ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting at Alpine City Hall,** 20 North Main, Alpine, Utah on **Tuesday, October 1, 2019 at 7:00 pm** as follows:

I. GENERAL BUSINESS

A. Welcome and Roll Call: David Fotheringham
B. Prayer/Opening Comments: John Mackay
C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

III. ACTION ITEMS

A. Public Hearing – Major Subdivision Concept – Alpine Ridge Estates
Planning Commission will hold a public hearing, review the site plan, and make a recommendation to City Council.

B. Site Plan – Snoasis Shave Ice
Planning Commission will review proposed site plan and make a recommendation to the City Council.

C. PRD Slope Ordinance 3.9.4
Planning Commission will review and discuss the proposed update to the Development Code.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 17, 2019

ADJOURN

Chairman David Fotheringham
October 1, 2019

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 PLANNING COMMISSION AGENDA

SUBJECT: **Public Hearing – Major Subdivision Concept Plan – Alpine Ridge Estates**

FOR CONSIDERATION ON: **1 October 2019**

PETITIONER: **Greg Wilding of Wilding Engineering, representing David Gifford**

ACTION REQUESTED BY PETITIONER: **Recommend approval of the Alpine Ridge Estates Concept Plan.**

BACKGROUND INFORMATION:

Alpine Ridge Estates consists of 15 lots on 13.306 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The concept plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property. The proposed concept and number of lots is based on bonus density that would be received from a Planned Residential Development (PRD). PRD status is dependent on a recommendation of from Planning Commission and approval by City Council.

STAFF RECOMMENDATION:

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

SAMPLE MOTION TO APPROVE
I motion to recommend approval of the Alpine Ridge Estates concept plan with the following conditions:

- The Developer be granted an exception to the slope requirements for Buildable Area and 25% slope contained within a lot due to prior alterations of the land;
- The Developer consider an alternative name for the subdivision to avoid confusion with other existing subdivisions.

SAMPLE MOTION TO DENY
I motion to recommend that the Alpine Ridge Estates concept plan be denied based on the following:

- ***Insert Finding***

ALPINE CITY
STAFF REPORT
October 1, 2019

To: Alpine City Planning Commission & City Council

From: Staff

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

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: **Alpine Ridge Estates – CONCEPT**

Applicant:	Greg Wilding of Wilding Engineering, representing David Gifford
Project Location:	Approximately 430 North 400 West
Zoning:	CR-20,000 Zone
Acreage:	13.306 Acres
Lot Number & Size:	15 lots ranging from 0.31 acres to 0.50 acres
Request:	Recommend approval of the Concept Plan

SUMMARY

Alpine Ridge Estates consists of 15 lots on 13.306 acres. The development is located at approximately 430 North 400 West, and in the CR 20,000 zone. The concept plan shows a connection to the Whitby Woodlands Subdivision on the east side of the property. The proposed concept and number of lots is based on bonus density that would be received from a Planned Residential Development (PRD). PRD status is dependent on a recommendation of from Planning Commission and approval by City Council.

BACKGROUND

The property on which the Alpine Ridge Estates Subdivision is proposed is currently a one large lot with a single-family home on it and an approved future phase of the Whitby Woodlands Subdivision. The applicant is seeking to subdivide Marsh portion of the property and develop it at the same time as the Whitby portion of the lot.

On September 10, 2019 the City Council approved PRD status for the proposed subdivision:

MOTION: Ramon Beck moved to approve PRD status for the proposed Alpine Ridge Estates Subdivision with the condition that it be private open space and the developer choose a different name for the development. Kimberly Bryant seconded.

Ayes: 4 Nays: 0. Motion passed. 3 Ayes Nays Ramon Beck none Carla Merrill Kimberly Bryant Lon Lott

ANALYSIS

PRD Status and Requirements

"It shall be the City's sole discretion to decide if a project should be a PRD within the intent of the ordinance…the Planning Commission shall make a recommendation to the City Council and the City Council shall make the final decision in deciding whether a project should be a PRD prior to a concept approval being given" (Article 3.09.010.2). To qualify as a PRD, a project must demonstrate that it will:

a) Recognize and incorporate natural conditions of site;
b) Efficiently utilize land resources and benefit the public in delivery of utilities and services;
c) Help to provide variety to style of dwelling available;
d) Preserve open space for recreational, scenic and public service needs;
e) Be consistent with objectives of underlying zone.

The developer has proposed to preserve the hillsides located on the property as open space. However, it is not specified on the plan whether this would be public or private open space. According to the PRD ordinance they would have to dedicate 25% of the overall property as open space. The concept plan shows that over 25% will be dedicated as open space.

This proposed plan ties into utilities off 400 West and Whitby Woodlands Drive, and this is covered further in the Engineering and Public Works Review.

By doing a PRD the developer would be allowed to have smaller lots than they would under the requirements of the CR-20,000 zone. This may allow for diversity of style for home in the area.

Developer has proposed to leave the hillsides as open space which could potentially be used for recreational or scenic purposes. Overall, the proposed concept seems to be consistent with the objectives of the underlying zone.

Planning Commission previously recommended that this development be approved and as a PRD and City Council approved.

Lot Width and Area

Lot width requirements for the CR-20,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. Lots located within a PRD shall have a width of not less than 90 feet (measured 30 feet back from the front property line) and the length of the front lot line

abutting the City street shall not be less than 60 feet. The proposed lots appear to meet the lot with requirements for a PRD.

Lots in the CR-20,000 zone are required to be a minimum of 20,000 square feet in size. However, the Alpine Ridge Estates Subdivision is being proposed as a PRD, which grants density bonuses for the dedication of public and/or private open space. The proposed concept appears to meet the density requirements set forth in the PRD ordinance.

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.

Sensitive Lands (Wildland Urban Interface)
The property is not located in the Wildland Urban Interface; however, it does have a lot of slope and natural vegetation. See the Engineering and Public Works, and the Lone Peak Fire Department Reviews below for further comments on sensitive lands requirements.

Trails
The City Trail Master Plan shows no trails within the development area, and there are no nor does it show any proposed trails, and thus trails would not be a requirement for this subdivision.

General Plan
As part of the City General Plan, the Street Master Plan, shows a proposed new local street running through the Alpine Ridge Estates property, connecting Whitby Woodlands Drive with 200 North street. The proposed concept plan has incorporated the proposed new local street from the street master plan, which connects earlier phases of the Whitby Woodlands PRD Subdivision to future phases of the Whitby Woodlands PRD Subdivision.

Other
Alpine City already has a subdivision named Alpine Ridge Subdivision and another named The Ridge at Alpine. Though the proposed name is different (Alpine Ridge Estates), **staff would recommend that the owner consider an alternative name to avoid confusion with other subdivisions**.

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
At Concept Engineering checks the streets for general compliance with the Street Master Plan. The plans show a compliant cul-de-sac extending off 400 West (less than 450 feet), an extension of Whitby Woodlands Drive which terminates in a temporary turn-a-round, and a cul-de-sac

running northward off of Whitby Woodlands Drive. The roads appear to meet ordinance in regard to width, length, and curvature. A more detailed review of roadway design is done at preliminary.

Lots

If the plan is approved to be developed as a PRD, Development Code section 3.09.040.3 has strict requirements regarding open space. In general, this section states that all hazardous areas (rockfall, slide, flood, etc.) and all areas containing slopes greater than 25% must be included in the open space areas. Subsections of the same ordinance give the option for exceptions regarding slopes so long as they first submit a plan that meets ordinance, without the need for an exception. The applicant has done so by submitting two plans; one that shows minimal slopes contained within the lots, and another that would require an exception for slopes.

On top of 25%+ slopes within a lot, every lot is also required to show "Buildable Area" for a home. One of the requirements for Buildable Area is that "*The area contains no territory having a natural slope of twenty (20) percent or greater;*" (Section 3.01.110). Almost all the lots on this property have had prior excavation that has altered natural grades. There is an existing home as well as roads and ditches that have existed prior to 1999, the earliest time the City was able to gather topographic data for the area. Because of these man-made changes to the terrain, Staff is unable to verify pre-existing slopes in the area. The locations of the home, ditches, and roads are known; these locations coincide with the slopes shown in the buildable areas of the lots as well as the steeper slopes shown on the plan. **Staff would recommend approval of the buildable areas and lot lines shown on the plan sheet labeled C102** knowing that if the land could be graded back to natural grades, the slopes within the buildable areas would be less than the 20 percent and steep slopes within the lots would be less than the 10% allowed by ordinance. The two most extreme cases are Lot 8 and Lot 10, both of which had the most extreme grading occur on them due to Westfield Ditch and the Marsh home being built there.

Utilities – All

The utilities will be discussed at length at Preliminary Review. At concept the overall ability of the City to serve the area is evaluated. In this situation, the necessary infrastructure to serve the area exists on both the east and west sides of the development. The development is well below the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. The master plans for all city utilities do account for the area.

Natural Hazards

The proposed development falls within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, and debris flows. Within these areas the Sensitive Lands Ordinance applies (DC 3.12). Section 3.12.090.4.e states *"Development shall not be allowed within fifty (50) feet of slopes in excess of forty (40) percent, areas subject to landsliding, or other high-hazard geologic areas as determined by a soils report and/or geology report produced pursuant to the requirements of item H-5 documentation."* Lots 3-5 and 7-9 would be affected by this ordinance and be required to show setbacks from the 40% and greater slopes at a minimum. A rockfall study, if more restrictive, would override that. Lot 9 would be impacted the most as the 50-foot setback extends deep into the lot. Slope stability is the concern

when building on top of steep slopes. The added pressure of a structure could cause the slope to fail. Two geotechnical reports were submitted which did show slope stability tests for all areas of concern. The slope stability analysis has shown that the stability of Lot 9 would be safe if built to the regular zoning setbacks; the 50-foot setback can be reduced to the typical setbacks of the zone as shown.

Rockfall, debris flow, and slides were also reviewed and, in each instance, were shown to have a low risk for such an event. With this information, Staff would be in support of the concept plan as shown, with typical zoning setbacks applied to each lot.

Other

The property has existing buildings onsite. Prior to the recordation of any phase of development that contains existing buildings, the existing building(s) must be removed, existing services either re-used or cut/capped/removed; or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

LONE PEAK FIRE DEPARTMENT REVIEW

See the attached review from the Lone Peak Fire Department.

HORROCKS ENGINEER'S REVIEW

See the attached review from Horrocks Engineering.

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, or decision to either approve or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

A. The streets and general layout appear to meet ordinance;
B. Proposed roadway construction appears to meet Alpine City design standards;
C. Frontage improvements are shown throughout the development;
D. Plan appears to comply with the General Plan and Street Master Plan, showing a local street running through the southeast corner of the property, connecting Whitby Woodlands Drive to future phases of the Whitby Woodlands PRD Subdivision.

Findings for Negative Motion:

A. None.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the Alpine Ridge Estates concept plan with the following conditions:

- The Developer be granted an exception to the slope requirements for Buildable Area and 25% slope contained within a lot due to prior alterations of the land;
- The Developer consider an alternative name for the subdivision to avoid confusion with other existing subdivisions.

