



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold an **Electronic Meeting** on **Tuesday, May 5, 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](http://alpinecity.org)

Public Comments may be submitted to [admin@alpinecity.org](mailto: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: 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 Submitting a public comment to [admin@alpinecity.org](mailto:admin@alpinecity.org) and include his or her name and address for the record.

### III. ACTION ITEMS

#### A. Final Plat – The Ridge at Alpine Phase 3

Planning Commission will review the final plat and plans and make a recommendation to City Council.

#### B. Business Commercial Setbacks – Ordinance 2020-04

Planning Commission will continue discussion and make a recommendation to City Council.

#### C. Discussion – Sign Ordinance

Planning Commission will review the sign ordinance and discuss the need for possible changes.

#### D. Discussion – Exceptions (Contd.)

Planning Commission will discuss charging a fee for exception requests.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: April 21, 2020

### ADJOURN

Chair Jane Griener  
May 5, 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

## Public Hearing 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: Final Plat – The Ridge at Alpine Subdivision Phase 3**

**FOR CONSIDERATION ON: 5 May 2020**

**PETITIONER: Paul Kroff, representing Steve Zolman**

**ACTION REQUESTED BY PETITIONER: Approval of Final Plat**

### **BACKGROUND INFORMATION:**

The Ridge at Alpine development consists of 72 lots on 189.5 acres, with Phase 3 being 9 lots on 6.26 acres. The development is located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 3 and how it correlates to the rest of the development. The Ridge at Alpine has been approved as a Planned Residential Development (PRD).

Phase 2 of The Ridge at Alpine was approved by the City Council on August 13, 2019 and Phase 1 on October 23, 2018. Trails, open space, and conservation easement were approved with the Phase 1 Plat. Applicant is now seeking approval of Phase 3 of The Ridge at Alpine Subdivision.

**STAFF RECOMMENDATION:**

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

Findings for a Positive Motion:

- A. The plan aligns with previous approvals for The Ridge at Alpine;
- B. Proposed roadway construction appears to meet Alpine City design standards with the exception of the hammer head turnaround which is redlined to be changed;
- C. Frontage improvements are shown throughout the development;

Findings for Negative Motion:

- A. (insert finding)

**SAMPLE MOTION TO APPROVE WITH CONDITIONS:**

I motion to recommend approval of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- Phase 3 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
- The Developer provide a temporary turn-a-round at the end of Zachary Way that meets City Specifications;
- The Developer provide access and maintenance easements for all offsite infrastructure to be recorded with Phase 3;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;
- The Developer meet the water policy.

**SAMPLE MOTION TO TABLE/DENY:**

I motion to table (or recommend denial) of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- **\*\*Insert finding\*\***



**ALPINE CITY  
STAFF REPORT**  
April 29, 2020

**To:** Alpine City Planning Commission

**From:** Staff

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

Jed Muhlestein, City Engineer  
Engineering & Public Works Department

**Re: Final Plat – The Ridge at Alpine Phase 3**

Applicant: Paul Kroff, representing Steve Zolman  
Project Location: North of Elk Ridge Lane and west of Alpine Cove  
Zoning: CR-40,000 Zone  
Acreage: 6.26 Acres  
Lot Number & Size: 9 lots ranging from 0.47 acres to 0.88 acres  
Request: Recommend approval of the plat

**SUMMARY**

The Ridge at Alpine development consists of 72 lots on 189.5 acres, with Phase 3 being 9 lots on 6.26 acres. The development is located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map is attached showing Phase 3 and how it correlates to the rest of the development. The Ridge at Alpine has been approved as a Planned Residential Development (PRD).

**BACKGROUND**

Phase 2 of The Ridge at Alpine was approved by the City Council on August 13, 2019 and Phase 1 on October 23, 2018. Trails, open space, and conservation easement were approved with the Phase 1 Plat. Applicant is now seeking approval of Phase 3 of The Ridge at Alpine Subdivision.

**ANALYSIS**

**Lot Width and Area**

Lot width requirements for the CR-40,000 zone are 110 feet for a standard lot, and 80 feet for a cul-de-sac lot located on a curve. All proposed lots meet the width requirement.

Lots in the CR-40,000 zone are required to be a minimum of 40,000 square feet in size. However, the Ridge at Alpine was approved as a PRD at concept and preliminary and thus is permitted to have smaller lots, with the smallest lot proposed on the plat being 0.47 acres or 20,377 square feet. This matches what was presented and approved at preliminary.

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-40,000 zone.

Sensitive Lands (Wildland Urban Interface)

Phase 3 is located in the Wildland Urban Interface and will have to meet the access requirements, see Engineering and Public Works Review below, and Loan Peak Fire Department review/comments.

Trails

There are no trails in Phase 3. All trails were recorded with Phase 1 of the development.

General Plan

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

**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

Phase 3 of The Ridge at Alpine is taking advantage of roads and utilities built in previous phases and therefore minimum street and infrastructure work is required. The only new segment of roadway proposed in Phase 3 is a short section of road (named Zachary Way) being stubbed for a future phase. The road is longer than 150 feet and therefore requires a temporary turnaround (Dev. Code 4.07.040.3.D). The plans show a “hammer head” style turn-a-round at the end of this stub road. A temporary turnaround that meets City standards shall be constructed there instead of the hammer head. This has been redlined on the plans. It will be mentioned again below but **easements for all offsite infrastructure shall be recorded with the plat, including the temporary turnaround** area.

Utilities – Culinary Water

Lots within Phase 3 connect to existing culinary services built in Phase 2. Phase 3 shows appropriate infrastructure being built in Zachary way for future phasing.

The culinary system was discussed at length at Preliminary, the details are included below for information only.

The subdivision is very close to 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 culinary water master plan calls for a new 10-inch main to be installed from the Grove tank to the 90-degree bend in Grove Drive that would provide minimum fire flows to the area. The development agreement specifies it is the responsibility of the developer to bring offsite utilities to the development (section 4.2.1). Discussions have indicated that the size of homes desired in the upper portion of the development may require a larger line to meet the fire protection demands. The developer has elected to install a 16-inch line instead of the 10-inch, which increases fire flows to 2,750 gpm. With 2,750 gpm available fire flow, the maximum sized home to be built without the need for fire sprinklers or alternate construction materials would be 11,300 square feet based on the International Fire Code. Because the homes are located within the Urban/Wildland Interface, the Fire Chief may still require fire sprinklers by law.

The fire flow for this development was dependent upon the completion of the water system improvements in Three Falls and Fort Canyon Road. These improvements are complete and in operation.

1-inch laterals with ¾-inch meters are required, and shown, for each new lot.

The Fire Chief has reviewed and approved the culinary system design.

#### Utilities – Pressurized Irrigation

Lots within Phase 3 connect to existing pressurized irrigation services built in Phase 2. Phase 3 shows appropriate infrastructure being built in Zachary way for future phasing.

The pressurized irrigation system was discussed at length at Preliminary, the details are included below for information only.

New 1-inch laterals are shown to be installed for each new lot. Horrocks Engineers has modeled the site and recommends a 12-inch irrigation main to be installed from Grove Drive to the intersection of Elk Ridge and East View Lane. This is a master planned improvement and is larger than needed for the subdivision but benefits the city as a whole. The minimum required mainline size in residential roads is a 6-inch line. The city would be responsible for and use impact fees to pay the cost of upsizing this mainline to 12-inch. The 12-inch line would need extended to East View Lane as shown on the plans. The remainder of the subdivision would use 6-inch lines for main roads including the northern most cul-de-sac and 4-inch lines for the minor cul-de-sacs. Connection to the lines in Grove Drive and Elk Ridge is shown on the plans.

Source of water is an ongoing problem in the high zone, where the development is proposed. The development agreement discusses the responsibility of the developer to install a variable speed pump at the Fort Creek booster station which could be used to pump water to this zone from the low zone. The design of this system is in process and being built with Phase 1.

#### Utilities – Sewer

All proposed lots in Phase 3 will be served by gravity flow 8-inch main line sewer lines with 4-inch service laterals. Sewer will connect to Phases 1 and 2 of the development, which in turn, connects to Elk Ridge Lane and the rest of the City sewer infrastructure.

Utilities – Storm Drain

The storm drain design for Phase 3 includes the construction of the regional detention basin for the entire development which, in the future, will also be a developed public park. Discussions on the size and type of park at this location have taken place at previous meetings. The size and type of park directly impact the detention basin design. June 19, 2019 the Planning Commission reviewed and approved the overall Preliminary Plan for the development. Part of the approval recommended a smaller “family” park. The City Council approved this recommendation April 28, 2020. The plans reflect a “family” park with the storm drain grading plan.

It was discussed at previous meetings the requirement to pipe the overflow waters of School House Springs through the development with a 30-inch pipe. This will occur in offsite portions of phase 3. The plans show a 30-inch pipe being built outside of the development phase and through the regional detention pond mentioned above. This phase of development would complete the requirement to pipe School House Springs through the development.

**The detention pond, associated storm drain infrastructure, and 30-inch pipe are located outside the Phase 3 plat and will require access and maintenance easements be recorded at the same time as the plat.**

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

The storm drain system was discussed at length at Preliminary. For information purposes the details of that are included below.

The storm water system design and drainage report has been submitted, reviewed, and approved with some redline comments. There are four main topics to cover concerning storm water.

1. School House Springs Drainage and Existing Irrigation Ditches.

The school house springs drainage enters Alpine City on the top west side of Alpine Cove. From there it travels southward until it enters the Zolman property. Section 4.7.19 of the development code requires existing ditches to be piped. A 30-inch pipe is proposed to capture this drainage and route it through the property.

