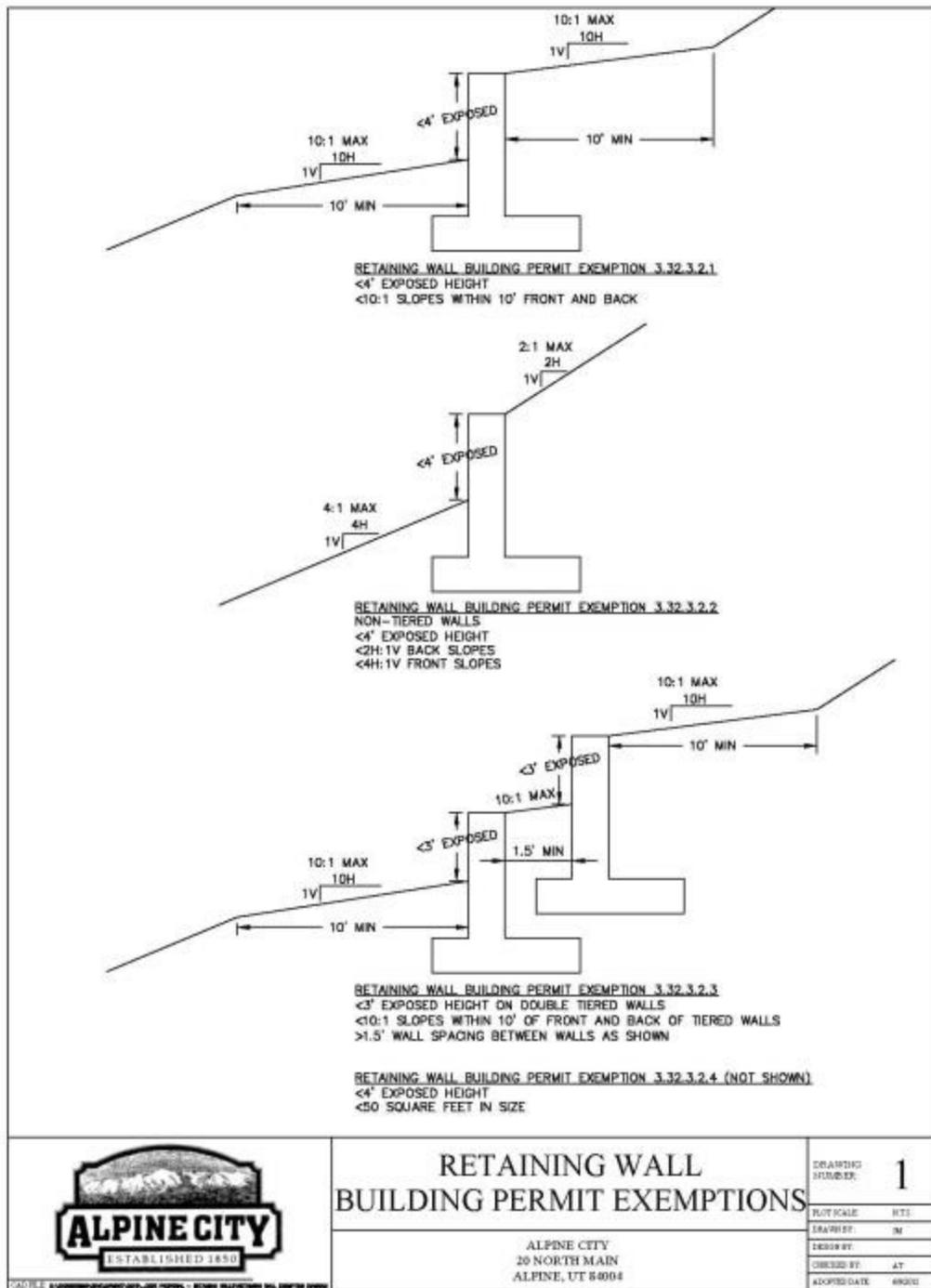
maintenance and cost of operation after the warranty period expires.