SAMPLE MOTION TO DENY

I motion to recommend that the Alpine Ridge Estates concept plan be denied based on the following:

- **INSERT FINDING**

LONE PEAK FIRE DISTRICT
5582 PARKWAY WEST DRIVE
HIGHLAND, UTAH 84003
(801) 763-5365
WWW.LONEPEAKFIRE.COM

REED M. THOMPSON, FIRE CHIEF

MEMORANDUM

DATE: 30 August 2019

TO: Austin Roy, City Planner, Alpine City
Jed Muhlestein, City Engineer, Alpine City
CC: Shane Sorensen, City Administrator, Alpine City

FROM: Reed M. Thompson, Fire Chief

SUBJECT: ALPINE RIDGE ESTATES SUBDIVISION

In review of the proposed concept plan for "Alpine Ridge Estates Subdivision", dated 12 August 2019, please note:

- In the cover page or construction notes on Sheet C101 language needs to identify that this project is within the Wildland Urban Interface Boundary and as such is subject to compliance with the Alpine City Sensitive Land Ordinance.
- The temporary turnaround on Whitby Woodlands Drive to the south of lot 1 shall be an all-weather access road capable of sustaining the weight limits of fire apparatus as required in the International Fire Code.
- The area designated as open space shall be cleared of all dead fall, leaf litter, and standing dead oak in an effort to address fire spread mitigation.
- No vertical construction shall commence until water lines are tested, streets are accessible including turnarounds.

If you have further questions regarding this information, please contact me directly.

HORROCKS ENGINEERS

To: **Jed Muhlestein**
Alpine City

From: **John E. Schiess, P.E.**

Date: Aug 28, 2019 **Memorandum**

Subject: **Alpine Ridge Hydraulic Modeling Results and Recommendations**

The proposed development consists of 9 single family home lots split between Hog Hollow Rd (4) and Whitby Woodlands Dr (5).

The development proposes 9 culinary ERC's, 2.3 irrigated acres, and 9 sanitary sewer ERU's. The current master plan anticipated 4 culinary ERC's, 6.2 irrigated acres, and 4 sanitary sewer ERU's. Proposed connections are slightly different than the master plan projected. 5 more culinary and sanitary sewer connection will not adversely affect operations of those systems. Less irrigated acreage will enhance buildout service in the PI system.

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 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.

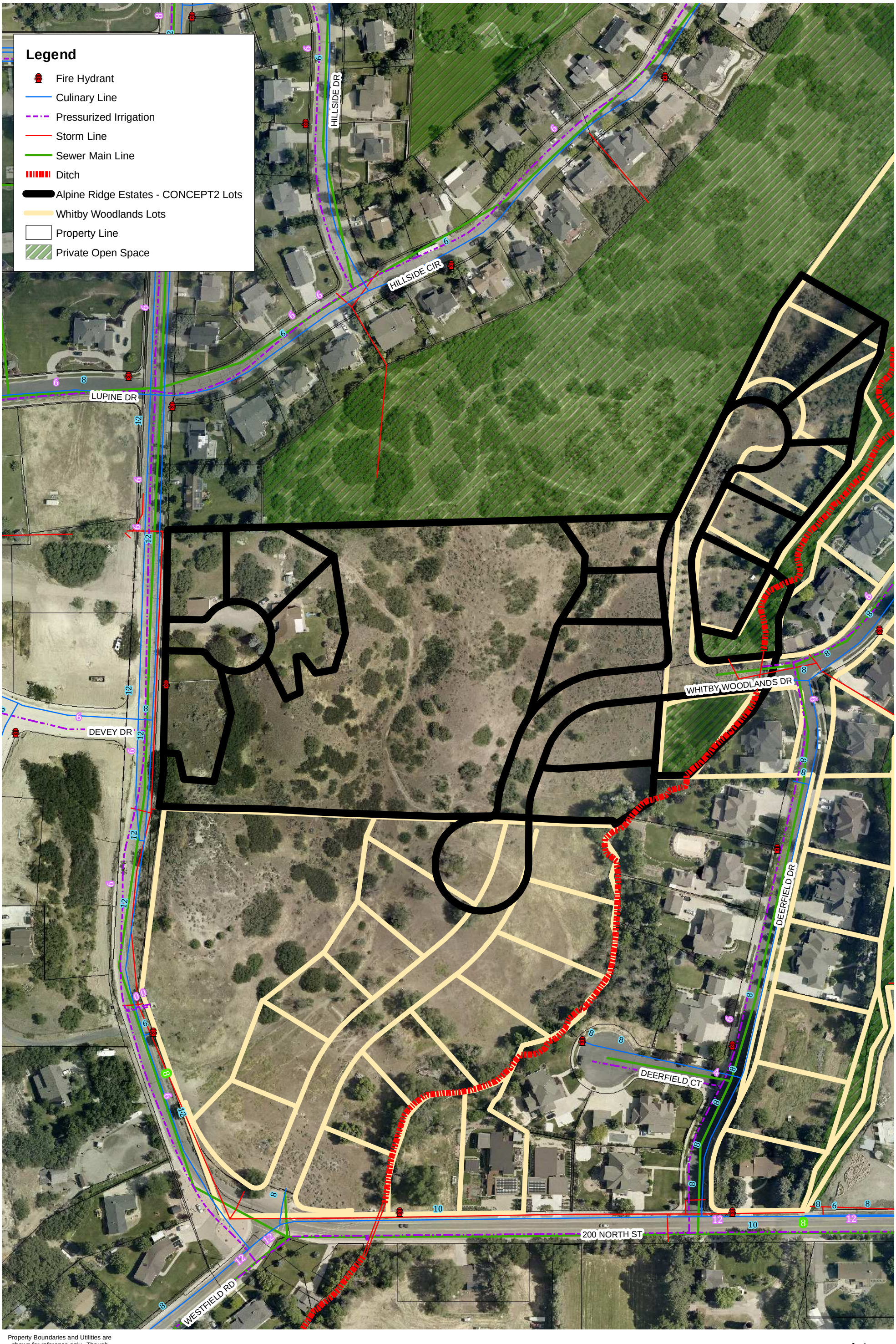
The proposed sanitary sewer improvements have been modeled in both the current and buildout models. The proposed improvements fit well within the City's sanitary sewer master plan and modeling shows them to be adequate.

Recommendations:

1. None.

Comments:

2. Fire flow available in the area surrounding the proposed improvements should be over 2,500 gallons per minute at 20 psi for the proposed lines.



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 RIDGE ESTATES CONCEPT

1 inch = 150 feet

0 45 90 180 270 360 Feet

N

ALPINE RIDGE ESTATES

VICINITY PLAN

Scale 1" = 60 ft

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.3112
www.wildingengineering.com

DRAWING NOTES:

TOTAL ACREAGE = 13.461 ACRES (586,354 SF)
TOTAL NUMBER OF LOTS = 15
CURRENT ZONING CR-20,000 (1/2 ACRE)

G:\DATA\19011 Olson Property\dwg\19011 Concept.dwg
PLOT DATE: Sep 26, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALPINE RIDGE ESTATES

VICINITY PLAN

430 NORTH 400 WEST
ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19011

DATE: 09/26/2019

SCALE: 1" = 60'

SHEET: C101

ENGINEER'S STAMP

ALPINE RIDGE ESTATES

CONCEPT PLAN

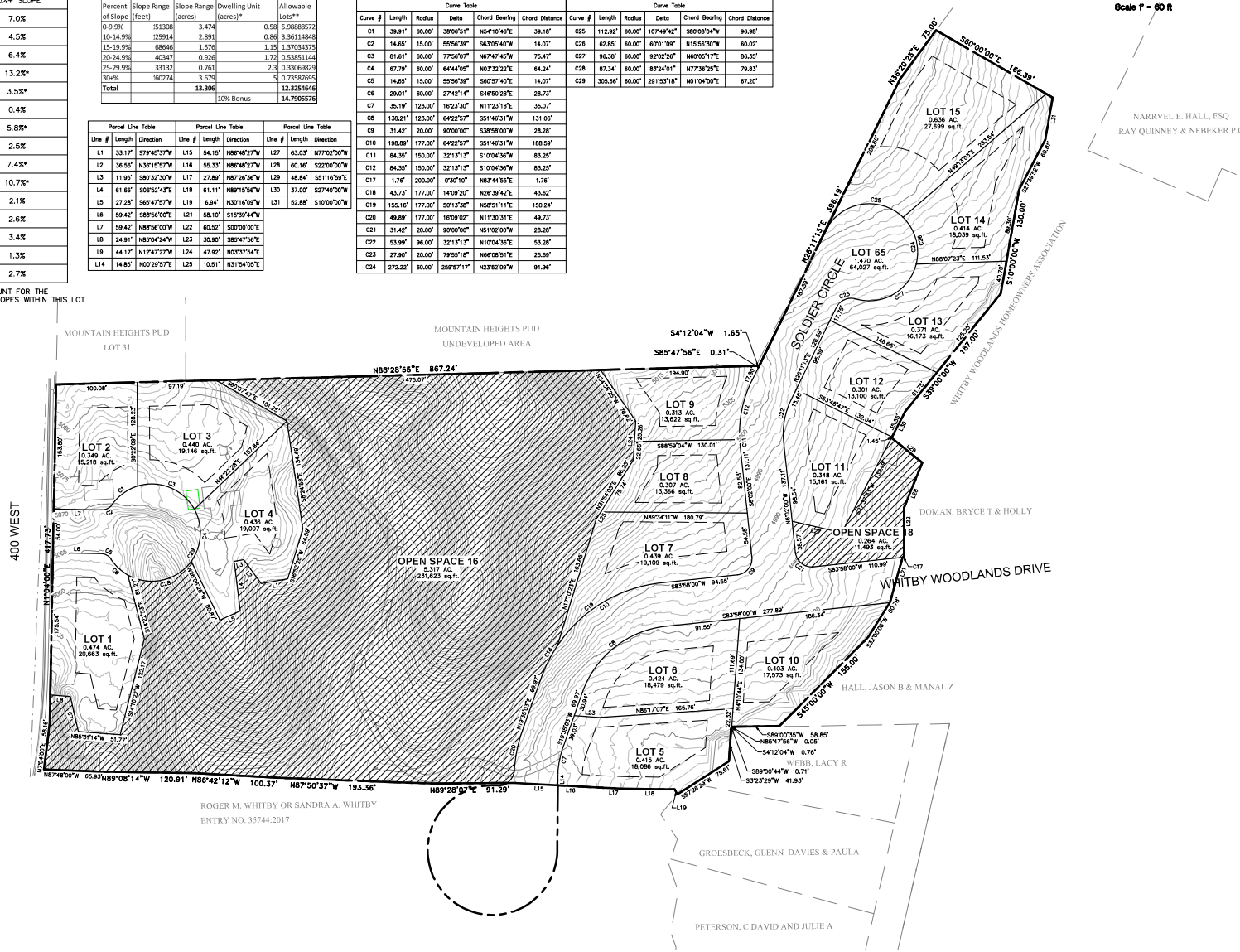
LOT #	25%+ SLOPE
01	7.0%
02	4.5%
03	6.4%
04	13.2%*
05	3.5%*
06	0.4%
07	5.8%*
08	2.5%
09	7.4%*
10	10.7%*
11	2.1%
12	2.6%
13	3.4%
14	1.3%
15	2.7%