The Northfield Ditch also runs through the property. This ditch has been abandoned and therefore will not be required to be piped through the property. The plans require welding a metal plate at the upstream head gates to ensure water will not enter the abandoned ditch.

2. Onsite Drainage.

Onsite drainage consists of a piped system to capture and route water to three different detention basins. Each basin is designed for the 100-yr storm event which releases water to the existing drainages in the area. On Catherine Way there is a low point in the road which would cause flooding problems for events greater than a 10-year storm. Because of this a drainage swale is proposed between lots 44, 45 and 49, 50. The swale would adequately route larger storm event flows to the pond south of Annie Circle without causing a flooding risk for the nearby homes. This swale

should remain open, no fences allowed. Notes to be placed on Final Plat for that phase.

3. Hillside/Offsite Drainage.

The geotechnical report highlighted the issue of debris flows that would enter the development from the west side in the event of post fire flows or heavy rainfall events. The Developer contracted with IGES to design debris flow nets to capture these flows and mitigate the potential problem. The nets are designed to capture the debris, water would be allowed to pass through the nets and continue down the drainage. The water that passes the nets would follow Savannah Cir, Elk Ridge Lane, Zachary Way, and Annie Circle to make its way to the detention pond. Calculations have been done to show that the homes along this route would not be flooded in the event of a post fire situation if they were required to build at least 1.75 feet above the curb. A note will be placed on the final plat for the appropriate phases and checked prior to Final Approval for this requirement. The Drainage Reports and IGES design for debris flow nets were attached to the Preliminary report and can be found there.

4. Low Impact Development.

March 1, 2016, the State of Utah implemented into the General MS4 Permit (Small Municipal Separate Storm Sewer Systems) the requirement of all developments to evaluate Low Impact Development (aka - LID) for their site. LID is a measure of handling storm water and improving water quality. LID emphasizes conservation and the use of on-site natural features to protect water quality. There are many ways to meet the LID requirement. LID can be met by the use of drainage swales, rainwater harvesting, curb cuts to direct water to smaller local basins, and so on. The developer shows in the storm water calculations that LID will be implemented at the building permit level with each new lot retaining the 90th percentile storm, which equates to about a 2-year, 1-hr rainfall event for Alpine City. This is something Alpine is doing for all new homes within the city as required by the State. This is not done just as a measure of protecting water quality, but also protecting against runoff from one property to another.

Geotechnical Report

The proposed development falls within the Geologic Hazards Overlay Zone as well as the Urban/Wildland Interface. The developer provided a Geotechnical Report, it was included at Preliminary and discussed in depth there. Of particular interest is an area of mass grading and fill of an existing ravine that ran through the property along the westerly borders. Phase 3 does include some of those properties. The City has no records of compaction or what type of material was used to fill the ravine. The report did pay specific attention to this area and has provided recommendations for building there; mainly over excavation and import of engineered fill to remedy any potential settlement. The report is mentioned on the Phase 3 plat.

Hazard Reports

The Developer contracted with IGES to provide further information regarding certain hazards. The report covers rock fall and debris flow in more depth. It was determined that there is a low to moderate rock fall hazard for most the lots along the westerly side of the development. Phase 3 does not include any of these lots.

Other

Phase 1 offsite improvements are not completed yet. DC 4.06.030.4 states, “*When the off-site improvements have been one hundred percent (100%) completed for the recorded plat and approved by the City Engineer, and on-site improvements are seventy percent (70%) completed, the subdivider may submit the next phase of the proposed development in accordance with the rules and regulations of this Subdivision Ordinance.*” Due to the need to haul large quantities of material for the construction of phase 3 prior to the paving of nearby roads, the Developer has been approved by the City Council to begin hauling material for Phase 3 but **Phase 3 cannot be recorded until all Phase 1 offsites are completed unless otherwise approved by City Council.**

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

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

**A construction cost estimate for Phase 3 shall be turned in to the City Engineer for bonding purposes.**

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.

**NOTICING**

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

**STAFF RECOMMENDATION**

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

Findings for a Positive Motion:

- A. The plan aligns with previous approvals for The Ridge at Alpine;
- B. Proposed roadway construction appears to meet Alpine City design standards with the exception of the hammer head turnaround which is redlined to be changed;
- C. Frontage improvements are shown throughout the development;

Findings for Negative Motion:

- A. (insert finding)

**MODEL MOTIONS**

**SAMPLE MOTION TO APPROVE**

I motion to recommend approval of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- Phase 3 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
- The Developer provide a temporary turn-a-round at the end of Zachary Way that meets City Specifications;
- The Developer provide access and maintenance easements for all offsite infrastructure to be recorded with Phase 3;
- The Developer either remove existing buildings or provide a bond for the removal of them prior to recording the plat;
- The Developer address redlines on the plat and plans;
- The Developer submit a cost estimate;
- The Developer meet the water policy.

**SAMPLE MOTION TO TABLE or DENY**

I motion to table (or recommend denial) of the proposed The Ridge at Alpine Phase 3 with the following conditions:

- **\*\*Insert finding\*\***



## MEMO

**LONE PEAK FIRE DISTRICT**  
**5582 PARKWAY WEST**  
**HIGHLAND, UT 84003**  
**801-763-5365**

**REED THOMPSON, FIRE CHIEF**

**TO:** Austin Roy, Planner, Alpine City  
**CC:** Jed Muhlestein, City Engineer, Alpine City

**DATE:** 17 April 2018

**FROM:** Reed M. Thompson, Fire Chief 

**SUBJECT:** THE RIDGE AT ALPINE SUBDIVISION

In review of the proposed construction drawings, the following items need to be addressed:

- All 2015 International Fire Code (IFC) compliance must be met with particular attention to fire hydrant spacing.
- This project is located in the wildland urban interface and as such requires fire sprinkler systems for structures built on lots in the development. This information shall be indicated on the plat map.
- Areas adjacent to any structures shall be compliant with federal FIREWISE guidelines regarding defensible space. Information can be found at [www.firewise.org](http://www.firewise.org) and shall be indicated on the plat map.
- Class A roofing materials are required for all structures built and shall be indicated on the plat map.

If the above mentioned items are addressed, I would recommend fire code approval of the subdivision.

With specific emphasis to Lot 72:

- Fire access roads cannot exceed the slope of 10%.
  - The 20' unobstructed access road to Lot 72 exceeds this slope for long sections and needs to be reduced to accommodate fire apparatus access. Access to Lot 72 is over 1,400 feet in length. Any road in excess of 750 feet requires special approval and based on the slope proposed will not be approved.
  - Fire access roads shall have a vertical clearance of 13 feet 6 inches.
- Any road longer than 150 feet shall require an adequate turnaround as outlined in the IFC. The drawings do not show a turnaround for Lot 72.
- Access roads shall meet the requirements for all weather access and be capable of supporting the minimum weight of 75,000 pounds.

The above information provided constitutes a fire code denial of Lot 72.

**PHASE 1 Includes:**  
133.68 Total Acres  
123.74 Acres Private Open Space (93% of total)  
9 Lots

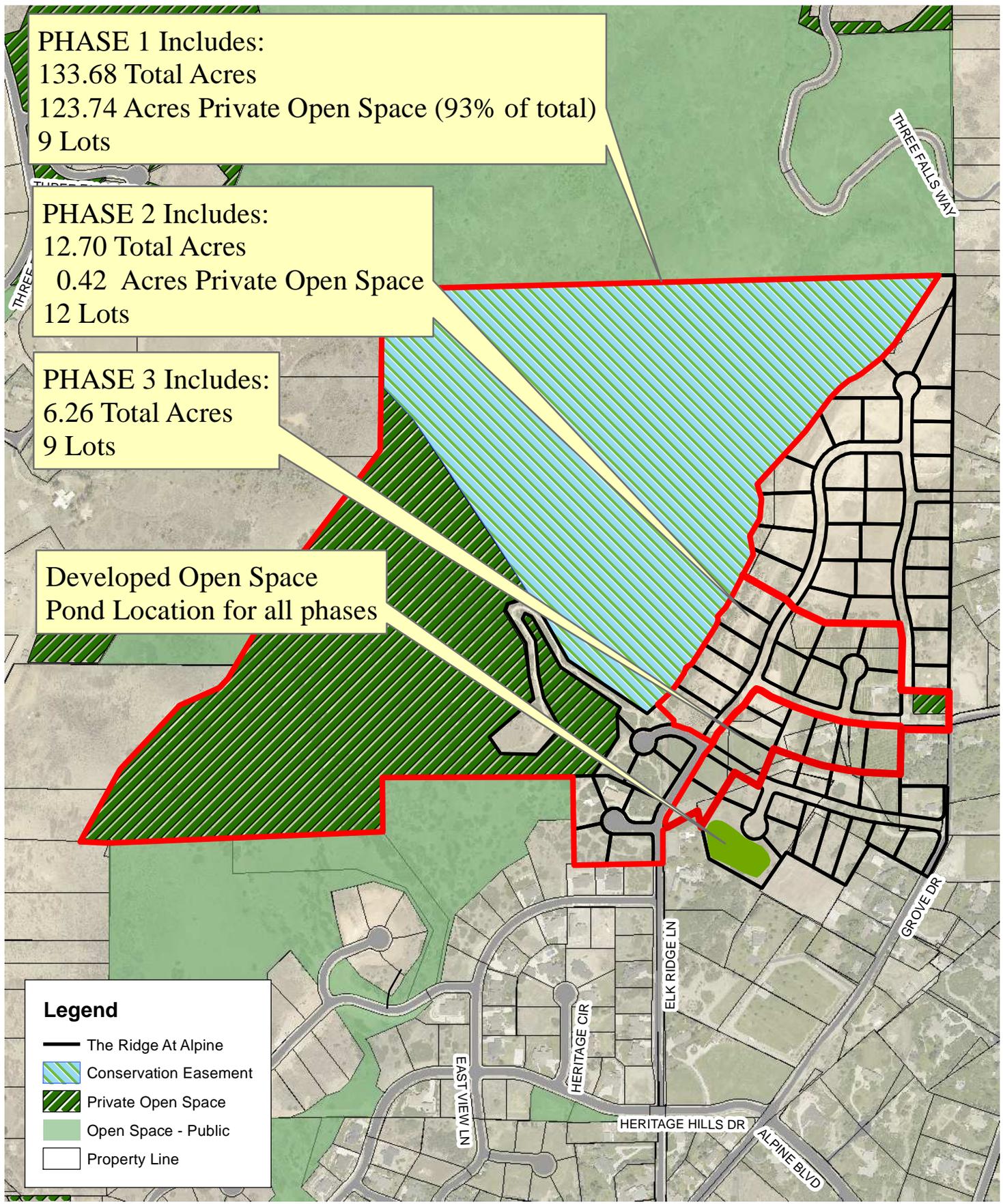
**PHASE 2 Includes:**  
12.70 Total Acres  
0.42 Acres Private Open Space  
12 Lots