- g. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.
 - h. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.
6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:
- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 lineal feet or change in grade;
 - b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
 - c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
 - d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
 - e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 - vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
 - f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:

- i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and global stability;
 - ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
 - iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
 - v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
- i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.
- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
- i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determined friction properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the

retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the design.

- i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



RETAINING WALL BUILDING PERMIT EXEMPTIONS

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

DRAWING NUMBER	1
PLOT SCALE	HTS
DRAWN BY	SM
DESIGNED BY	AT
APPROVED DATE	6/9/20

(Ord. No. 2015-07, 06/09/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

**ALPINE CITY
ORDINANCE 2020-13**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.32.030 OF THE
ALPINE CITY DEVELOPMENT CODE PERTAINING TO IRRIGATION OF
PLANTINGS ON RETAINING WALLS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to update the requirements for the irrigation of plantings on retaining walls; 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:

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3.32.030 Purpose And Intent

The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Part 2, all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit:
 - a. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall;
 - b. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 - c. Double tiered retaining walls less than four feet in exposed height per wall and

which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 2 foot spacing between front face of the upper wall and back edge of the lower wall;

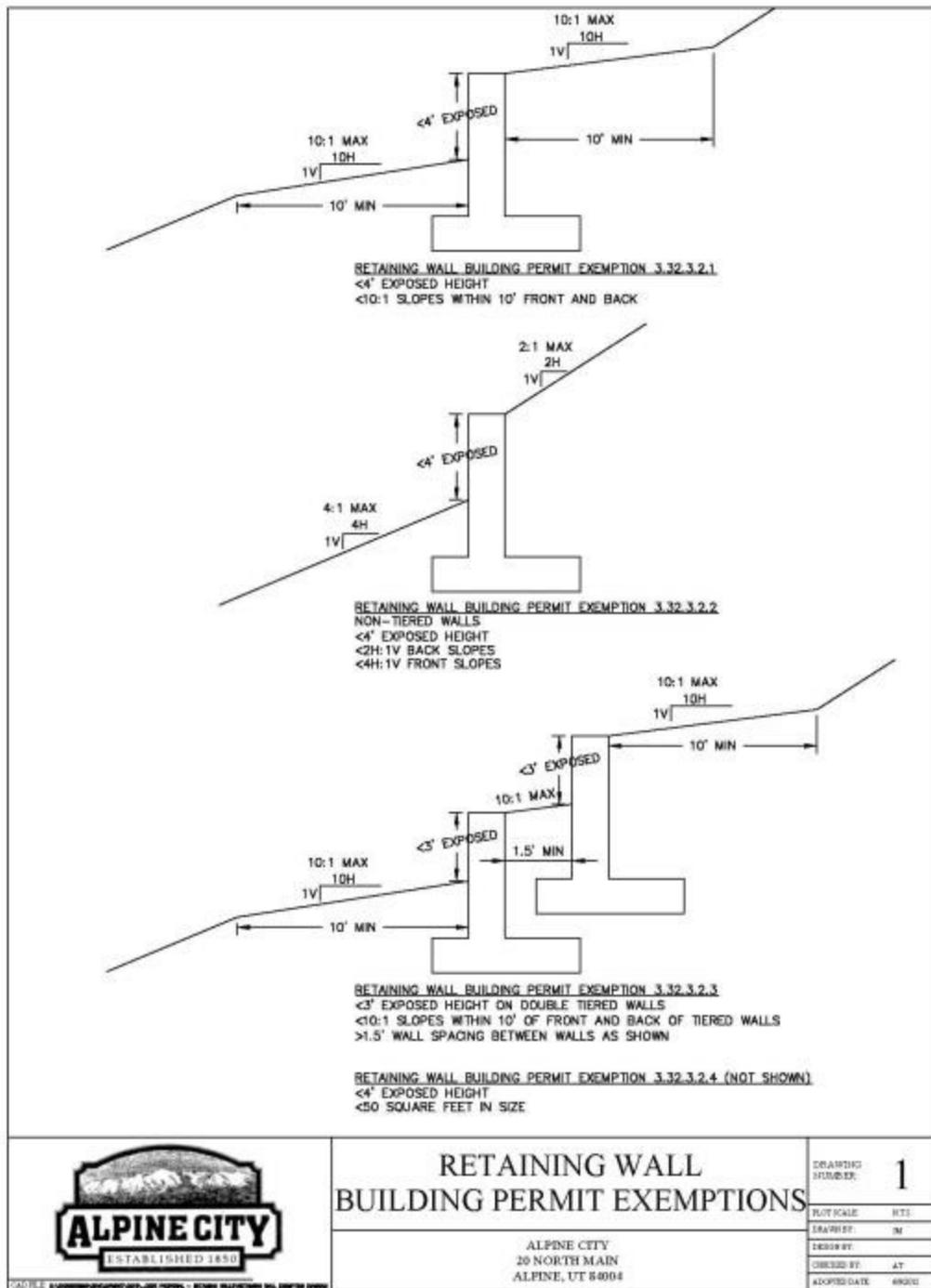
- d. Retaining walls less than 50 square feet in size, less than 4 feet tall.
3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by DCA 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (DCA 3.12.060 Part 4)
4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
5. **Height, Separation and Plantings**
 - a. For the purposes of this Part, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 - b. A single retaining wall shall not exceed nine feet in exposed height if it can be seen from the nearest public right-of-way or adjacent properties to which it is exposed.
 - c. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet if exposed or can be seen from the nearest public right-of-way or adjacent properties. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within 2H (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.
 - d. In a terrace of retaining walls, a minimum horizontal separation of H/2 (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the nearest public right-of-way or adjacent properties, then there is no limitation of height.
 - e. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
 - f. For terraced walls viewable from the nearest public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be drip irrigated to minimize erosion, and when possible, the use of drought resistant vegetation shall be used to minimize future watering needs. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, a pressurized irrigation service and drip irrigation system shall be installed by the Developer and the future owner(s) of the open space shall be responsible for the drip irrigation maintenance and cost of operation after the warranty period expires
 - g. Walls greater than four (4) feet in height (H) placed within H/2 of an adjacent