*MAN-MADE SLOPES ACCOUNT FOR THE MAJORITY OF THE 25%+ SLOPES WITHIN THIS LOT

Percent of Slope	Area wthin Slope Range (feet)	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres)*	Allowable Lots**
0-9.9%	151308	3.474	0.58	5.98888572
10-14.9%	125914	2.891	0.86	3.36114848
15-19.9%	68646	1.576	1.15	1.37034375
20-24.9%	40347	0.926	1.72	0.53851144
25-29.9%	33132	0.761	2.3	0.33069829
30+%	160274	3.679	5	0.73587695
Total		13.306		12.3254646
			10% Bonus	14.7905576

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	33.17'	S79°46'37"W	L15	54.15'	N86°48'27"W	L27	63.03'	N77°02'00"W
L2	36.56'	N36°15'57"W	L16	55.33'	N86°48'27"W	L28	60.16'	S22°00'00"W
L3	11.98'	S80°32'30"W	L17	27.89'	N87°26'36"W	L29	48.84'	S51°16'59"E
L4	61.66'	S06°52'43"E	L18	61.11'	N89°15'56"W	L30	37.00'	S27°40'00"W
L5	27.28'	S65°47'57"W	L19	6.94'	N30°16'09"W	L31	52.88'	S10°00'00"W
L6	59.42'	S88°56'00"E	L21	58.10'	S15°39'44"W			
L7	59.42'	N88°56'00"W	L22	60.52'	S00°00'00"E			
L8	24.91'	N85°04'24"W	L23	30.90'	S85°47'56"E			
L9	44.17'	N12°47'27"W	L24	47.92'	N03°37'54"E			
L14	14.85'	N00°29'57"E	L25	10.51'	N31°54'05"E			

Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.91'	60.00'	38°06'51"	N54°10'46"E	39.18'	C25	112.92'	60.00'	107°49'42"	S80°08'04"W	96.98'
C2	14.85'	15.00'	55°56'39"	S63°05'40"W	14.07'	C26	62.85'	60.00'	60°01'09"	N15°56'30"W	60.02'
C3	81.61'	60.00'	77°56'07"	N67°47'45"W	75.47'	C27	96.38'	60.00'	92°02'26"	N60°05'17"E	86.35'
C4	67.79'	60.00'	64°44'05"	N03°32'22"E	64.24'	C28	87.34'	60.00'	83°24'01"	N77°36'25"E	79.83'
C5	14.85'	15.00'	55°56'39"	S60°57'40"E	14.07'	C29	305.66'	60.00'	291°53'18"	N01°04'00"E	67.20'
C6	29.01'	60.00'	27°42'14"	S46°50'28"E	28.73'						
C7	35.19'	123.00'	16°23'30"	N11°23'18"E	35.07'						
C8	138.21'	123.00'	64°22'57"	S51°46'31"W	131.06'						
C9	31.42'	20.00'	90°00'00"	S39°58'00"W	28.28'						
C10	198.89'	177.00'	64°22'57"	S51°46'31"W	188.59'						
C11	84.35'	150.00'	32°13'13"	S10°04'36"W	83.25'						
C12	84.35'	150.00'	32°13'13"	S10°04'36"W	83.25'						
C17	1.76'	200.00'	0°30'10"	N83°44'55"E	1.76'						
C18	43.73'	177.00'	14°09'20"	N26°39'42"E	43.62'						
C19	155.16'	177.00'	50°13'38"	N58°51'11"E	150.24'						
C20	49.89'	177.00'	16°09'02"	N11°30'31"E	49.73'						
C21	31.42'	20.00'	90°00'00"	N51°02'00"W	28.28'						
C22	53.99'	96.00'	32°13'13"	N10°04'36"E	53.28'						
C23	27.90'	20.00'	79°55'18"	N66°08'51"E	25.69'						
C24	272.22'	60.00'	259°57'17"	N23°52'09"W	91.96'						



WILDING ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.3118
www.wildingengineering.com

DRAWING NOTES:

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TOTAL NUMBER OF LOTS = 15
CURRENT ZONING CR-20,000 (1/2 ACRE)

G:\DATA\19011 Olson Property\dwg\19011 Concept.dwg
PLOT DATE: Sep 26, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALPINE RIDGE ESTATES

CONCEPT PLAN

ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19011

DATE: 09/26/2019

SCALE: 1" = 60'

SHEET: C102

ENGINEER'S STAMP

ALPINE RIDGE ESTATES

SLOPE ANALYSIS

LOT #	25%+ SLOPE
01	7.0%
02	4.5%
03	6.4%
04	13.2%*
05	3.5%*
06	0.4%
07	5.8%*
08	2.5%
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*MAN-MADE SLOPES ACCOUNT FOR THE MAJORITY OF THE 25%+ SLOPES WITHIN THIS LOT

Percent of Slope	Area w/thin Slope Range (feet)	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres)*	Allowable Lots**
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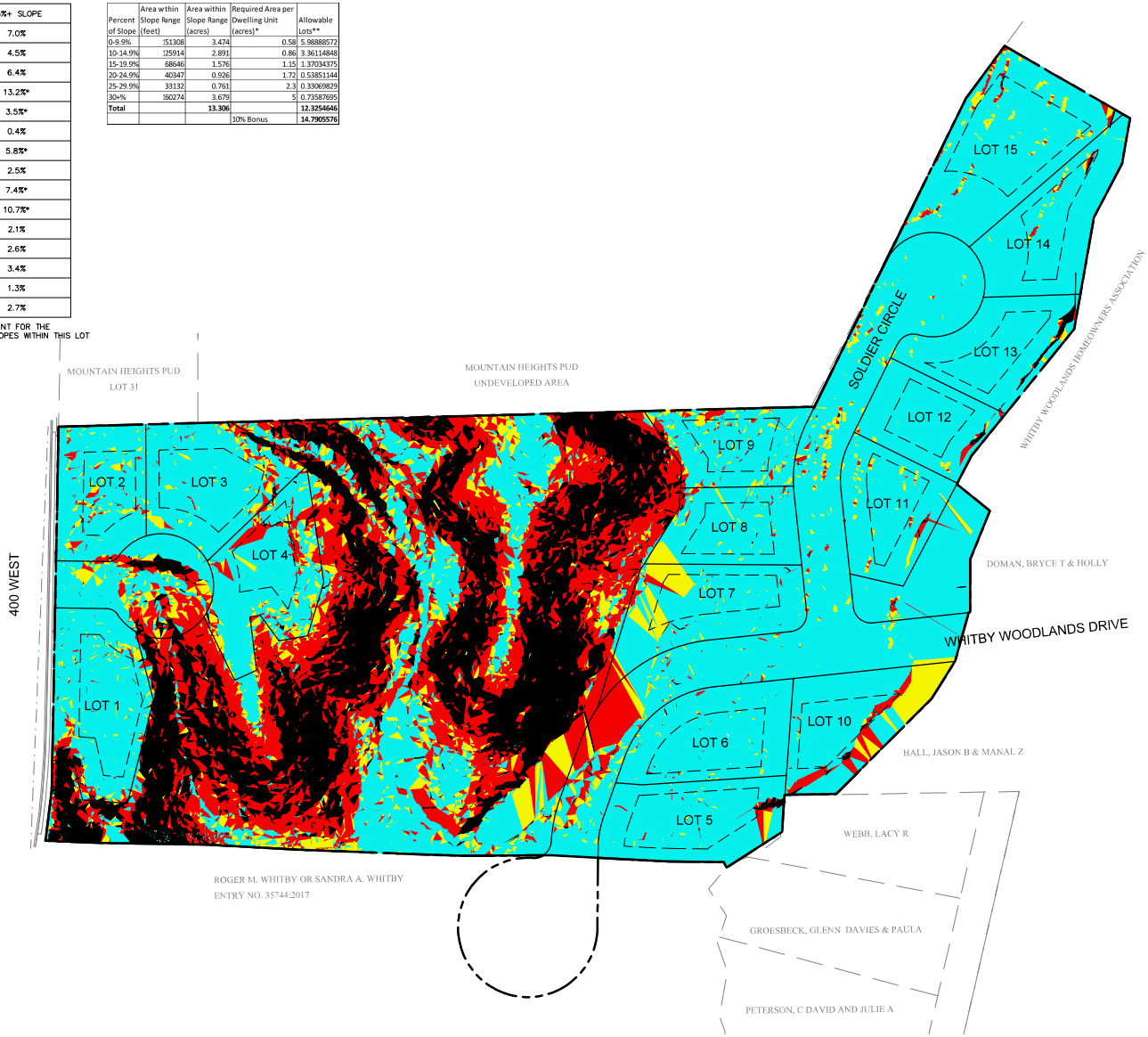
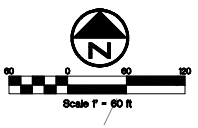
Total		**13.306**		**12.3254646**
			10% Bonus	**14.7905576**





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801.553.3112
www.wildingengineering.com

DRAWING NOTES:

TOTAL ACREAGE = 13.461 ACRES (586,354 SF)
TOTAL NUMBER OF LOTS = 15
CURRENT ZONING CR-20,000 (1/2 ACRE)

G:\DATA\19011 Olson Property\dwg\19011 Slope Analysis.dwg
PLOT DATE: Sep 26, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALPINE RIDGE ESTATES

SLOPE ANALYSIS

ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19011

DATE: 09/26/2019

SCALE: 1" = 60'