**PHASE 3 Includes:**  
6.26 Total Acres  
9 Lots

**Developed Open Space**  
Pond Location for all phases

**Legend**

-  The Ridge At Alpine
-  Conservation Easement
-  Private Open Space
-  Open Space - Public
-  Property Line



# The Ridge At Alpine

## PHASES 1 - 3



# THE RIDGE AT ALPINE SUBDIVISION PHASE 3

LOCATED IN  
NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
PREPARED FOR: SBP HOLDINGS INC.

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°33'07" EAST ALONG THE SECTION LINE 1356.41 FEET AND SOUTH 2519.45 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 1, OFFICIAL RECORDS, UTAH COUNTY, UTAH AND RUNNING THENCE NORTH 32°27'36" EAST ALONG SAID LINE AND THE BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 2, OFFICIAL RECORDS, UTAH COUNTY, UTAH 421.91 FEET; THENCE ALONG SAID THE RIDGE AT ALPINE SUBDIVISION PHASE 2 BOUNDARY LINE THE FOLLOWING SEVEN (7) COURSES, 1) NORTHEASTERLY ALONG A 623.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°00'52" EAST A DISTANCE OF 142.23 FEET), CENTER POINT LIES SOUTH 57°32'24" EAST THROUGH A CENTRAL ANGLE OF 13°06'33", A DISTANCE OF 142.54 FEET, 2) NORTHEASTERLY ALONG A 677.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 39°13'17" EAST A DISTANCE OF 149.70 FEET), CENTER POINT LIES NORTH 44°25'52" WEST THROUGH A CENTRAL ANGLE OF 12°41'42", A DISTANCE OF 150.00 FEET, 3) EASTERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 76°08'03" EAST A DISTANCE OF 20.56 FEET), CENTER POINT LIES SOUTH 57°07'34" EAST THROUGH A CENTRAL ANGLE OF 86°31'13", A DISTANCE OF 22.65 FEET, 4) SOUTH 60°36'21" EAST 35.34 FEET, 5) EASTERLY ALONG A 1227.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 74°54'16" EAST A DISTANCE OF 606.08 FEET), CENTER POINT LIES NORTH 29°23'39" EAST THROUGH A CENTRAL ANGLE OF 28°35'51", A DISTANCE OF 612.42 FEET, 6) SOUTH 89°12'11" EAST 58.57 FEET, 7) SOUTH 00°47'58" WEST 227.80 FEET; THENCE WESTERLY ALONG A 1500.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 87°15'11" WEST A DISTANCE OF 179.12 FEET), CENTER POINT LIES NORTH 00°40'34" WEST THROUGH A CENTRAL ANGLE OF 06°50'45", A DISTANCE OF 179.22 FEET; THENCE NORTH 80°58'52" WEST 145.19 FEET; THENCE NORTH 79°21'19" WEST 146.60 FEET; THENCE NORTH 69°43'07" WEST 145.75 FEET; THENCE SOUTH 22°59'18" WEST 135.52 FEET; THENCE NORTHWESTERLY ALONG A 623.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 60°43'00" WEST A DISTANCE OF 69.05 FEET), CENTER POINT LIES NORTH 26°06'23" EAST THROUGH A CENTRAL ANGLE OF 08°21'12", A DISTANCE OF 69.08 FEET; THENCE NORTH 57°32'24" WEST 48.09 FEET; THENCE SOUTH 32°27'36" WEST 352.40 FEET; THENCE NORTH 12°33'00" WEST 72.48 FEET; THENCE SOUTH 62°09'31" WEST 182.77 FEET TO A POINT ON SAID BOUNDARY LINE OF THE RIDGE AT ALPINE SUBDIVISION PHASE 1; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°32'37" WEST 7.39 FEET AND 2) NORTHERLY ALONG A 123.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 15°57'29" EAST A DISTANCE OF 69.88 FEET), CENTER POINT LIES NORTH 89°27'23" EAST THROUGH A CENTRAL ANGLE OF 33°00'13", A DISTANCE OF 70.85 FEET TO THE POINT OF BEGINNING.

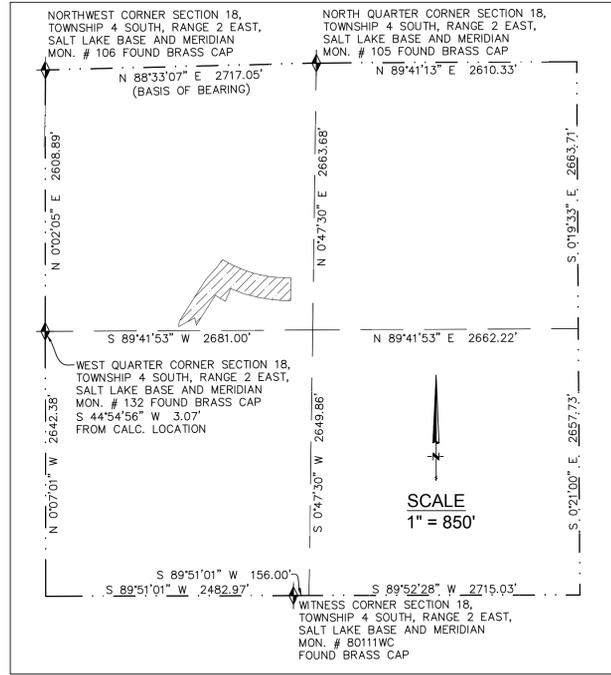
CONTAINING 272,799 SQUARE FEET OR 6.26 ACRES.

## GENERAL NOTES

- THIS PLAT CREATES A 10.00 PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND ALONG ALL EXTERIOR PROPERTY LINES, A 5.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR PROPERTY LINES UNLESS OTHERWISE NOTED.
- SETBACKS SHALL BE PER THE CR 40,000 ZONE WHICH ARE 30 FEET FRONT AND REAR, SIDE YARD SETBACKS TO BE AN AGGREGATE OF 30 FEET WITH 12 FEET BEING MINIMUM UNLESS OTHERWISE SHOWN.
- NO DWELLING OR STRUCTURES ALLOWED IN PUBLIC UTILITY EASEMENTS WITHOUT WRITTEN CONSENT FROM ALL UTILITY PROVIDERS AND OBTAINING A BUILDING PERMIT.
- ALL STREETS SHOWN ON THIS PLAT ARE PUBLIC RIGHT OF WAYS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED AUGUST 23, 2016. A COPY OF THIS REPORT IS ON FILE WITH UTAH COUNTY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- A DEBRIS-FLOW NET ASSESSMENT WAS PERFORMED BY INTERMOUNTAIN ENVIRONMENTAL SERVICES, INC. THE ASSESSMENT RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE MITIGATION OF DEBRIS-FLOWS FROM BIG HOLLOW DRAINAGE ARE COMPILED IN THE REPORT DATED APRIL 2, 2018. BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- A DRAINAGE STUDY FOR THE RIDGE AT ALPINE WAS PREPARED BY BUSH & GUDGELL ENGINEERING, DATED JULY 26, 2018.
- A GEOLOGICAL HAZARDS REPORT WAS PERFORMED BY WESTERN GEOLOGIC, LLC, DATED SEPTEMBER 4, 2006.
- THIS PLAT CONTAINS PROPERTIES LOCATED WITHIN THE URBAN/WILDLAND INTERFACE. PROPERTIES LOCATED WITHIN THIS AREA MAY BE REQUIRED TO INSTALL FIRE SPRINKLERS.
- A GEOLOGIC HAZARDS ASSESSMENT WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR SITE DEVELOPMENT ARE COMPILED IN A REPORT DATED DECEMBER 21, 2017. A COPY OF THIS REPORT IS ON FILE WITH UTAH COUNTY, OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- RECOMMENDATIONS FOR ROCKFALL HAZARD AREAS ARE COMPILED IN A GEOLOGIC HAZARDS EVALUATION THAT WAS PREPARED BY WESTERN GEOLOGICAL, LLC, DATED MAY 12, 2006 AND ALSO IN A GEOLOGIC HAZARDS ASSESSMENT THAT WAS PERFORMED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC., PROJECT NO. 02362--002, DATED DECEMBER 21, 2017.