- property line, which would create a drop-off for the adjacent property, shall install a fence along the top of the wall in accordance with ADC 3.21.060.
- h. No retaining wall component shall extend beyond the property lines unless written permission is obtained from the affected property owner.
6. **Submittals.** The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:
- a. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 lineal feet or change in grade;
 - b. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
 - c. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
 - d. a copy of the geotechnical report used by the design engineer. The geotechnical report shall include requirement of Part 6,e otherwise additional laboratory testing is required in Part 6,e;
 - e. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - i. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - ii. if laboratory testing was conducted from off-site but similar soils within a 2000 foot radius of the proposed wall location, the results of the testing with similar soil classification testing needs to be submitted;
 - iii. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;
 - iv. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - v. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - vi. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards;
 - vii. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix.
 - f. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows:
 - i. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and

- global stability;
 - ii. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls;
 - iv. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," or current FHWA standard of care and;
 - v. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers standards and specifications.
- g. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
- i. factors of safety results shall be presented to the nearest hundredth;
 - ii. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
 - iii. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - iv. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure.
- h. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a proper outlet or weep holes placed through the base of the wall, however:
- i. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determined friction properties between the backfill and synthetic drainage composite;
 - ii. a synthetic drainage composite is not allowed behind rock walls;
 - iii. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls;
 - iv. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted, and;
 - v. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the

design.

- i. the design engineer's acknowledgement that the site is suitable for the retaining wall;
 - j. an inspection frequency schedule.
7. **Preconstruction Meeting.** At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
8. **Inspections and Final Report.** The design engineer shall make all inspections needed during construction. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
9. **Maintenance.** All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



RETAINING WALL BUILDING PERMIT EXEMPTIONS

ALPINE CITY
20 NORTH MAIN
ALPINE, UT 84004

DRAWING NUMBER	1
PLOT SCALE	HTS
DRAWN BY	SM
DESIGN BY	
CHECKED BY	AT
APPROVED DATE	6/9/20

(Ord. No. 2015-07, 06/09/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Bonnie Cooper, City Recorder Alpine
City

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Planning Commission Minutes July 21, 2020

FOR CONSIDERATION ON: 4 August 2020

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Minutes

BACKGROUND INFORMATION:

Minutes from the July 21, 2020 Planning Commission Meeting.