SHEET: C103

ENGINEER'S STAMP

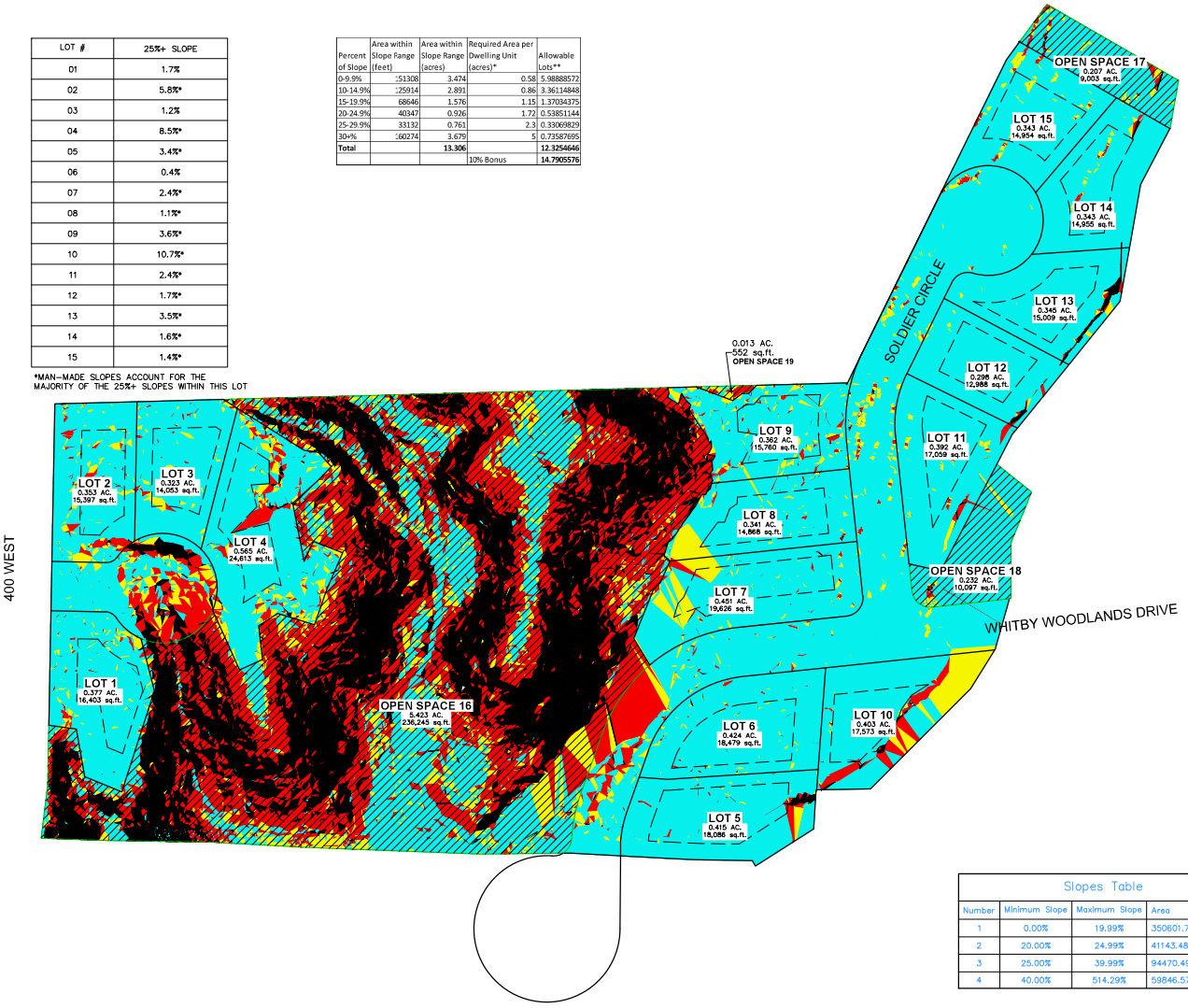
ALPINE RIDGE ESTATES

UGLY PLAN

LOT #	25%+ SLOPE
01	1.7%
02	5.8%*
03	1.2%
04	8.5%*
05	3.4%*
06	0.4%
07	2.4%*
08	1.1%*
09	3.6%*
10	10.7%*
11	2.4%*
12	1.7%*
13	3.5%*
14	1.6%*
15	1.4%*

*MAN-MADE SLOPES ACCOUNT FOR THE MAJORITY OF THE 25%+ SLOPES WITHIN THIS LOT

Percent of Slope	Area within Slope Range (feet)	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres)*	Allowable Lots**
0-9.9%	:51308	3.474	0.58	5.98888572
10-14.9%	:25914	2.891	0.86	3.36114848
15-19.9%	68646	1.576	1.15	1.37034375
20-24.9%	40347	0.926	1.72	0.53851144
25-29.9%	33132	0.761	2.3	0.33069829
30+%	:60274	3.679	5	0.73587695
Total		**13.306**		**12.3254646**
			10% Bonus	**14.7905576**



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	19.99%	350601.71	
2	20.00%	24.99%	41143.48	
3	25.00%	39.99%	94470.49	
4	40.00%	514.29%	59846.57	

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.3112
www.wildingengineering.com

DRAWING NOTES:

G:\DATA\19011 Olson Property\dwg\19011 Ugly.dwg
PLOT DATE: Sep 26, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

ALPINE RIDGE ESTATES

UGLY PLAN

ALPINE, UTAH

DRAWN	CHECKED	PROJECT #
TMS	-	19011

DATE: 09/26/2019

SCALE: 1" = 60'

SHEET: C104

ENGINEER'S STAMP

September 10, 2019

Shun Li, P.E.
Geotechnical Department Manager
Wilding Engineering, Inc.
14721 South Heritage Crest Way
Bluffdale, Utah 84065

Subject: Supplemental Geologic Hazards Study
Alpine Ridge Estates
Approximately 430 North 400 West (Hog Hollow Road)
Alpine, Utah

To: Shun Li

1.0 INTRODUCTION

I received your email on September 4, 2019, requesting a geologic hazards study of the Alpine Ridge Estates which consists of 9 lots on 9.775 acres. The geologic hazards study includes rockfall, debris flow, and landslides, which were not included in the geotechnical investigation made by Wilding Engineering with a report being published April 30, 2019. I have also received copies of an Alpine City staff report prepared by Austin Roy, City Planner within the Planning and Zoning Department and Jed Muhlestein, City Engineer within the Engineering and Public Works Department. The staff report stated that rockfall, debris flow, and slides were mentioned as not being within the scope of the study by Wilding Engineering, Inc. The Alpine City staff recommended that a study be performed to provide more information regarding these items.

2.0 METHODS OF STUDY

2.1 REVIEW OF LITERATURE AND REPORTS

A review was made of two geologic maps both of which include the area where the Alpine Ridge Estates is located. A portion of a geologic map published by the Utah Geological Survey in 2005 has been used for Figure 1 in this report. The title of this map is Geologic Map of the Lehi Quadrangle and part of the Timpanogos Cave Quadrangle, Salt Lake and Utah Counties, Utah by R.F. Biek. A second geologic map was also reviewed which is entitled Interim Geologic Map of the Provo 30' x 60' quadrangle, Utah, Wasatch, and Salt Lake Counties, Utah by K.N. Constenius, D.L. Clark, J.K. King, and J.B. Ehler published by the Utah Geological Survey in 2011.

R. F. Biek and K. N. Constenius and others doing the geologic mapping in this area have determined that the large portion of the Alpine Ridge Estates, which is primarily the small hill areas, is composed of Lacustrine sand and silt which are lake sediments deposited during the upper Pleistocene or about 15,000 years ago. The maximum elevation of the Lake Bonneville shoreline is shown on Figure 1 with several B's.

These silts and sands have rounded to subrounded hard gravels also and were deposited on the beaches of Lake Bonneville. The surface soils on all of the small hills on the site are composed of a mixture of these silts, sands, and gravels and are estimated to be 40 to 200 feet thick. Based upon the test pits excavated by Wilding Engineering indicated that these soils may be bedded in some areas. Both geologic maps show the approximate location of these Lacustrine deposits which are designated as a map unit (Qlsb) by Biek and as a map unit (Qls) by Constenius, etc. The areas shown for these deposits on both maps is essentially the same.

The eastern portion of the Alpine Ridge Estates has been mapped as alluvial fan deposits which are younger than 10,000 years. These deposits are poorly to moderately sorted clay, silt, sand, and gravel including some boulders sized sediment deposited principally by debris flows which primarily formed near the mouth of Fort Canyon. On Figure 1 the area where the alluvial deposits have been mapped is designated Qaf1. The area mapped as Lacustrine deposits is designated Qlsb on Figure 1.

3.0 GEOLOGIC CONDITIONS

3.1 Regional Geology

The subject property is situated in the eastern Traverse Mountains along the western margin of the Wasatch Mountains, which have a complex geologic history. The Wasatch Mountains are composed of thick sedimentary rocks which have a wide depositional history. These sediments have been modified by variostectonic episodes that have included thrusting, folding, intrusion, and volcanic activity, as well as scouring by glacial and fluvial processes. The uplift of the Wasatch Mountains occurred relatively recently during the Late Tertiary Period (Miocene Epoch) between 12 and 17 million years ago. Since uplift, the Wasatch Mountains have seen substantial modification due to movement along the Wasatch and spurs, the forming of numerous canyons that empty into the current Salt Lake Valley and Utah Valley and their associated alluvial fans, erosioon and deposition from Lake Bonneville, and localized mass-movement events.

Alpine Ridge Estates is located on the southern flank of the eastern Traverse Mountains. The Traverse mountains are a geologically complex, west-trending mountain range bounded by normal faults on the north and south (Biek, 2005). These mountains form a structural boundary between the Salt Lake (on the north) and Provo (on the south) segments of the Wasatch Fault Zone.

The Wasatch Fault Zone consists of ten segments which display different characteristics and past movement and are believed to have movement independent of one another. There is evidence that the rate of Quaternary-aged movement on the Fort Canyon Fault is substantially less than what is seen on the adjoining Salt Lake and Provo segments.

4.0 SITE RECONNAISSANCE

On September 5, 2019 a reconnaissance was made to the entire property. The majority of the property is covered with dry grass and numerous groups of scrub oak. There is a house and storage shed located near the northwestern corner of the property. The soils were examined and are as report on the geologic maps, primarily a mix to silt, fine to coarse sand, and scattered subrounded hard gravels. The

soil is dry and none plastic indicating that there is little or no clay associated with the soil seen at the surface. A review of the Test Pit logs provided by Wilding Engineering indicated the soil is mainly native sandy soils with various amounts of clay, silt and some gravel that extended at least to a depth of 12 feet which was the approximate depth of each test pit. Figure 2 is a plan of the property showing the location of each test pit and the lot locations provided by Wilding Engineering.

The western portion of the property are low hills which appear to have been eroded by surface water flow many years ago. The largest "valley" between two of the north-south trending hills appears to have been formed by water flowing southward. Near the eastern base of the hills is an old abandoned water channel which may have been for irrigation many years ago. The channel is located along the western side of the planned location of Lots 3, 4, and 5.

At the southeast corner of Lot 1 is a surface stream which is approximately 5 feet wide with water flowing about 8 inches deep. This stream may be the extension of Fort Creek which flows southwestward from Fort Canyon.

The slopes of the hills do not show any current slumping and slope stability problems. The slope angles are generally at a slope of between 20 and 30 degrees with some local areas approaching 45 degrees. The north facing slope near the south end of Lot 9 showed some shallow slumps that may result in further shallow movement during a heavy rain. The other area showing some shallow slumps was the slope excavation on the west side to the dirt road within the valley between two hills. This is in the area where Slope Profile B-B' is located as shown on Figure 2. Based upon the slope stability study completed by Wilding Engineering the static safety factor was 2.46 and the seismic factor of safety was 1.42. Steepest slope studied was the east facing slope west of Lot 3 where certain portions of the slope had a slope angle of nearly 45 degrees. The result of the Slope Profile C-C' study was a static safety factor of 1.89 and a seismic factor of safety of 1.13.

No outcrops of bedrock were noted during this reconnaissance. The nearest fault noted on the geologic maps was the Traverse Mountain South Fault, may not be active. This faulting is mapped as being located approximately 400 feet north of the property nearly parallel to the road called Hillside Circle. Homes have been built on both sides of this road. All the homes on the south side of Hillside Circle would be on the down thrown side of the fault. The active Fort Canyon Fault trends northwest-southeast is approximately 2.25 miles north of the property.