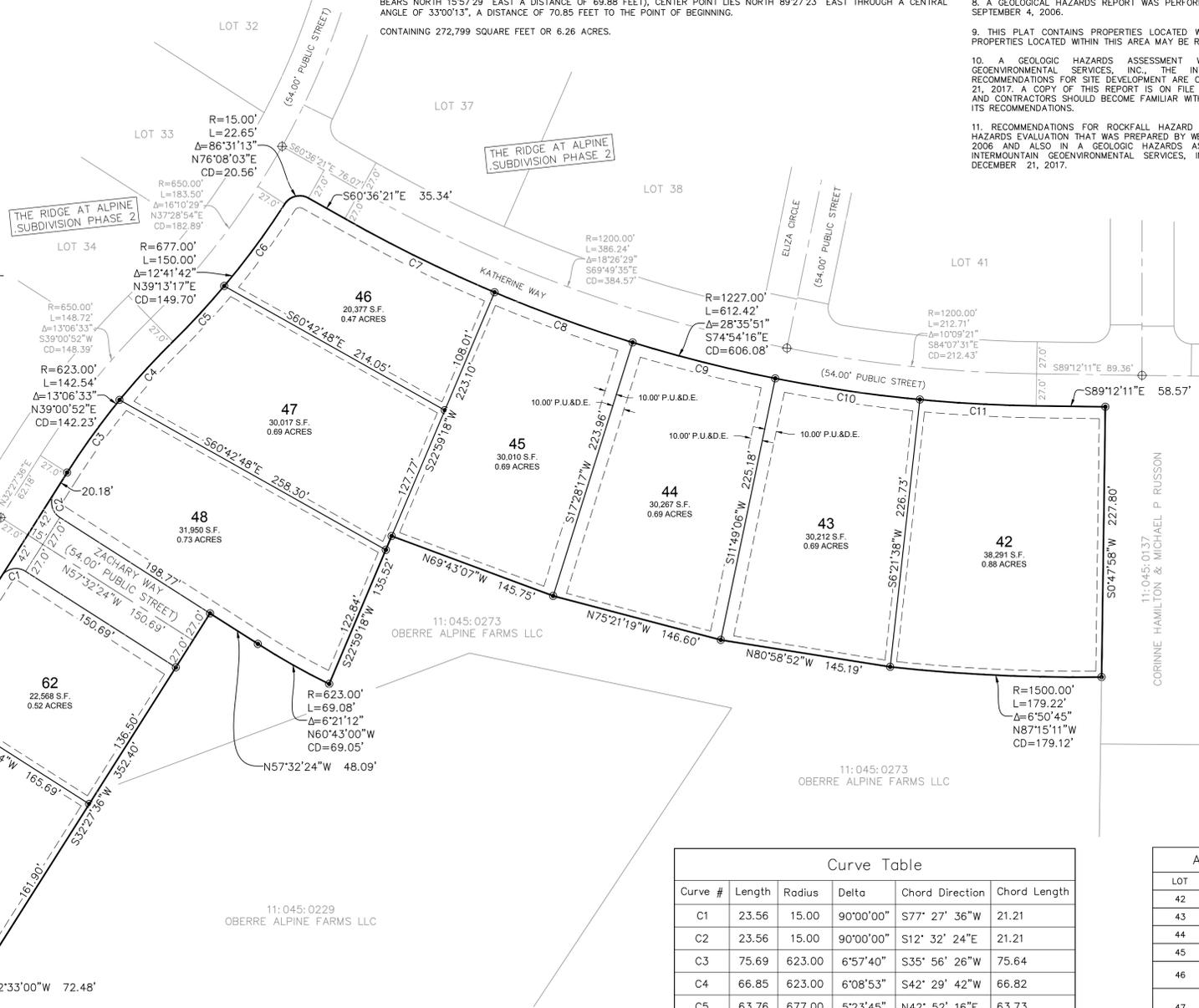
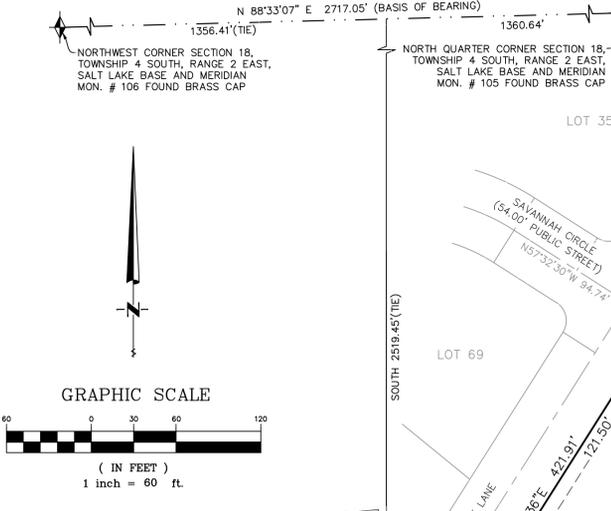
## LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
  - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
  - SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING).
  - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
  - LOT LINE
  - EASEMENT LINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - STREET CENTER LINE
  - URBAN WILDLAND INTERFACE LINE



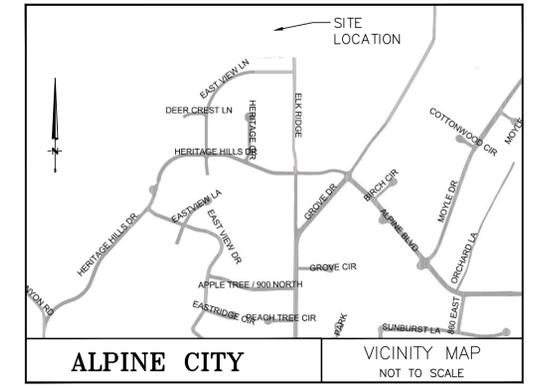
SCALE  
1" = 850'

SEC. 18, T-4-S, R-2-E



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	S77° 27' 36"W	21.21
C2	23.56	15.00	90°00'00"	S12° 32' 24"E	21.21
C3	75.69	623.00	6°57'40"	S35° 56' 26"W	75.64
C4	66.85	623.00	6°08'53"	S42° 29' 42"W	66.82
C5	63.76	677.00	5°23'45"	N42° 52' 16"E	63.73
C6	86.25	677.00	7°17'58"	N36° 31' 25"E	86.19
C7	141.30	1227.00	6°35'53"	S63° 54' 17"E	141.22
C8	124.29	1227.00	5°48'14"	S70° 06' 21"E	124.24
C9	124.51	1227.00	5°48'51"	S75° 54' 54"E	124.46
C10	123.74	1227.00	5°46'41"	S81° 42' 40"E	123.69
C11	98.57	1227.00	4°36'11"	S86° 54' 06"E	98.55

LOT	ADDRESS
42	E. KATHERINE WAY
43	E. KATHERINE WAY
44	E. KATHERINE WAY
45	E. KATHERINE WAY
46	N. ELK RIDGE LANE, (OR E. KATHERINE WAY)
47	N. ELK RIDGE LANE.
48	N. ELK RIDGE LANE, (OR E. ZACHARY WAY)
62	N. ELK RIDGE LANE, (OR E. ZACHARY WAY)
63	N. ELK RIDGE LANE.



## SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS, PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

## THE RIDGE AT ALPINE SUBDIVISION PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 04/10/2020  
BUSH AND GUDGELL INC.

D. GREGG MEYERS  
LAND SURVEYOR UTAH LICENSE NUMBER 312770

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE ALPINE RIDGE SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE, ALL OF THE PUBLIC STREETS AND PARCELS OF LAND IF ANY SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HERETO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE \_\_\_\_\_ OF MISSION CCRC, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID \_\_\_\_\_ BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF COMPANY, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

## ACCEPTANCE BY LEGISLATIVE BODY

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

## PLANNING COMMISSION APPROVAL

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

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

## THE RIDGE AT ALPINE SUBDIVISION PHASE 3

LOCATED IN  
NW 1/4 OF SECTION 18, TOWNSHIP 4 SOUTH,  
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
SBP HOLDINGS INC

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
655 East 4500 South  
Salt Lake City, Utah 84107  
Phone (801) 685-6194 / Fax (801) 685-6195  
www.bushandgudgell.com

PREPARED FOR:  
SBC HOLDINGS INC.  
PAUL KROFF  
185 N PFEIFFERHORN  
ALPINE, UTAH 84004

B&G PROJECT NUMBER 162085

# THE RIDGE AT ALPINE SUBDIVISION - PHASE 2B

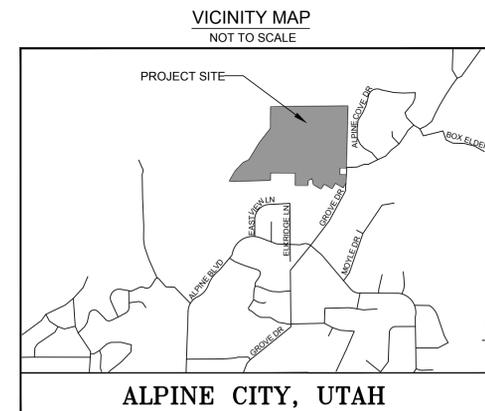
## A RESIDENTIAL DEVELOPMENT

# CONSTRUCTION DRAWINGS

### LOCATED IN ALPINE, UTAH

SECTION 18, T 4 S, R 2 E, SLB&M

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	DETAIL SHEET
4	SITE & SIGNAGE PLAN
5	WATER & SEWER PLAN
6	GRADING AND DRAINAGE PLAN
7	PLAN AND PROFILE - ZACHARY WAY
8	EROSION CONTROL PLAN
9	EROSION CONTROL DETAILS



OWNER / DEVELOPER  
Zolman Properties  
ALPINE, UT 84107

**GENERAL NOTES**

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH ALPINE CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

**DUST CONTROL**

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

- EARTH MOVING ACTIVITIES:**
- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
  - 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
  - 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
  - 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:**
- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
  - 2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