STAFF RECOMMENDATION:

Review and approve the Planning Commission Minutes.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
July 21, 2020

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chairwoman Jane Griener. The following were present and constituted a quorum:

Chairman: Jane Griener

Commission Members: Ed Bush, Ethan Allen, John MacKay, Alan MacDonald, Troy Slade, Sylvia Christiansen

Excused:

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Jane Griener

C. Pledge of Allegiance: John MacKay

II. PUBLIC COMMENT

No Public Comments

III. ACTION ITEMS

A. Election of Vice-Chair

Austin Roy said The Planning Commission currently has a vacancy for the Vice-Chair position. A replacement for Bryce Higbee, previous Vice-Chair, has not yet been selected. Planning Commission should choose a new Vice-Chair to fill the vacancy. The Vice-Chair serves primarily as the back-up to the Chair and would conduct meetings in the Chairs absence.

The Chair and Vice-Chair positions are typically filled at the first meeting of each odd year. Chair and Vice-Chair may serve consecutive terms if re-elected.

Staff recommends that a new Vice-Chair be nominated and that the Planning Commission hold a vote to officially elect the nominee.

MOTION: John MacKay moved to nominated Alan MacDonald for Vice-Chair. Alan MacDonald said he would be happy to do the job.

Sylvia Christiansen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush

Ethan Allen

John MacKay

Jane Griener

Alan MacDonald

Troy Slade

Sylvia Christiansen

Nays:

None

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B. Public Hearing – Plat Amendment – Heritage Hills Plat G

Alpine City Staff and the Trail Committee are petitioning the Planning Commission and City Council for a plat amendment to lots 301 and 302 of Heritage Hills Plat F to create a better trail alignment into the surrounding open space. In order to do so, a plat amendment is required which involves Public Open Space. Any modification to Public Open Space requires a recommendation from the Planning Commission and approval by the City Council.

Jed Muhlestein said across the lots of 10, 12, and 13 there is a 5-foot public trail alignment. When the time came to build the trails, we ran into a few hiccups. The first problem is a Rocky Mountain power box in the middle of the 5-foot easement. The next problem is between lots 10 and 12 where there is a 9-foot concrete retaining wall which the lot owner would have to move. There is also a little road that has an 8-foot grade issue that would be difficult to work around. So, in the end, this turned out to be a terrible place to put the trail. Jed Muhlestein said if we move the trail 10 feet onto lot 301, all those issues go away.

Jed Muhlestein said Staff has talked to the property owner and the terms would be to move the water line in order to give the property owner more room for the trail. Basically, the easement would be for the water line and the trail. This protects the property owner from having trails on both sides of his property. By doing this, it would take a small amount of open space away and that requires approval. Will Jones from the Trails Committee said they are in favor of this plan because it will save a lot of money by not having to move the power box.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

MOTION: Troy Slade moved to recommend that Heritage Hills Plat G be approved as proposed.

Ed Bush seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Troy Slade
Sylvia Christiansen

Nays:

None

C. Public Hearing – General Plan and Land Use Regulations – Gateway Roads and Streets

Austin Roy explained on July 14, 2020, the City Council adopted Resolution 2020-09, which began the process of amending the City’s General Plan and land use ordinances as they pertain to gateway streets and roads going in and out of the City. Austin Roy said the City has 180 days to review this and no applications will be taken until the review time is up.

1 As far as amendments to the General Plan are concerned, staff recommends that the Planning
 2 Commission begin by looking at both the Transportation Element and Street Master Plan, in addition to
 3 any other applicable land use ordinances.