No groundwater was encountered within any of the test pits excavated by Wilding Engineering. The test pits were excavated to a maximum depth of 12 feet. However, groundwater conditions encountered during and/or after construction may differ from those encountered during their field investigation, which was during April 2019.

5.0 GEOLOGIC HAZARD ASSESSMENT

Geologic hazard assessments are necessary to assess the potential risk associated with particular geologic hazards that could possibly affect the development of areas within Alpine City, Utah. The geologic hazard assessment discussion below is based upon a qualitative assessment of the risk associated with a particular geologic hazard.

A "low" hazard rating is an indication that the hazard is either absent, is present in such a remote possibility so as to pose limited or little risk or is not anticipated to impact the project in an adverse way. Areas with a low-risk determination for a particular geologic hazard do not require additional site-specific studies or associated mitigation practices with regard to the geologic hazard in question.

A "moderate" hazard rating is an indication that the hazard has the capability of adversely affecting the project at least in part, and that the conditions necessary for the geologic hazard are present in a significant, though not abundant, manner. Areas with a moderate-risk determination for a particular geologic hazard may require additional site-specific studies, depending on location and construction specifics, as well as associated mitigation practices in the areas that have been identified as the most prone to susceptibility to the particular geologic hazard.

A "high" hazard rating is an indication that the hazard is very capable of or currently does adversely affect the project, and that the geologic conditions pertaining to the particular hazard are present in abundance, and/or that there is geologic evidence of the hazard having occurred at the area in the historic or geologic past. Areas with a high-risk determination always require additional site-specific hazard investigations and associated mitigation practices where the location and construction specifics are directly impacted by the hazard. For areas with a high-risk geologic hazard, simple avoidance is often considered.

The following is a summary of the geologic hazard assessment for the Alpine Ridge Estates.

5.1 LANDSLIDES

The property is not located on any mapped landslilde deposits, and does not contain any landslide head scarps. Landslid deposits or other features indicative of landsliding were not observed on the property during the site reconnaissance. No slickensides, chaotic appearance, shear features, or other evidence of potential landsliding was reported on the test pit logs.

Given this data, the risk of landsliding within the property is considered to be low.

5.2 SURFACE-FAULT-RUPTURE

The active Fort Canyon Fault trends northwest-southeast approximately 2.25 miles north of the property and represents the closest active fault to the property. No lineaments were observed on or projecting onto the property and no offset bedding, colluvial wedges, or shear features indicative of faulting were reported in the test pit logs by Wilding Engineering. The risk associated with surface-fault-rupture is considered to be low.

The entire property is subject to earthquake-related ground shaking from a large earthquake generated along the active Fort Canyon Fault. The hazard associated with ground shaking is considered to be high. Proper building design according to appropriate building code and design parameters can asist in mitigating the hazard associated with strong earthquake ground shaking.

5.3 DEBRIS-FLOWS AND FLOODING

Debris-flows typically deposit on existing alluvial fans located at the mouth of active canyons. The mouth of Fort Canyon is approximately one-half mile northeast of the property. A reconnaisssance was made of the Fort Canyon area by driving up and down the canyon. During this reconnaissance no evidence of recent debris-flows or flooding as noted. Many homes have been built within the canyon area and the Fort Creek water flows from the mouth of the canyon southwest near the property. No evidence of flooding was noted and there appears to be two channels issuing from Fort Canyon. Based on aerial photo examination the large channel appeared to be dry while the other smaller channel noted at the southeast corner of the property was flowing water. Again no evidence of recent flooding was noted along the dry channel or along the channel near the property. Therefore, based upon the current reconnaissance of the property area a debris-flow or flooding hazard risk is considered to be low.

5.4 LIQUEFACTION

The property is underlain by silt, sand, and some gravel deposits and groundwater was not encountered in the test pits excavated as part of this investigation. Liquefaction occurs in loose, saturated sand and some silts during an earthquake which causes the ground to shake. The potential for the site to be affected by liquefaction is considered to be low.

5.5 ROCKFALL

No bedrock outcrops are exposed upslope of the property. As such, the rockfall hazard associated with the property is considered to be low.

5.6 GEOLOGIC HAZARDS ASSESSMENT CONCLUSIONS

The Alpine Ridge Estates does not appear to have significant or imminent geological hazards that could adversely affect the development as currently proposed. Landslide, surface-fault-rupture, debris-flow, flooding, rockfall, and liquefaction hazards aare considered to have a low hazard rating for the property. Earthquake ground shaking is considered to pose a high risk.

6.0 LIMITATIONS

The analysis and report findings are based upon published geologic maps and reports, and the reconnaissance of the property. The conclusions are based on currently accepted geologic interpretations of this information. The surface reconnaissance does not necessarily reflect geologic conditions at a greater depth. During construction of the foundations for homes planned for the property the geologic conditions at depth could be observed. It is therefore recommended that a geologic review be considered for the excavations to be certain that geologic features observed are not detrimental to construction of structures.

No attempt has been made to predict earthquake ground motions or to determine the magnitude of earthquakes associated with the Wasatch Fault Zone located east of the project area.

I appreciate the opportunity to be of service in relation to potential geologic hazards that may effect the development of the property. Should you have any questions regarding this report or wish to discuss additional services, please do not hesitate to contact me at your convenience. My cell phone number is (801) 631-1613. Also you may reach me by email at c2payton.egs@gmail.com.

Respectfully submitted,

C. Charles Payton, P.G., C.E.G.
Professional Engineering Geologist
1474 North 1930 West
Provo, Utah 84604-2247

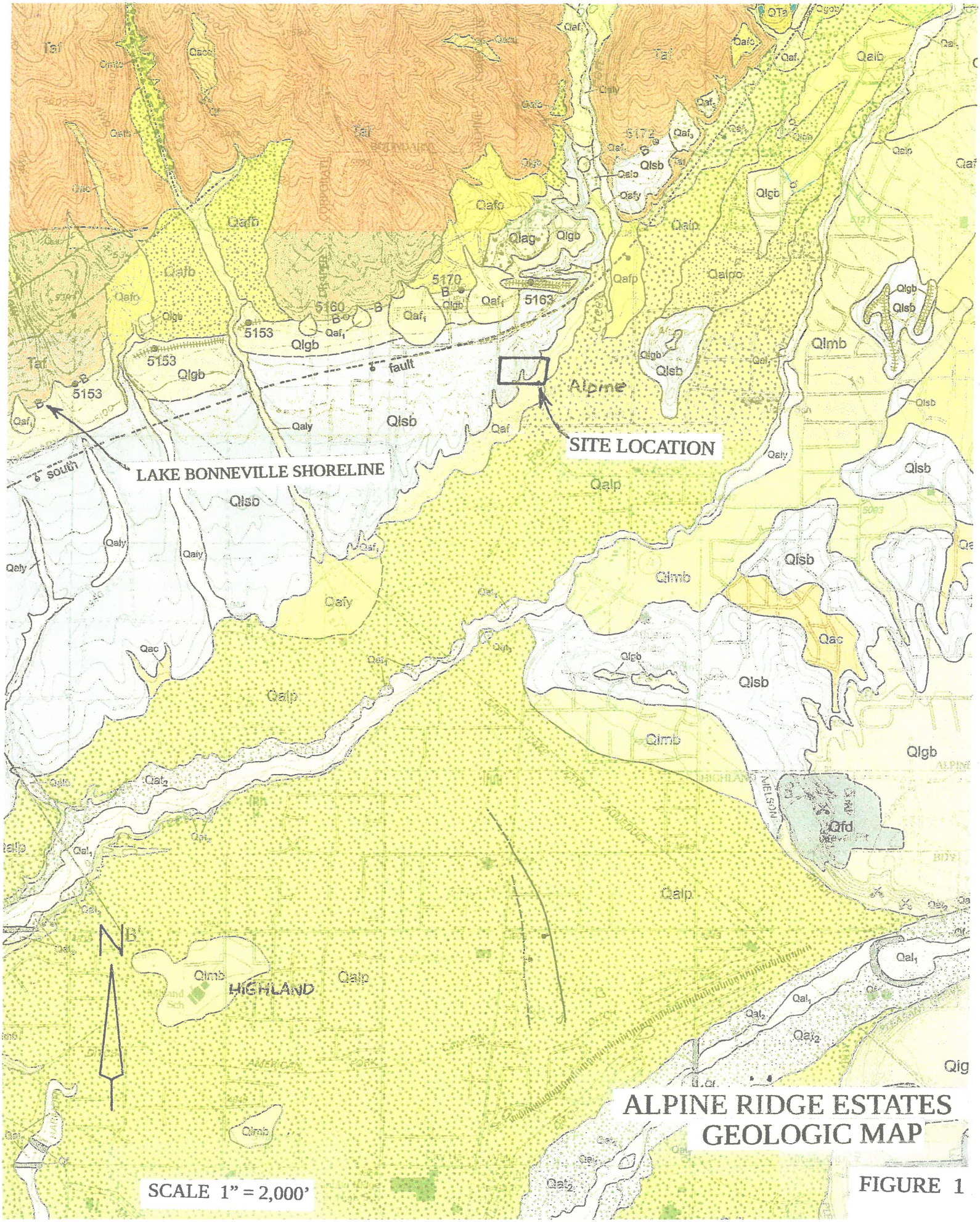
ENCLOSURES

Figure 1. Geologic Map
Figure 2. Site Plan

REFERENCES CITED

Biek, Robert 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.

Constenius, Kurt N., Clark, Donald L., King, Jon K., and J. Buck Eler, 2011, Interim geologic map of the Provo 30' X 60' quadrangle, Utah, Wasatch, and Salt Lake counties, Utah: Utah Geological Survey Open-File report 586 DM, scale 1:100,000.



ALPINE RIDGE ESTATES
GEOLOGIC MAP

FIGURE 1

References:
Google Earth Imagery Dated 9/10/2018
Marsh Estates Concept Plan, Wilding Engineering, Alpine, Utah, Project No. 19011, Dated 04/08/2019

90 0 90 180 270 360 ft

1:1,400

N

Legend

Approximate Site Boundary

ALPINE RIDGE ESTATES

SITE PLAN

FIGURE 2

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Site Plan – Snoasis Shaved Ice

FOR CONSIDERATION ON: 1 October 2019

PETITIONER: Monty Willhite

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.7 & 3.11

BACKGROUND INFORMATION:
Snoasis is proposing a new location for an existing structure and business. The proposed site is located within the Business Commercial Zone and the Gateway Historic District. The Snoasis shack is approximately 120 square feet and the proposed location is approximately 0.31 acres in size. 15 total off-street parking stalls are proposed. The applicant is seeking a recommendation of approval for the proposed site plan.

STAFF RECOMMENDATION:
Approve the proposed site plan with the conditions outlines below.

Findings for a Positive Motion:

A. Use was previously approved by the City Council at this location.
B. Proposal meets parking, landscaping, trash, design, height, street, utility, and screening requirements.