## BUSH & GUDGELL, INC.

### Engineers - Planners - Surveyors

205 E Tabernacle St #4  
St George, Utah 84770  
Phone (435) 673-2337



No.	Date	By	Revision

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors

205 E Tabernacle St. #4  
St George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3161  
www.bushandgudgell.com



DATE: APR. 2020  
DRAWN: RM  
APPROVED: RM  
SCALE:  
JOB NO. 162085

**COVER SHEET**  
THE RIDGE AT ALPINE - PHASE 2B  
PLANNED RESIDENTIAL DEVELOPMENT  
PREPARED FOR: PAUL KROFF

SHEET  
**1 OF 9**

**GENERAL NOTES**

**A. COMPLIANCE**

- ALL WORK TO CONFORM WITH THE GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

**B. PERMITTING AND INSPECTIONS**

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

**C. COORDINATION & VERIFICATION**

- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
- CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
- CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

**D. SAFETY AND PROTECTION**

- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.
- CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
- CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS, VISITORS AND PUBLIC. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
- CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

**E. GRADING / SOILS**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
- CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE

RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

- SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

**F. UTILITIES**

- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
- CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
- CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
- STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
- ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
- NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
- ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

**G. SURVEY CONTROL**

- CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION OR LOT CORNER) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
- CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING LIKE CONDITION ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

**H. AMERICAN DISABILITIES ACT**

- PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:  
 \*ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.  
 \*ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.  
 \*RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
- ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
- THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

**LEGEND**

PROPOSED	EXISTING		
---	---	---	SECTION LINE
---	---	---	CENTER LINE
---	PL	---	PROPERTY LINE
R/W	R/W	---	RIGHT OF WAY LINE
---	---	---	EASEMENT LINE
---	EX DITCH	---	DITCH FLOWLINE
X	EX FENCE	---	FENCE LINE
TV	EX TV	---	CABLE TV LINE
FO	EX FO	---	FIBER-OPTIC CABLE
G	EX GAS	---	NATURAL GAS LINE
IRR	EX IRR	---	IRRIGATION LINE
---	EX OHP	---	OVERHEAD POWER LINE
P	EX PWR	---	POWER LINE
T	EX PH	---	TELEPHONE LINE
S	EX SWR	---	SANITARY SEWER LINE
---	EX SD	---	STORM DRAIN LINE
W	EX WTR	---	WATER LINE
---	EX FENCE	---	FENCE
---	EOA	---	EDGE OF ASPHALT
---	SETBACK	---	SETBACK LINE
---	ADA	---	ADA ROUTE (Max Slope 2%)
2800	2800	---	CONTOUR LINE
---	---	---	CURB & GUTTER (STANDARD)
---	---	---	CURB & GUTTER (OUTFALL)
---	---	---	CONCRETE PAVEMENT
---	---	---	STD. DUTY ASPHALT
---	---	---	HEAVY DUTY ASPHALT
---	---	---	SIDEWALK
+	+	+	SECTION CORNER (FOUND)
+	+	+	SECTION CORNER (NOT FOUND)
+	+	+	STREET MONUMENT
+	+	+	BRASS CAP MONUMENT
+	+	+	POWER POLE
+	+	+	UTILITY POLE
+	+	+	GUY ANCHOR
+	+	+	POWER TRANSFORMER
+	+	+	LIGHT POLE
+	+	+	TELEPHONE RISER/MANHOLE
+	+	+	TRAFFIC SIGNAL BOXLIGHT
+	+	+	WATER METER
+	+	+	WATER VALVE
+	+	+	FIRE HYDRANT
+	+	+	SANITARY SEWER MANHOLE
+	+	+	SANITARY SEWER CLEANOUT
+	+	+	STORM DRAIN MANHOLE
+	+	+	STORM DRAIN CURB INLET
+	+	+	STORM DRAIN CATCH BASIN
+	+	+	SPOT ELEVATION
+	+	+	FLOW DIRECTION
+	+	+	SIGN (PER PLAN)
+	+	+	STOP SIGN

**ABBREVIATIONS**

AC	ACRE	LP	LOW POINT	SEC	SECTION
BM	BENCHMARK	MAX	MAXIMUM	SPECS	SPECIFICATIONS
BOW	BOTTOM OF WALL	MIN	MINIMUM	SQ	SQUARE
CL	CENTERLINE	MON	MONUMENT	SQ FT	SQUARE FEET
CP	CONTROL POINT	N	NORTH	SQ YD	SQUARE YARD
CU FT	CUBIC FOOT	NTS	NOT TO SCALE	STA	STATION
CU YD	CUBIC YARD	OG	ORIGINAL GROUND	STD	STANDARD
CONC	CONCRETE	PC	POINT OF CURVATURE	STM	STORM
CONST	CONSTRUCTION	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
DIA or Ø	DIAMETER	PRC	POINT OF REVERSE CURVE	TOA	TOP OF ASPHALT
E	EAST	PT	POINT OF TANGENCY	TOC	TOP OF CONCRETE
EOA	EDGE OF ASPHALT	POC	POINT OF CONNECTION	TOS	TOP OF SIDEWALK
ELEV	ELEVATION	PWR	POWER	TOW	TOP OF WALL
EX	EXISTING	PL	PROPERTY LINE	TRANS	TRANSFORMER
FFE	FINISHED FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	U.N.O.	UNLESS NOTED OTHERWISE
FG	FINISHED GRADE	R	RANGE	WTR	WATER
FT	FEET	RCP	REINFORCED CONCRETE PIPE	WV	WATER VALVE
GB	GRADE BREAK	R&C	REBAR & CAP	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	REV	REVISION		
HP	HIGH POINT	ROW	RIGHT-OF-WAY		
HW	HIGH WATER	SLB&M	SALT LAKE BASE & MERIDIAN		
HWY	HIGHWAY	S	SOUTH		
IE	INVERT ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS		
IRR	IRRIGATION	SS	SANITARY SEWER		
LF	LINEAR FEET	SD	STORM DRAIN		

**PROJECT BENCHMARK**

THE BENCHMARK FOR THIS SURVEY IS THE UTAH COUNTY SURVEYOR SECTION MONUMENT TIE NO. 49-6 WC ALSO KNOWN AS GIS MONUMENT NUMBER 80111 WITH COUNTY PUBLISHED NGVD 29 DATUM ELEVATIONS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

49-6 WC

3" UTAH COUNTY BRASS CAP SET IN CONCRETE FLUSH WITH THE GROUND 9± EAST OF RETAINING WALL. WITNESS CORNER TO THE SOUTH CORNER OF SECTION 18, TOWNSHIP 4S, RANGE 2E, SLB&M.

ELEVATION: 5091.20 US SURVEY FEET.



No.	Date	By	Revision

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**GENERAL NOTES**  
 THE RIDGE AT ALPINE - PHASE 2B  
 PLANNED RESIDENTIAL DEVELOPMENT  
 PREPARED FOR: PAUL KROFF

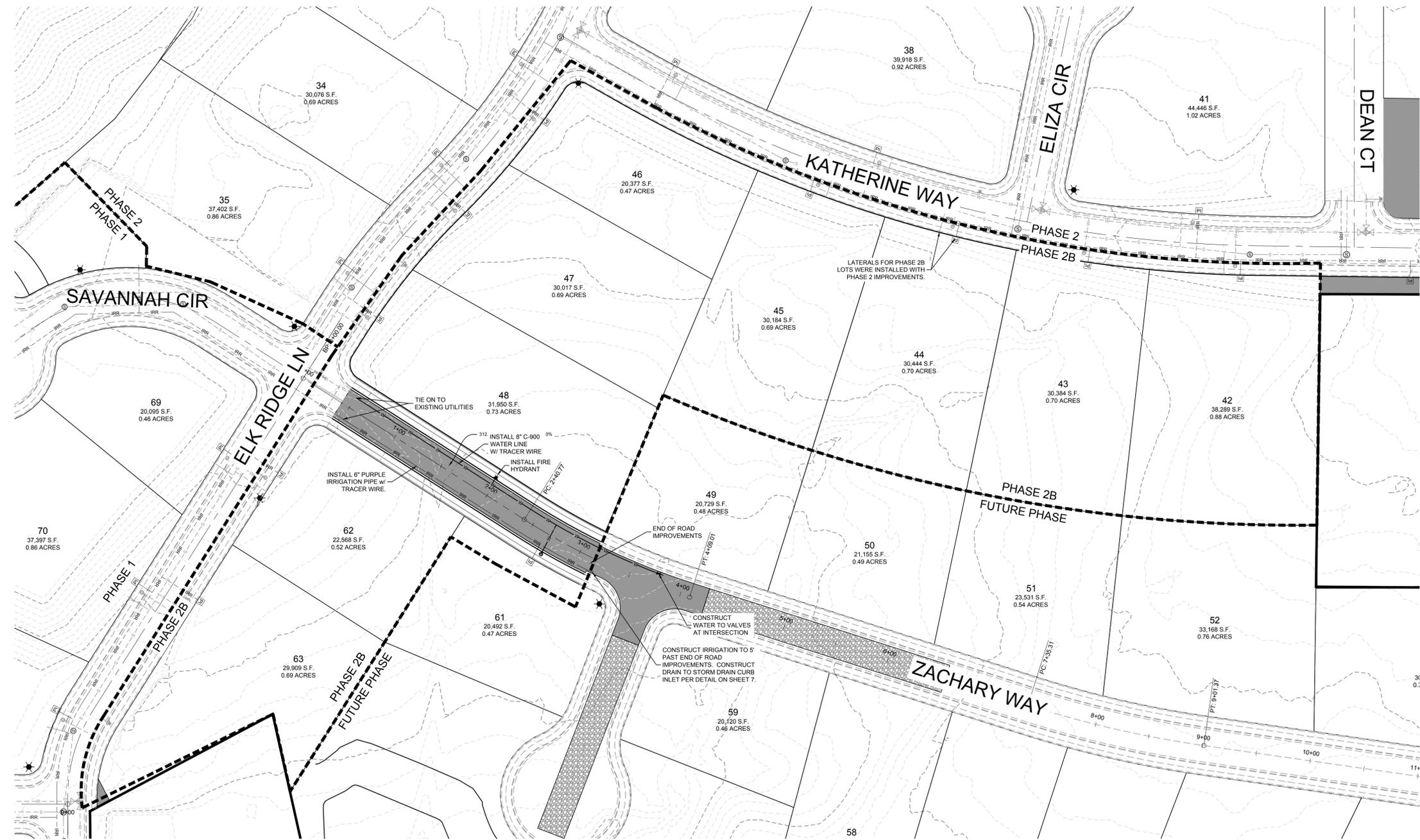
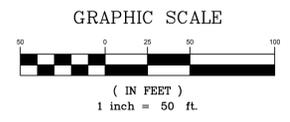