4 We recommend that amendments to the General Plan and land use ordinances include the following:

- 5 • Define “Gateway”.
- 6 • Clearly state which streets are considered “Gateways”.
- 7 • If a future proposed connection is NOT shown in the City’s plans, an amendment to the Street
 8 Master Plan shall be required before a future proposed connection is allowed.
- 9 • Previously planned future connections will not be affected by the above proposed changes.
- 10 • Address other code sections as necessary.

11
 12 Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public
 13 Hearing.

14
 15 Jane Griener read the Transportation & Traffic Circulation Goal #1 which states: *Create and maintain a*
 16 *multi-modal transportation system that is pedestrian friendly, safe, and efficient.*

17
 18 Jane Griener read the Policies which state:

- 19 *1.1 Promote safe and efficient traffic circulation by following the Street master Plan.*
- 20 *1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and*
 21 *bike lanes that support alternate forms of local transportation and recreation.*
- 22 *1.3 Work with adjacent communities and other agencies to acquire financial aid for*
 23 *transportation improvements and regional integration.*
- 24 *1.4 Emphasize the maintenance of roads to ensure a high-quality road system.*
- 25 *1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop*
 26 *lights therefore maintaining the historic small-town rural atmosphere.*

27
 28
 29 The Planning Commission had a discussion about where to add the definitions of Gateway and Arterial
 30 Roads and updating the Street Master Plan.

31
 32 Alan MacDonald said he didn’t think trying to brainstorm on a Zoom meeting was the best way to
 33 accomplish this goal. Jane Griener said when the Planning Commission previously worked on the
 34 General Plan, they did go through each section and talk about ideas and then the City Planner took the
 35 ideas and drafted a plan. The plan was then brought back to the Planning Commission to make other
 36 suggestions and changes.

37
 38 Alan MacDonald said he thinks we should table this item and ask Staff to come up with language to bring
 39 back to the Planning Commission for further discussion. Austin Roy said the bullet point already given
 40 are from the Staff.

41
 42 **MOTION:** Ethan Allen moved to recommend tabling changes to the City’s General Plan and Land Use
 43 to give Staff and Planning Commission more time to research this issue.

44 Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion
 45 passed unanimously.

46
 47 **Ayes:**

Nays:

1	Ed Bush	None
2	Ethan Allen	
3	John MacKay	
4	Jane Griener	
5	Alan MacDonald	
6	Troy Slade	
7	Sylvia Christiansen	

8

9 **D. Ordinance 2020-04; Business Commercial Setbacks**

10 Austin Roy said on May 5, 2020, the Planning Commission recommended reduced setbacks in the
 11 Business/Commercial zone. The City Council subsequently reviewed the recommendation at the May 12,
 12 2020 City Council meeting and asked that the item return to the Planning Commission to address mixed
 13 use buildings and how setbacks should be applied.

14

15 Staff prepared proposed language regarding mixed use buildings for the Planning Commission to discuss.
 16 Austin Roy said the new proposed language would state: *Where a commercial use and dwelling unit occupy
 17 the same building (mixed use), the primary use shall determine the setback requirements. If the primary
 18 use is commercial, the building shall meet the setback requirements as outlined above. If the primary use
 19 is a dwelling, the building shall comply with the setback requirements set forth in the TR-10,000 zone (DCA
 20 3.02.050 Part 1).*

21

22 Austin Roy said the definition of Primary Use is: *The main use to which the premises is devoted and the
 23 primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the
 24 primary uses square footage.*

25

26 **MOTION:** Ethan Allen moved to recommend that Ordinance 2020-04 be approved as proposed.

27 .

28 Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed
 29 unanimously.

30

31 **Ayes:**

32 Ed Bush
 33 Ethan Allen
 34 John MacKay
 35 Jane Griener
 36 Alan MacDonald
 37 Troy Slade
 38 Sylvia Christiansen

31 **Nays:**

32 None

39

40 **E. Discussion – Limitations on Size of Lots, Homes and Other Structures**

41 Austin Roy said we are continuing discussion from the June 2nd and June 16th Planning Commission
 42 meetings. At the last meeting (June 16th), the Planning Commission asked that staff investigate how other
 43 cities have handled the issue of lot, home, and accessory structure sizes. Per request, staff have put
 44 together information from other cities for discussion.