Findings for Negative Motion:

A. Side setback is less than 20 feet.

SAMPLE MOTION TO APPROVE:
I motion to recommend approval of the proposed site plan with the following conditions:

- Location of the building be changed to meet the side setback requirement, or an exception be granted.

SAMPLE MOTION TO DENY:
I motion to recommend that the site plan be denied based on the following:

- ***Insert Finding***

ALPINE CITY
STAFF REPORT
October 1, 2019

To: Alpine City Planning Commission & City Council

From: Staff

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

Jed Muhlestein, City Engineer
Engineering & Public Works Department

Re: **Site Plan Review – Snoasis**

Applicant:	Monty Willhite
Project Location:	195 E. 200 N.
Zoning:	Business Commercial Zone
Acreage:	Approximately 0.31 Acres
Building Area:	120 Sq. Ft.
Request:	Recommend and approve site plan

SUMMARY

Snoasis shaved ice is proposing a new location for the business, the lease has expired at the current location. The proposed site is located at 195 East 200 North and located in the Business Commercial Zone and the Gateway Historic District. They would be moving the current building (120 square foot shaved ice shack) to the Balance Dance Studio property, which is an approximately 0.31-acre size lot. They would use the parking for the dance studio, which include 15 total off-street parking stalls. The applicant is seeking a recommendation of approval for the proposed site plan.

BACKGROUND

In May of 2012 the City Council conditionally approved a shaved ice stand at the proposed location. The proposed location of the Snoasis Shack would be the same that the City Council previously approved. The City Council approved the first shaved ice stand with the following motion:

> *MOTION: Kimberly Bryant moved to approve the proposed Hawaiian Shaved Ice Stand with the following conditions:*

1. The location of the building be changed to meet the side setback requirement.
2. That the Planning Commission approve the proposed medium brown color.
3. That the applicants meet the applicable Utah County Health Department requirements.
4. That the applicants obtain the approval of the building official for the power.
5. That a garbage can with a closing lid be provided next to the stand.
6. The building be moved off-site after the six-month conditional use permit expired.

Will Jones seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

The Hawaiian Shaved Ice Stand approved in 2012 later changed its name and operated under "Tsunami Shaved Ice". In subsequent years another shaved ice stand operated from the same location, "Haole Boys Shave Ice".

ANALYSIS

Location
Setbacks (3.07.050) for building in the Business Commercial zone are 30 feet from front property line, and 20 feet from side and rear property lines. **The proposed site of the structure is approximately 10 feet from the side property line, which would require a recommendation from the Planning Commission and approval by City Council.**

Off-Street Parking
City code requires (3.24.030) intensive retail commercial shops to have four and one-half (4.5) spaces for every 1,000 square feet. The shaved ice stand primarily operates outside, but if the dance studio building were to be used to calculate an off-street parking requirement, then based on the square footage of that building (1,449 square feet) 6-7 off-street parking spaces would be required. The proposal exceeds the off-street parking requirements, with plans showing 15 parking stalls. Thus, **the proposed site meets the City's off-street parking requirements**.

Screening
"The sides and rear of any off-street parking area that adjoins a residence or residential zone shall be required to be screened by a masonry wall or solid visual barrier fence" (3.24.020). There is currently a 6 foot wood fence on the north boundary. Plans show a new fence to be installed on this north boundary with the residential zone. **Proposed site meets screening requirements for the zone**.

Landscaping
All areas of a site which are not devoted to buildings or off-street parking are required to be landscaped, with a minimum of twenty (20) percent of the total area to be landscaped (3.07.080). The shaved ice stand will not alter the percentage of landscaping on the property, and it was originally approved with over 20 percent landscaping. Thus, **the landscaping requirement will be met with the proposed site plan**.

Trash Storage
Plans show an enclosed dumpster located at the northeast corner of the property, which meets Business Commercial and Gateway Historic requirements.

Height of Building
The building is a small shack previously approved to meet height requirements of the zone.

Design
The building is a wood structure painted brown with signs on 3 sides. Building, materials and signs meet the design criteria of the zone.

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
All site plans must adhere to the Off-Street Parking Ordinance (Article 3.24). The applicant has submitted a parking plan which appears to be in compliance with the ordinance. Parking stalls are dimensioned correctly, an all-weather surface of asphalt is existing. A lighting plan was not submitted but there is an existing streetlight on the south east corner of the property. Where the light has been sufficient in the past, Staff would accept the existing light as meeting the lighting requirements for the proposal. There is an existing storm drainage system in the area to handle stormwater needs.

Utilities
The new building would not require any City utility services such as culinary, pressurized irrigation, or sewer.

Other
The water policy has been previously met for the site.

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

STAFF RECOMMENDATION
Approve the proposed site plan with the conditions outlines below.

Findings for a Positive Motion:
A. Use was previously approved by the City Council at this location.
B. Proposal meets parking, landscaping, trash, design, height, street, utility, and screening requirements.

Findings for Negative Motion:

A. Side setback is less than 20 feet.

MODEL MOTIONS

SAMPLE MOTION TO APPROVE

I motion to recommend approval of the proposed site plan with the following conditions:

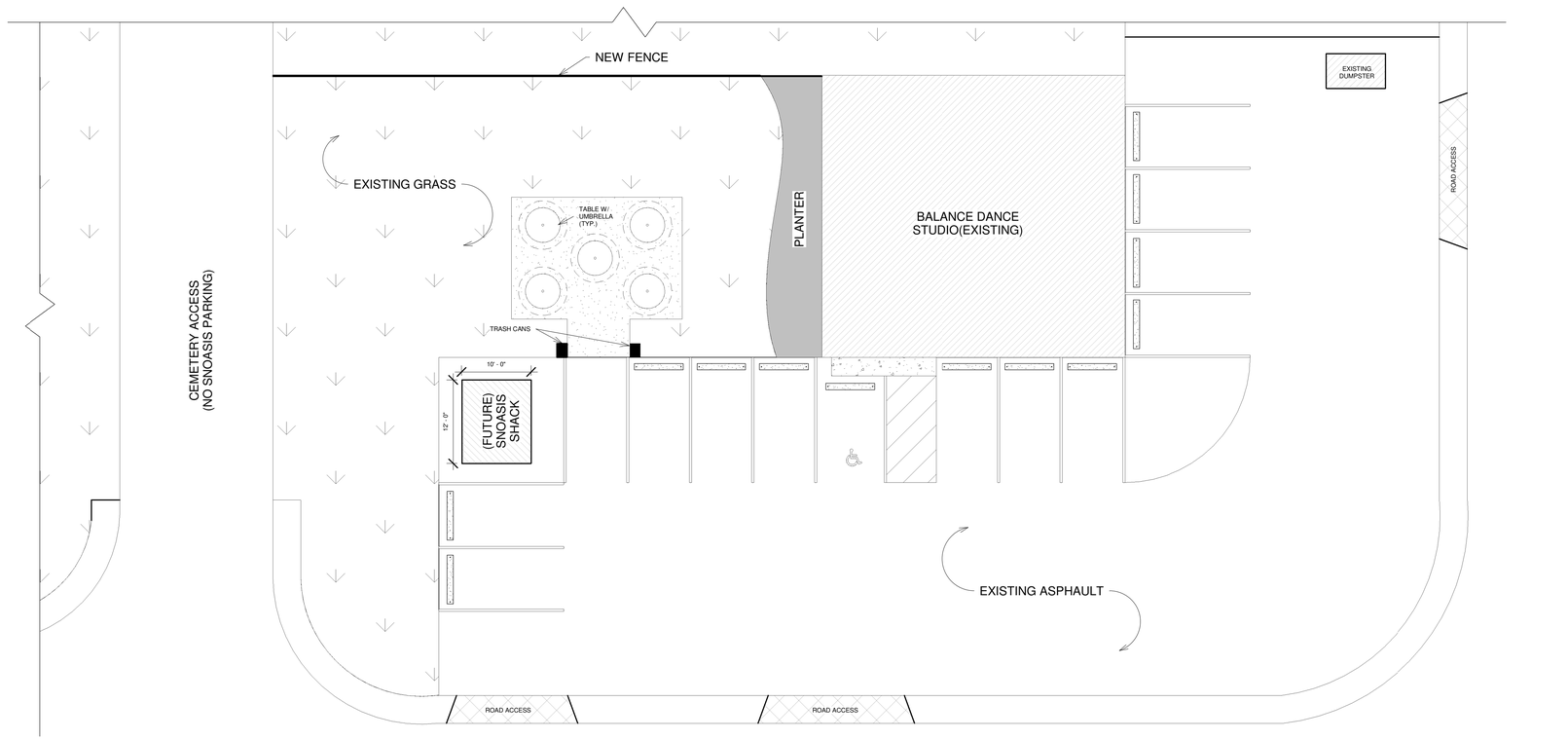
- Location of the building be changed to meet the side setback requirement, or an exception be granted.

SAMPLE MOTION TO DENY

I motion to recommend that the site plan be denied based on the following:

- ***Insert Finding***

SNOASIS RELOCATION



NEW SITE PLAN

SCALE 1" = 10'-0"

North
W E
S

Legacy Drafting and Design

GREGORY D. BROWN - OWNER/PRINCIPAL DESIGNER CELL: 801.735.6314
1223 GILLMAN CREEK, UT 84097 E-MAIL: greg@LegacyHomeDesign.com WEBSITE: LegacyHomeDesign.com

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Legacy Drafting and Design, LLC
The purchaser is granted a single use license for construction only. Unauthorized use and/or further distribution without written consent given by Legacy Drafting and Design, LLC is prohibited. violators will be prosecuted to the full extent of the law.
***NOTE: Designer is not an Architect or Engineer. Drawings are incomplete without attached engineering specs. Contractor responsible for verifying all dimensions, conditions, etc. on site prior to construction or the ordering of any materials.

A CUSTOM SITE PLAN FOR
SNOASIS RELOCATION
195 E 200 N
ALPINE, UT, 84004

SQUARE FOOTAGE

ENGINEER STAMP

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

C1

09/16/2019

Site Plan Application

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Contact Information

Applicant Monty Willhite

Address 792 Meadow Ln City Alpine State UT Zip 84004

Phone 801-318-6124 Fax _____ Email willhites@gmail.com

Engineer Brent Sadler - Legacy Drafting and Design

Address 295 W Center St City Provo State UT Zip 84601

Phone 619-772-8658 Fax _____ Email brent@legacyhomedesign.com

Representative Monty Willhite (Owner)
(Person who will be at City meetings to represent the proposed plan. If it is someone other than the applicant/engineer, please indicate his/her relationship to the project.)