**UTILITY LEGEND**

<p><b>SEWER</b></p> <ul style="list-style-type: none"> <li>⊙ SEWER MANHOLE (SIZE AS NOTED ON PLAN)</li> <li>— 4" PVC SEWER LATERAL UNLESS OTHERWISE NOTED</li> <li>— S — EXISTING SEWER LINE</li> <li>— S — 8" SDR 35 PVC SEWER LINE</li> </ul> <p>1. ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.</p>	<p><b>WATER</b></p> <ul style="list-style-type: none"> <li>⊙ FIRE HYDRANT</li> <li>⊙ WATER GATE VALVE</li> <li>⊙ EXISTING WATER GATE VALVE</li> <li>⊙ 3/4" WATER LATERAL &amp; SERVICE WITH BOX</li> <li>— — — — — EXISTING WATER LINE</li> <li>— W — C-900 CULINARY WATER LINE</li> <li>— W — 8" UNLESS SIZE NOTED OTHERWISE</li> </ul> <p><b>WATER NOTES</b></p> <ol style="list-style-type: none"> <li>1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE ALPINE CITY WATER DEPARTMENT.</li> <li>2. ALL CONSTRUCTION SHALL CONFORM TO THE "ALPINE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION," "THE UNIFORM PLUMBING CODE," AND THE "UNIFORM BUILDING CODE," LATEST EDITION AS ADMINISTERED BY ALPINE CITY.</li> <li>3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.</li> <li>4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.</li> <li>5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALPINE CITY.</li> <li>6. 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.</li> <li>7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.</li> <li>8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.</li> <li>9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.</li> <li>10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY ALPINE CITY WATER SERVICES ENGINEER.</li> <li>11. WATER METER LOCATIONS TO BE STAKED.</li> </ol>
<p><b>IRRIGATION</b></p> <ul style="list-style-type: none"> <li>▶ TRIANGULAR IRRIGATION VALVE</li> <li>— Irr — Δ IRRIGATION LATERAL WITH 1" SERVICE AND BOX.</li> <li>— Irr — C-900 IRRIGATION "PURPLE" PIPE (SIZED AS NOTED ON PLANS)</li> </ul> <ol style="list-style-type: none"> <li>1. ALL IRRIGATION PIPE SHALL BE INSTALLED AND AIR TESTED IN THE SAME MANNER AS THE CULINARY WATER SYSTEM PER THE "ALPINE CITY CONSTRUCTION DESIGN STANDARDS".</li> <li>2. 12 GAUGE WIRE SHALL BE TAPED TO ALL IRRIGATION MAINS FOR LOCATING PURPOSES AND THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX.</li> <li>3. 1" METER SETTERS MUST BE INSTALLED ON EACH LOT AND MUST BE INSTALLED WITHIN A METER BOX CLEARLY MARKED "IRRIGATION".</li> <li>4. IRRIGATION BOXES AND LIDS SHALL BE PURPLE IF PLASTIC. LIDS SHALL BE OF A DIFFERENT SIZE AND NOT INTERCHANGABLE WITH THE CULINARY LIDS.</li> <li>5. ALL IRRIGATION PIPING INCLUDING SERVICE LATERALS MUST BE PURPLE IN COLOR AND CLEARLY MARKED "IRRIGATION".</li> <li>6. ALL PIPING TO BE INSTALLED MUST BE INSTALLED PER ALPINE CITY CONSTRUCTION DESIGN STANDARDS DRAWING NUMBER 12.</li> <li>7. ALL MAIN LINE VALVE BOXES MUST BE TRIANGULAR IN SHAPE.</li> <li>8. THE REQUIREMENTS OF ALPINE CITY CONSTRUCTION DESIGN STANDARDS MUST BE USED FOR INSTALLING ALL IRRIGATION MATERIAL.</li> </ol>	