45 Austin Roy said the majority of cities don't have an ordinance addressing this issue. He said North
 46 Ogden City restricts the home to 35% of the lot. They do not have a limitation on combining g lots.
 47 They also say no more than 505 can be hard scape.

48 Austin Roy said these were some of the responses he got back from other cities:

1 Salt Lake City has a lot size that states a lot can only be 1.5 bigger than the largest lot in the subdivision.
2 Lot coverage can only be 30-40% of the lot.

3 Holiday limits the size, height and setback based on the size of the lot.

4 Nibly City has a maximum size of the structure based on the lot size and can only occupy 25% of the
5 back yard. Heber has a similar ordinance.

6 North Salt Lake City said they feel like people should be able to do what they want to with their property
7 as long as it's not hurting anybody.

8 Jane Griener asked if any of these solutions could work for our city if residents combined multiple lots.

9 Sylvia Christiansen said the setbacks should account for room for landscape, but she isn't in favor of
10 combining lots to build bigger homes in the TR 10-000 zone.

11 E Bush said he isn't in favor of combing lots unless the structure would fit into the buildable area of one
12 of the lots.

13 John MacKay said our ordinance allows for bigger homes if the lots are amended.

14 Jane Griener said a percentage restriction would control that, but said she is torn because she feels like
15 residents should be able to do what they want with their land but wants good planning as well.

16 Ethan Allen said he is in favor of the resident's rights to do what they want with their land.

17 Austin Roy said Alpine has bigger setbacks compared to other cities.

18 Alan MacDonald said if a resident is complying with the setbacks, that is his right. He said his issue is
19 when lots are combined, and it is no longer consistent with the neighborhood. He said this looks out of
20 character and block everyone's view.

21 Troy Slade said large homes can raise the value of homes in the area.

22 The Planning Commission had a discussion on what language would work that would be enforceable to
23 control large homes on large combined lots.

24 Jane Griener asked the Planning Commission how they would vote and it was split in half with 3 in favor
25 of creating an ordinance to control the size of lots and large homes and 4 in favor of leaving things alone.

26 **MOTION:** John Mackay moved to recommend to the City Council to not create ordinances that limit lot
27 or home sizes.

28

29 Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed
30 unanimously.

31

32 **Ayes:**
33 Ethan Allen
34 John MacKay
35 Jane Griener

Nays:
Alan MacDonald
Ed Bush
Sylvia Christiansen

1 Troy Slade

2
3 **IV. Communication**

4
5 Alan MacDonald said it would be a good idea for some training for new Planning Commission members
6 to help them understand what their role is. He said there are short videos we could watch or if there was a
7 training packet with this information in in, that would be helpful.

8
9 Austin Roy said it would be beneficial and if all the Planning Commission members could add to Alan
10 MacDonald's ideas then we could compile them into a document to help future Planning Commission
11 members.

12
13 Alan MacDonald talked about the duties of the Planning Commission.

14
15 Austin Roy said our next meeting will be on August 4, 2020

16
17 Austin Roy said it would be a good idea to have a field trip to the Bangerter property and maybe this is
18 something we could do for the August 4th meeting. Jane Griener asked Austin Roy if he would check with
19 the City Council to see if they could come on that night as well.

20
21 Austin Roy thanked Alan MacDonald for putting the training packet together.

22
23 Jed Muhlestein said the Summit Point Developer is trying to build the 4 lot version that has been approved.
24 He said if anyone receives calls, let the residents know they are only building what has been approved.

25
26 **V. APPROVAL OF PLANNING COMMISSION MINUTES: June 16, 2020**

27
28 **MOTION:** Ethan Allen moved to approve the minutes for June 16, 2020, as written.

29
30 John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed
31 unanimously.

32
33 **Ayes:**

34 Ed Bush

35 Ethan Allen

36 John MacKay

37 Jane Griener

38 Alan MacDonald

39 Troy Slade

40 Sylvia Christiansen

33 **Nays:**

34 None

41
42 The meeting was adjourned at 9:45 p.m.