Address 792 Meadow Ln City Alpine State UT Zip 84004

Phone 801-318-6124 Fax _____ Email willhites@gmail.com

Send City Engineer's review comments to: ☒ Applicant ☒ Engineer ☐ Representative

Project Information

Name of Project Snoasis Relocation

Project Address 195 E 200 N Current Use Balance Dance Studio

Project Size (in acres) .31 (TOTAL LOT) Current Zoning Business Commercial

Source of Water Rights

Alpine Irrigation Shares: # of Primary Shares _____ # of Secondary Shares _____

Other Water Rights: Source _____ # of Acreage Feet _____

☐ Requesting Cash in lieu of Water Rights Option

Site Plan Fee _____ Amount Paid _____ Date Paid _____
(Actual cost of City Engineer's review + $150.00 [$250.00 for commercial site plans])

Applicant Signature _____ Date _____

Site Plan Checklist

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Article 4.14 of the Alpine Development Code outlines the requirements necessary for Site Plan compliance for single-family residential dwellings and commercial structures **not** located in an approved subdivision. Commercial Site Plans also need to be in accordance with any additional requirements of the Business Commercial zone that are applicable. Applicants must follow the City's planning process including making and attending appointments with the Development Review Committee (DRC) and the Planning Commission.

Please follow this checklist to ensure a complete and proper Site Plan submittal.

Submission Requirements

Applicant Use	Office Use	
☒	☐	The applicant shall meet with the DRC to discuss the proposed site plan before submitting an application or any plans.
☒	☐	All required documentation shall be submitted to the City Planner fourteen (14) days prior to a scheduled Planning Commission meeting or ten (10) days for a resubmission, including: • The Site Plan Checklist, Site Plan Application and required fees. • an electronic copy of the site plan in a compatible format (AutoCAD); • Three (3)D size (22" x 34") copies of the site plan drawn to scale; and • ten (10) 11"x17" copies of the site plan drawn to scale.
☒	☐	The site plan conforms to Article 4.7 (Design Standards), Article 4.8 (Construction Standards), and Article 4.10 (Financial Responsibility) of the Alpine City Subdivision Ordinance. If it is a commercial site plan, it also conforms to any additional requirements that are applicable to the site plan in Article 3.7 (Business/Commercial District) of the Alpine City Development Code.

A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan. The Development Agreement may include but is not limited to the following examples: any special conditions, trails, landscape issues, or off-site improvements. Rights-of-ways must be dedicated to Alpine City.

Shaved Ice Establishment Guidelines

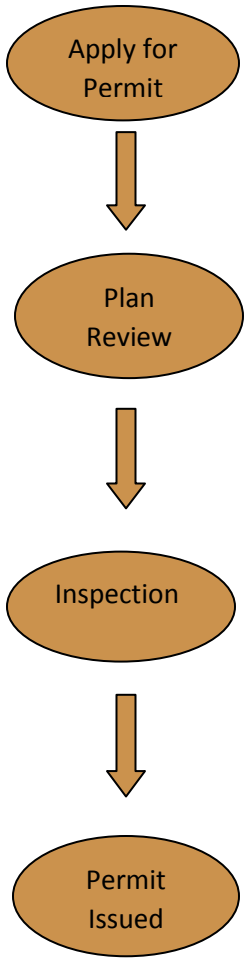
utah county
health department
"creating healthy communities"

Image courtesy of http://3.bp.blogspot.com/_ttqbGVw-WYY/SkgVZqFisFI/AAAAAAAAJrY/01g77DFPNIo/s320/shaveice.jpg

This handout will guide you through the exciting process of opening a shaved ice establishment. We hope to familiarize you with a) the permitting process, b) the plan review process, and c) the physical facilities required for your establishment (see below). These guidelines are based upon the 2009 FDA Model Food Code, which both the State of Utah and the Utah County Health Department have adopted by reference.

Permits

In addition to city zoning and business licenses, a County Health Permit is required. Permits have fees associated with them. Permits are non-transferrable, meaning that when ownership changes, a new permit is required. When this happens, the shaved ice establishment may need to be upgraded to meet current standards. All employees that handle food are required to obtain food handler permits and keep copies of them on site. It is important to note that shaved ice establishments do not have the facilities to sell food other than shaved ice. The permit is for shaved ice during warm months only.



Plan Review

A plan review and menu submission is required for new builds and remodels. Plans must be drawn to scale and can be no smaller than ¼ inch per foot. The plans must include equipment location along with the following plans and information: plumbing, lighting, mechanical and finish. Architectural plans are ideal. If you are unable to provide architectural grade plans, a hand drawn set of plans must be legibly drawn on graph paper. As you can see from the illustration on the right, after the plans have been submitted and approved, an inspection is required before the permit will be issued. A fresh water and wastewater plan is also required. A signed restroom agreement with an established business within 300 feet is required as part of the plan review. It is posted in the application/ forms section of our website.

Physical Facilities

The following paragraphs explain what physical facilities are required for the establishment to meet health department guidelines. Under no circumstance may any part of the operation occur in a private home. This includes preparation, washing, storage, etc.

Commissary

A commissary is required for new or renewed permits beginning January 1, 2016. The only exception for a shaved ice establishment is if it is determined by our office that the stand is entirely self-sufficient. The commissary acts as the base of

operation for the shaved ice establishment. It is used for getting fresh water, dumping wastewater, storing extra food, equipment, and dry goods and washing utensils and equipment. The commissary must be a permitted food establishment in good standing with the Utah County Health Department. You must have a signed commissary agreement available for inspection at all time. Our office must also approve the commissary arrangement. A new or renewed agreement will be required in order to renew your permit each year. If you are found operating without a commissary or using a private home for any portion of the operation, your permit will be suspended.

Plumbing

Water must come from a culinary system. A food grade hose must be used for filling the tank. Water tanks must be food grade- meaning they are safe, durable and corrosion resistant and finished to have a smooth, easily cleanable surface. Tanks must hold enough water to fill your triple sink and have enough left over for hand washing. They must be sloped to drain. Gray water tanks must be sized 15% larger than the fresh water tank and be sloped to drain. Wastewater must be dumped into the sanitary sewer. Hand washing sinks are required. Hand washing sinks can be used for no purpose other than hand washing. Soap and paper towels along with hand washing reminder signage are required. In addition to a hand washing sink, triple sink will be required. Triple compartment sink basins must be large enough to fit the largest item to be washed. The water heater must be adequate to supply all fixtures with hot water at peak usage.

Equipment

All equipment must be commercial grade. The easiest way to tell whether equipment is commercial grade is to see if the equipment bears a commercial testing agency's label. NSF is the most common testing agency for food equipment. We recommend an A/C unit for the establishment.

Finishes

Floors, walls and ceilings in the kitchen must be durable, non-porous and easily cleanable. Floor materials such as commercial grade VCT are acceptable, whereas wood, laminate and carpet are not. Walls may be finished with tile, stainless steel, or FRP.

Miscellaneous requirements

The unit must be fully enclosed. Outer doors must be self-closing and tightly sealed to prevent rodent entry. The service window must be closed between customers. Windows must be effectively screened to prevent insect entry. All lighting must be shielded. Sanitary disposal of garbage is also required.

Food Safety

Ice must come from an approved source, meaning that it cannot be made at home. If stored in a freezer outside, it must be kept locked at all times. If ice

cream is served, it must be commercially pre packaged in individual serving size containers so as to not create extra water or utensil use in the unit.

We hope that this information above was helpful to you. We realize that there are many requirements and that opening a restaurant can be an intimidating process. If at any time while going through this process you feel that you need assistance, please call us at 801-851-7525. We want to see you succeed and we appreciate your efforts helping us protect public health.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: PRD Slope Ordinance 3.9.4

FOR CONSIDERATION ON: 1 October 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and discuss the proposed changes to Article 3.9.4.

BACKGROUND INFORMATION:
Staff are proposing a change to the ordinance regarding slope requirements for lots located within a Planned Residential Development (PRD). The proposed changes would change the way property line look and allow for more flexibility when including slope into a lot or development.

STAFF RECOMMENDATION:
Review and discuss the proposed changes.

3. Notwithstanding the minimum open space requirements set forth under Part 1, the designated open space area shall include and contain all 100 year flood plain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25) percent or greater, or any other area of known significant physical hazard for development.

~~1. An~~ Up to 15% of an individual lot may contain ground having a slope of more than 25% if the lot can meet current ordinance. ~~exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance.~~

~~1.~~

~~2.~~ At the discretion of the City Council and upon recommendation of the Planning Commission and Staff, once a Concept Plan has been approved using the slope criteria as previously set forth, and all other applicable ordinances; lot lines may be adjusted ~~An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the City Engineer to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)~~

~~3.~~2. ~~An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Parts 3,a or 3,b) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used~~ to square up the lot by straightening and eliminating ~~straighten and eliminate~~ multiple segmented property lines as long as the lot can meet current ordinance.

3. Notwithstanding the minimum open space requirements set forth under Part 1, the designated open space area shall include and contain all 100 year flood plain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25) percent or greater, or any other area of known significant physical hazard for development.

    1. Up to 15% of an individual lot may contain ground having a slope of more than 25% if the lot can meet current ordinance.
    2. At the discretion of the City Council and upon recommendation of the Planning Commission and Staff, once a Concept Plan has been approved using the slope criteria as previously set forth, and all other applicable ordinances; lot lines may be adjusted to square up the lot by straightening and eliminating multiple segmented property lines as long as the lot can meet current ordinance.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
September 17, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Chairman David Fotheringham. The following were present and constituted a quorum:

Chairman: David Fotheringham
Commission Members: Jane Griener, Alan MacDonald, John MacKay, Jessica Smuin, Sylvia Christiansen
Excused: Bryce Higbee
Staff: Austin Roy, Marla Fox

Others: Keith Wilson, Landon Wallace, Jennie Wallace, Craig Chagnon, Chris Paulson, Will Jones, Brandon Jensen, Shellie Slade, Breezy Anson, Jim Smith, David Walter, Dick George, Penn Owens, Tom Dellegro

B. Prayer/Opening Comments: David Fotheringham
C. Pledge of Allegiance: Tom Dellegro

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Public Hearing – Site Plan – AT&T Antenna Upgrade

Austin Roy explained that AT&T was seeking to replace six antennas and auxiliary equipment at the tower site located at 10 East 600 South. The proposed replacement did not substantially change the physical dimensions of the tower or base station (height and width to remain the same), and thus, should be approved per the Wireless Telecommunications Ordinance of the Development Code. Austin Roy noted that this request was in line with the City's ordinance.

Article 3.27.030 states:

State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. For purposes of this Part, the term ''eligible facilities request'' means any request for modification of an existing wireless tower or base station that involves:

1. *Collocation of new transmission equipment;*
2. *Removal of transmission equipment; or*
3. *Replacement of transmission equipment.*

David Fotheringham opened the Public Hearing.

Keith Wilson asked how much money the City was making on the towers. Austin Roy said Alpine earned about $20,000 - $30,000 per carrier for towers located on City property. However, this particular site was not on City property; it was on the Shepherd's property. The tower in question was originally approved many years ago and was one of the first towers built in Alpine.

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Craig Chagnon, Tower Owner, said the data of radio frequencies were available, and were regulated by the FCC. Additionally, information with the American Cancer Society was also available to address relevant concerns during previous public hearings.

David Fotheringham closed the Public Hearing.

MOTION: Sylvia Christiansen moved to recommend approval of the AT&T Antenna Upgrade. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	**Nays:**
Jane Griener	None
John MacKay	
David Fotheringham	
Jessica Smuin	
Sylvia Christiansen	

B. Public Hearing – Voter Participation Areas

Austin Roy presented a map for the proposed 2020 voter participation area boundaries. He explained that House Bill 119 set forth the following requirement that must be met my January 1, 2020:

(ii) a metro township with a population of 10,000 or more, a city of the third or fourth class, or a county of the third or fourth class shall, no later than January 1, 2020, again on January 1, 2022, and January 1 each 10 years after 2022, divide the metro township, city, or county into four contiguous and compact voter participation areas of substantially equal population.

Ideally, voter participation areas would be based on population data from the latest census. However, the most recent census was almost 10 years ago, and Alpine City had grown since then (including many new subdivisions and the annexation of the Cove). Thus, staff had looked at other methods to get a current estimate of the current population. Ultimately, staff used the building permit records to create an estimate of the current population since these records were updated on a continual basis. Staff used the total number of buildings in each sector of the City to create a population estimate. In using an estimated average household size of 4.0, this method matched the U.S. Census Bureau's 2018 population estimate number of approximately 10,504.

When asked by Sylvia Christiansen if this action would lead to changes in the make-up of the City Council based on voting districts, Austin Roy responded in the negative. There was subsequent discussion regarding the administrative implications of this action.

**Note: Commissioner Alan MacDonald joined the meeting.*

David Fotheringham opened the Public Hearing. There were none, so he closed the public hearing.

MOTION: John MacKay moved to recommend approval of the Voter Participation Areas as outlined. Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	**Nays:**
Jane Griener	None
John MacKay	
Alan MacDonald	

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David Fotheringham
Jessica Smuin
Sylvia Christiansen

C. Public Hearing – General Plan – Moderate Income Housing Element

Per Senate Bill 34, Alpine City was tasked with implementing three or more items from the menu below as part of the Moderate Income Housing Element of the General Plan by the end of 2019. Austin Roy presented the following information as detailed in the Bill:

***Menu**: Shall include a recommendation to implement 3 or more of the following strategies, aka the 'menu' (518; 1205):*

A. *rezone for densities necessary to assure the production of MIH*
B. *facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH*
C. *facilitate the rehabilitation of existing uninhabitable housing stock into MIH*
D. *consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city*
E. *create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
F. *allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers*
G. *encourage higher density or moderate income residential development near major transit investment corridors*
H. *eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities*
I. *allow for single room occupancy developments*
J. *implement zoning incentives for low to moderate income units in new developments*
K. *utilize strategies that preserve subsidized low to moderate income units on a long-term basis*
L. *preserve existing MIH*
M. *reduce impact fees, as defined in Section 11-36a-102, related to low and MIH*
N. *participate in a community land trust program for low or MIH*
O. *implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality*
P. *apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH*
Q. *apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity*
R. *apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services*
S. *apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]*
T. *apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH*
U. *apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance*
V. *utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency*

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W. any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

After a discussion between staff and the City Council at the September 10, 2019, City Council Meeting, it was proposed that the following menu items be under consideration to be added to the Moderate Income Housing Element of the General Plan:

1. Item E: Alpine City already meets this requirement based on the current ordinance that allows for Accessory Apartments on any lot in any zone of the City.
2. Item J: Developers could be given incentives such as, higher density, smaller setbacks, etc. to help incentivize moderate income units in new developments. Moderate income units would be deed restricted.
3. Item L: Alpine City has duplexes, four-plexes, and smaller homes that could be preserved and protected as moderate income housing through new ordinances.
4. Item M: Impact fees could be reduced or even waived for developers who would participate in creating new deed restricted moderate income housing.
5. Item N: Alpine City could set aside money each year that would be given to the Provo Housing Authority, Olene Walker Housing Loan Fund or similar trust.
6. Item O: In order to encourage Police, Fire, and other City employees to live in town a mortgage assistance program could be implemented for qualifying employees.
7. Item W: City could set aside money to subsidize rent and wave utility bills for certain qualifying candidates (i.e. fixed income households, etc.).

David Fotheringham opened the Public Hearing.

Tom Dellargo asked what Moderate Income Housing meant. Sylvia Christiansen explained it was housing that was reasonably affordable to a resident earning 80% of the median within the County. Austin Roy added that in Utah County this meant housing with a value of around $300,000.

David Fotheringham closed the Public hearing.

John MacKay asked what a deed restriction entailed. Austin Roy explained that when a new home was built, there would be rent control on the property for a certain number of years. Alternatively, if the home was sold it would have to be sold to a moderate income candidate.

Sylvia Christiansen said she was in favor of employee housing benefits. The question was raised as to how this would be funded, and staff explained it would have to be budgeted during the annual review process.

Alan MacDonald said it would be great if fire fighters and policemen could live in the City they worked for so they could be part of the fabric of the community. David Fotheringham agreed, stating that this would also help retain these employees as well.

Jessica Smuin stated that in asking several residents for their input on this matter, they expressed the desire of also seeing teachers, police officers, and fire personnel to be able to afford to live in Alpine as well. She said she would like to see detached buildings be allowed for housing options. Additionally, she would like to see a zone where higher density housing could be developed so as to have different housing price points available. She identified a parcel near the entrance of Alpine that could be developed for this purpose.

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Alan MacDonald said he was not in favor of detached apartments but was in favor of apartments within existing homes. He was concerned with deed restrictions because they were difficult to enforce. He wanted to preserve the duplexes and apartments that were already in Alpine.

John Mackay asked how the City would control preserving duplexes and apartments. Austin Roy said rules would have to be put in place where they couldn't be torn down. Jessica Smuin said this plan could bring forth legal issues because of the challenges associated of enforcing restrictions on private property.

MOTION: Alan Macdonald moved to recommend menu items A, E, J, L, and O, be added to the Moderate Income Housing Element of the General Plan. John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	**Nays:**
Jane Griener	None
John MacKay	
David Fotheringham	
Alan Macdonald	
Jessica Smuin	
Sylvia Christiansen	

D. Public Hearing – Short Term Rentals

Austin Roy explained that Alpine City currently had approximately 30 to 35 Short Term Rentals (i.e. Airbnb, VRBO, etc.) in town. Staff received complaints about one of the rentals in the past, but overall there had been few complaints regarding existing Short Term Rentals (STRs). Currently, STRs were not allowed in the residential zones of the City per the definition of Residence found in Article 3.1.110:

***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.*

Austin Roy said it was difficult to enforce this ordinance as it was a challenge for the City to be able to prove someone was using their home as an STR. Website listings could not be used as evidence, and activity occurred on private property, where staff was limited by its inability to search and inspect the residences in question. Allowing STRs could provide the benefit of an alternative source of revenue, ability to track STRs in town, and the ability to regulate STRs. If the City were to adopt an STR ordinance, the following should be considered:

1. Number of STRs allowed in the City
2. Number of STRs allowed in a single residence
3. Limit on number of bedrooms allowed per STR unit
4. Owner occupied STRs, o managed by a Local Manager
5. Business License requirement
6. In which zones shall STRs be permitted
7. Parking Requirements
8. Fees and Taxes

The Planning Commission had a discussion on whether this service was needed or wanted in the community.

David Fotheringham opened the Public Hearing.

Garrett Sealey, a resident wrote a letter, and explained that Alpine had zoning laws so people could choose where they wanted to live. Companies did not care about laws or the people surrounding short term rentals. He said this increased traffic and on more than one occasion, people had knocked on his door looking for a short term rental. In some cases, strangers had even tried to enter his home. He said short term rentals were a detriment to the community and he asked that they not be allowed in Alpine.

Breezy Anson, resident, said short term rentals hurt the rental industry because apartment owners could make more money doing short term rentals than having longer term contracts. This made it harder to meet the Moderate Income Housing requirement.

Landon Wallace, resident, said he lived by an Airbnb and said it was a destination because it was cheaper than hotels. Vacation companies were reserving these places and sending clients to them with large RVs. He explained that he did not want to enact any more ordinances when the City couldn't even enforce the ones already in place.

Shelly Slade, lived by an Airbnb and said it had caused a lot of problems. Guests of the Airbnb trespass on their property, and use their basketball court and grass to play on. They missed their mail because cars were parked in front of their mailbox all the time. She said the owner of the home did not live in Alpine and did not care about the neighbors.

Brandon Jensen, stated that he lived by an Airbnb. He said it was not one family staying in the home, but three different families in the home at one time. Parking was an issue and was continuing to be a problem. He said he did not envision living next to a hotel in his residential neighborhood.

Penn Owens, said many cities were banning short term rentals. The leaders of the City would not like living next to one of these short term rentals. He was concerned with what would happen in a downturn economy if everyone used their home for short term rentals.

David Walter, said he did not want to tattle on his neighbor so he didn't complain. He explained that even if the City put rules in place, people would not register their properties or pay the fees.

Dick George, said he ran an Airbnb and his property had a five-star rating. He had seven off-street parking spots, and he occupied half of the home while renting out the other part of the home. The people who stayed in his home were from all around the world and appreciated being able to stay in a home. He said he would like to work with the City to be able to keep his short term rental. He explained that quality places for people to stay were needed. Mr. George indicated that he would require properties to be owner-occupied and provide off-street parking.

Keith Wilson, said Alpine was a destination because it was a central location to canyons, national parks, and Temple Square. He suggested that Alpine's leaders investigate what other cities were doing about this issue. He said in his experience with the rental in his neighborhood, he was not in favor of short term rentals unless they were highly policed. If an ordinance was passed, it would need to be enforced.

David Fotheringham closed the Public Hearing.

Jessica Smuin asked how the ordinance would be regulated. Austin Roy explained that the City had a code enforcement officer that was trying to enforce the ordinances. Jessica Smuin asked the City could not just fine someone $5000 if they didn't comply. Austin Roy explained that it was hard to prove that someone was running an illegal short-term rental.

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MOTION: Alan MacDonald moved to recommend to DENY Short Term Rental's and for staff to work with an Attorney to draft a new Ordinance that is clear, provides enforcement mechanisms and has penalties. Jane Griener seconded the motion. There were 2 Ayes and 4 Nays (recorded below). The motion did not pass.

Ayes:	**Nays:**
Jane Griener	Sylvia Christiansen
Alan MacDonald	John MacKay
	David Fotheringham
	Jessica Smuin

MOTION: Sylvia Christiansen moved to table this issue until further review. John MacKay seconded the motion. There were 4 Ayes and 2 Nays (recorded below). The motion passed.

Ayes:	**Nays:**
Sylvia Christiansen	Jane Griener
John MacKay	Alan MacDonald
David Fotheringham	
Jessica Smuin	

IV. Communications

There were no communications.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 3, 2019

MOTION: Sylvia Christiansen moved to approve the minutes for September 3, 2019, as written. Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:	**Nays:**
Jane Griener	None
John MacKay	
David Fotheringham	
Alan MacDonald	
Jessica Smuin	
Sylvia Christiansen	

The meeting was adjourned at 9:15 pm.

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