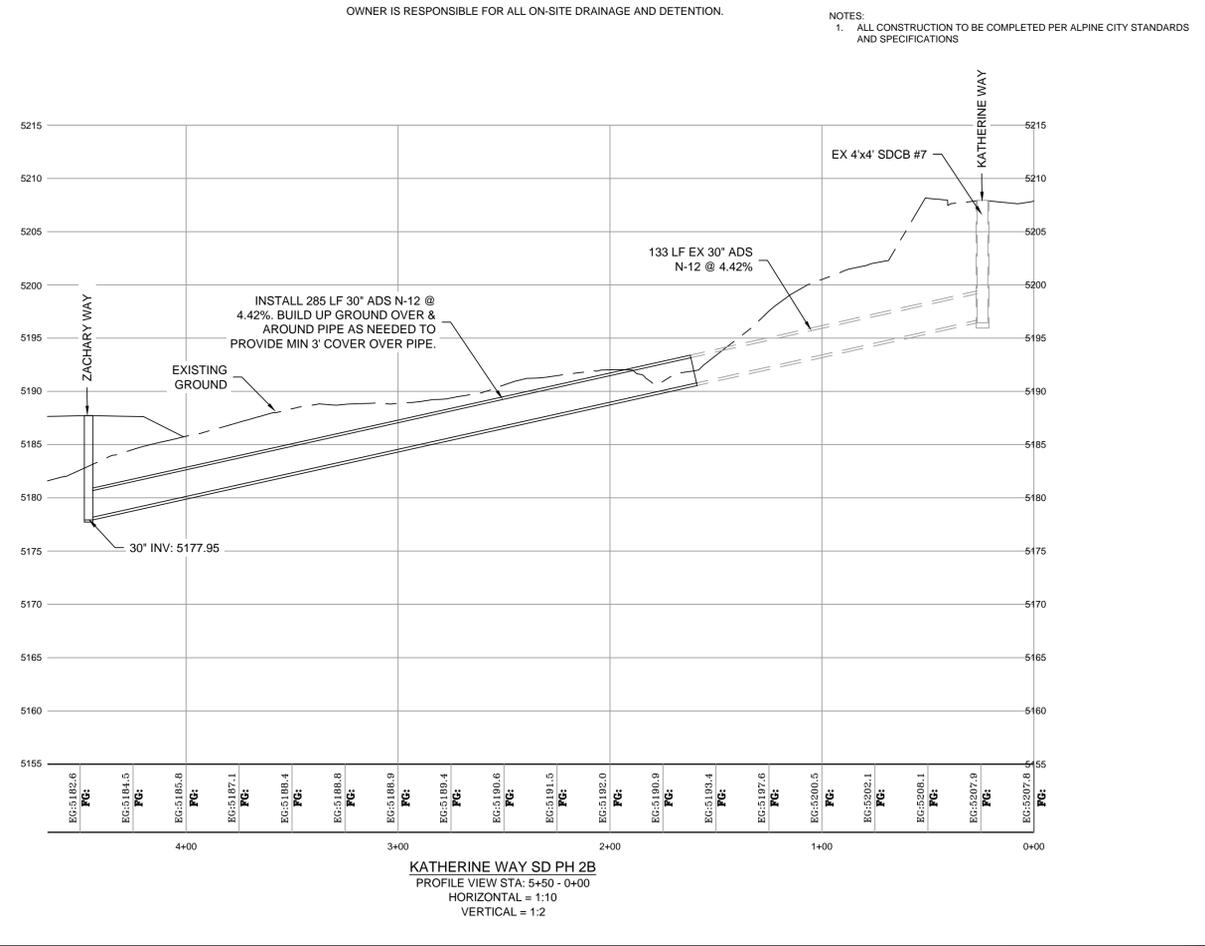
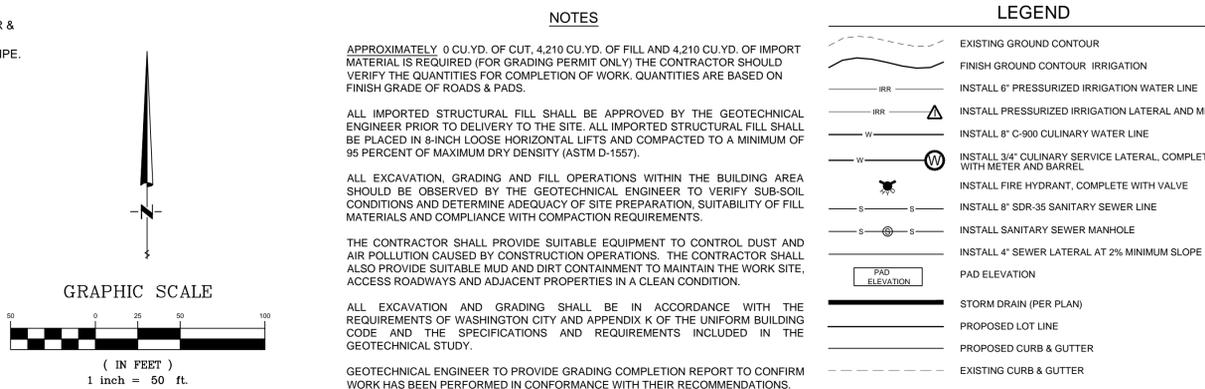
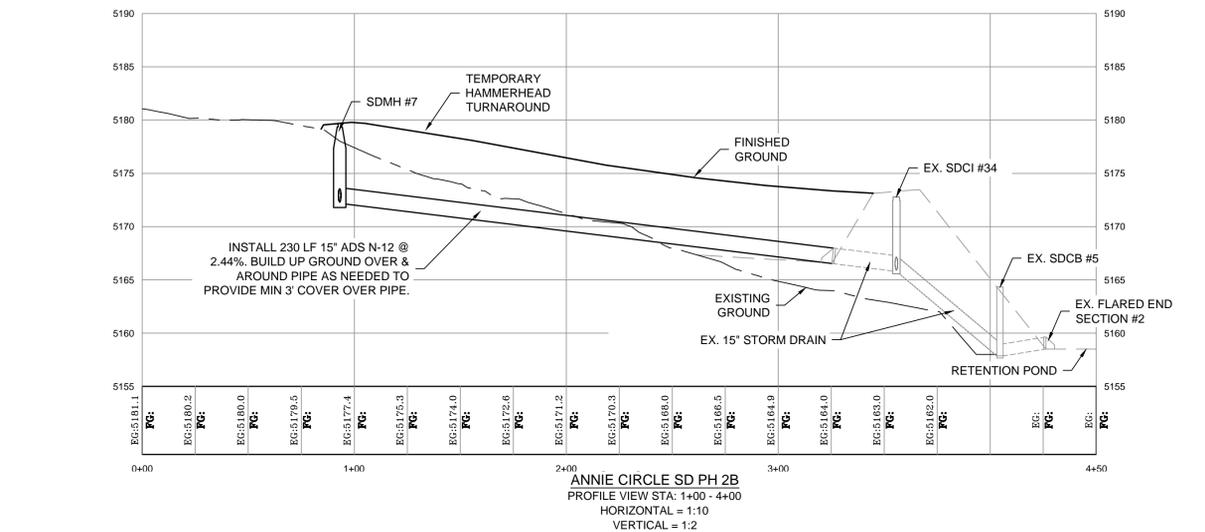
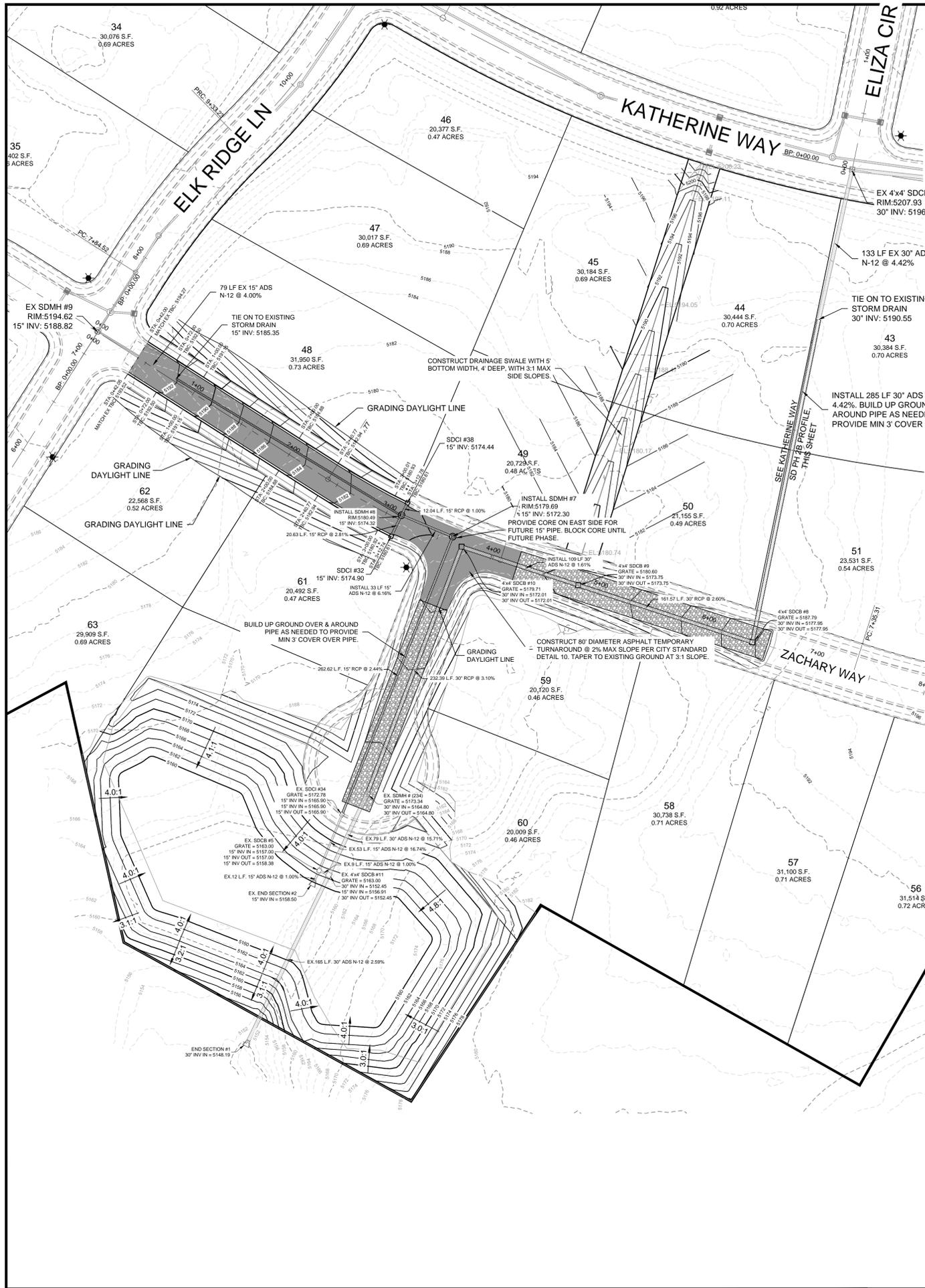
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**SEWER & WATER PLAN**  
 THE RIDGE AT ALPINE - PHASE 2B  
 PLANNED RESIDENTIAL DEVELOPMENT  
 PREPARED FOR: PAUL KROFF

X:\162000-162999\162085 PAUL KROFF ALPINE SUB\162085 CDS PH 3.DWG



**NOTES**

APPROXIMATELY 0 CU.YD. OF CUT, 4,210 CU.YD. OF FILL AND 4,210 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTON REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

**LEGEND**

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR IRRIGATION
- INSTALL 6" PRESSURIZED IRRIGATION WATER LINE
- INSTALL PRESSURIZED IRRIGATION LATERAL AND METER
- INSTALL 8" C-900 CULINARY WATER LINE
- INSTALL 3/4" CULINARY SERVICE LATERAL COMPLETE WITH METER AND BARREL
- INSTALL FIRE HYDRANT, COMPLETE WITH VALVE
- INSTALL 8" SDR-35 SANITARY SEWER LINE
- INSTALL SANITARY SEWER MANHOLE
- INSTALL 4" SEWER LATERAL AT 2% MINIMUM SLOPE
- PAD ELEVATION
- STORM DRAIN (PER PLAN)
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER



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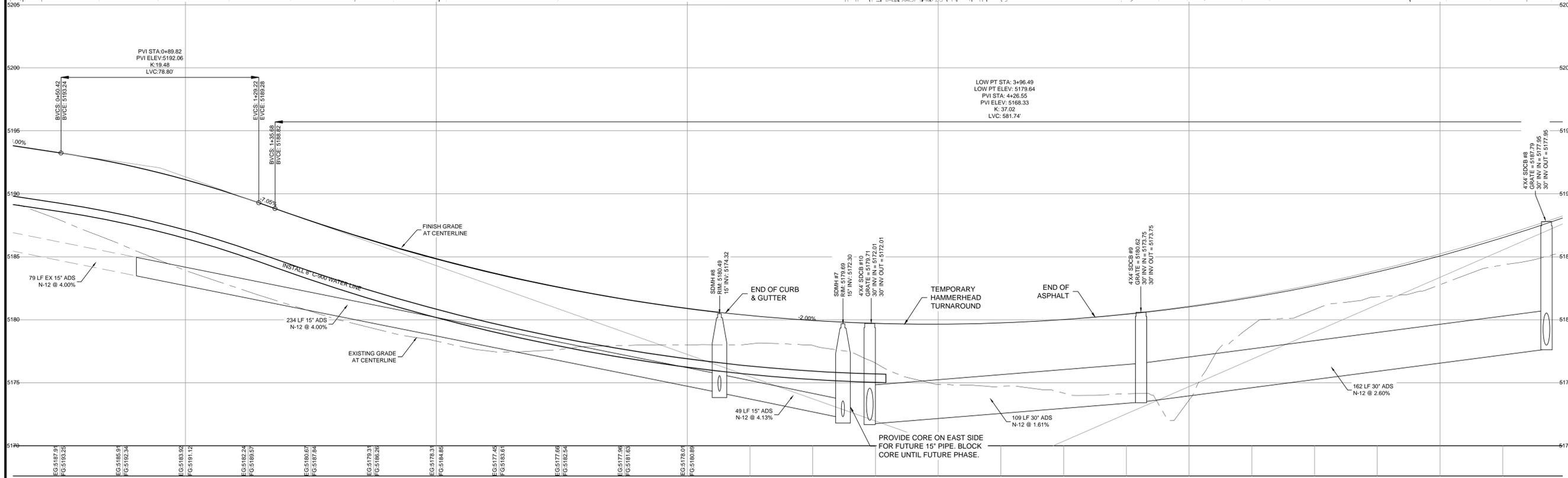
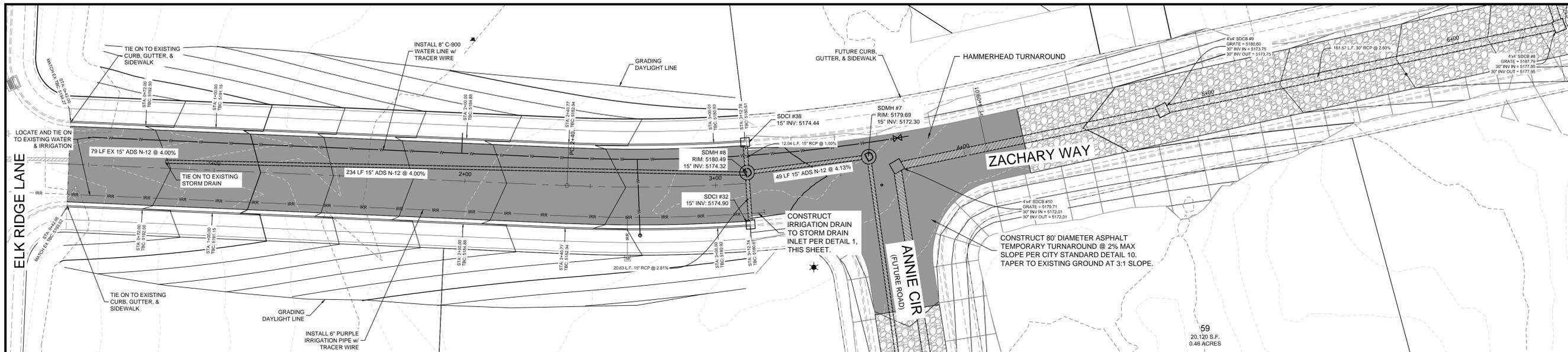
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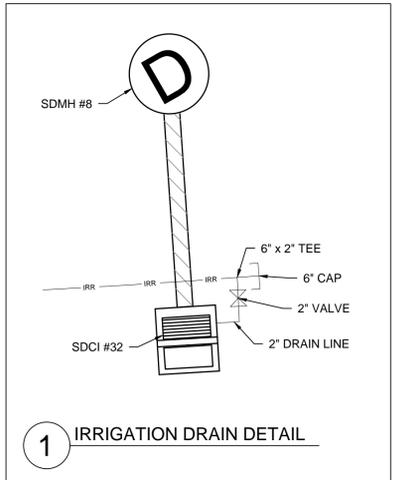
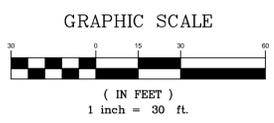
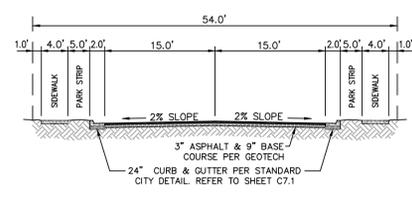
**GRADING AND DRAINAGE PLAN**  
 THE RIDGE AT ALPINE - PHASE 2B  
 PLANNED RESIDENTIAL DEVELOPMENT  
 PREPARED FOR: PAUL KROFF

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ZACHARY WAY (STA 0+00 - 3+80)

54' STREET CROSS SECTION  
STA: 0+00 - END



**LEGEND**

	EXISTING GROUND CONTOUR
	FINISH GROUND CONTOUR IRRIGATION
	INSTALL 6\"/>
	INSTALL PRESSURIZED IRRIGATION LATERAL AND METER
	INSTALL 8\"/>
	INSTALL 3/4\"/>
	INSTALL FIRE HYDRANT, COMPLETE WITH VALVE
	INSTALL 8\"/>
	INSTALL SANITARY SEWER MANHOLE
	INSTALL 4\"/>
	PAD ELEVATION
	STORM DRAIN (PER PLAN)
	PROPOSED LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER

NOTES:  
1. ALL CONSTRUCTION TO BE COMPLETED PER ALPINE CITY STANDARDS AND SPECIFICATIONS

**PLAN & PROFILE ZACHARY WAY  
THE RIDGE AT ALPINE  
SUBDIVISION**



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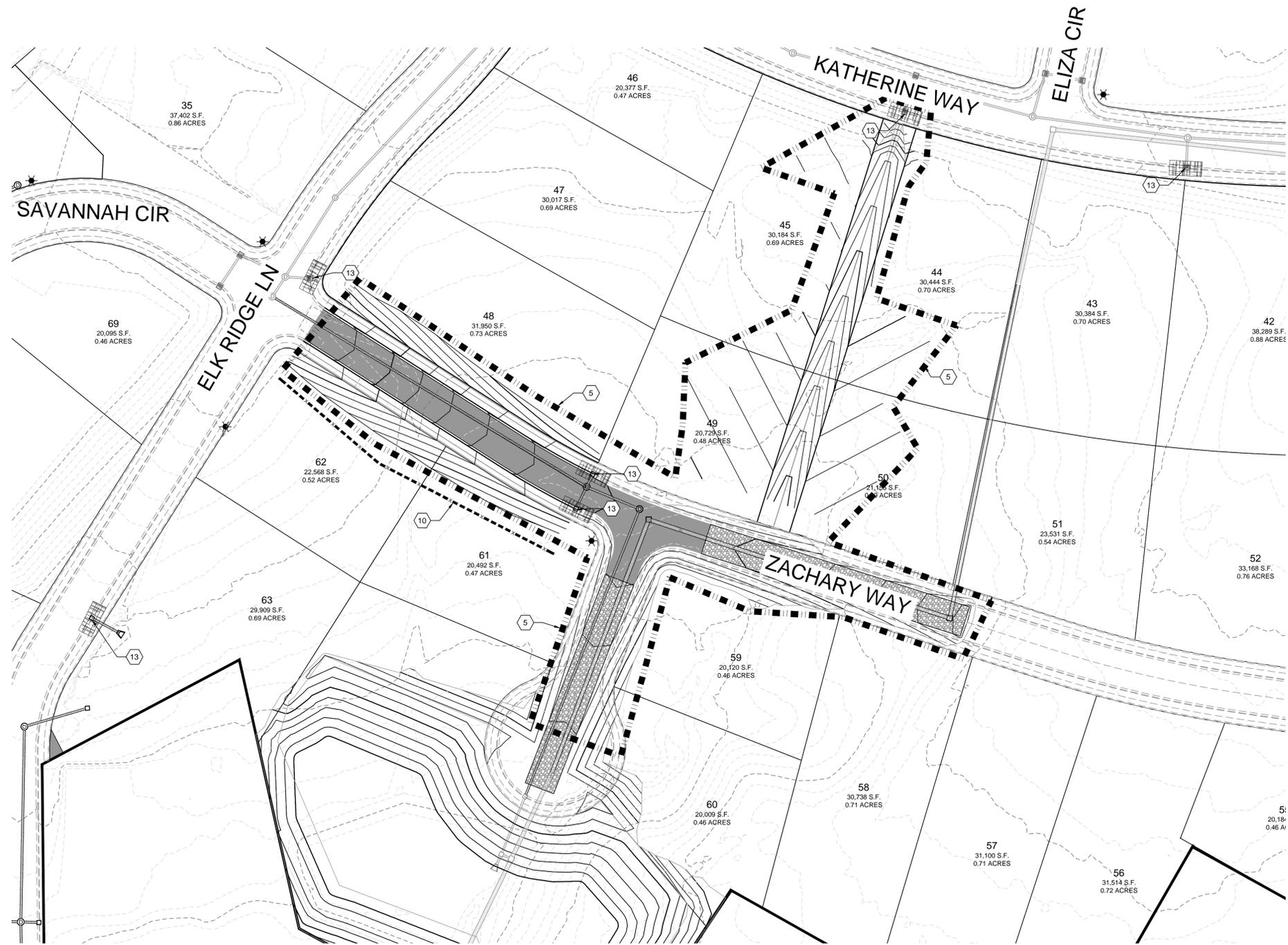


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**PLAN & PROFILE  
THE RIDGE AT ALPINE - PHASE 2B  
PLANNED RESIDENTIAL DEVELOPMENT  
PREPARED FOR: PAUL KROFF**

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1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

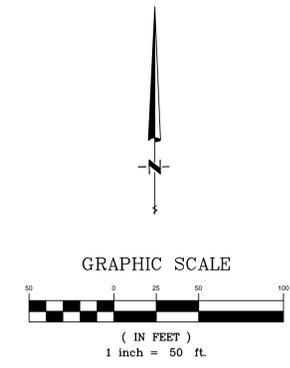


**BMP'S NOTES**

- ① PROPERTY BOUNDARY
- ② CONCRETE WASHOUT
- ③ ENTRANCE / OUTLET TIRE WASH
- ④ PORTABLE TOILET LOCATION
- ⑤ LIMITS OF CONSTRUCTION
- ⑧ SLOPE STABILIZATION
- ⑨ SEDIMENT BASIN
- ⑩ SILT FENCE
- ⑫ STABILIZED CONSTRUCTION ENTRANCE
- ⑬ STORM DRAIN INLET PROTECTION
- ⑭ STREET SWEEPING AND VACUUMING

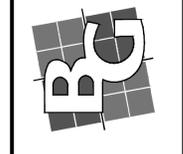
**LEGEND**

- LIMITS OF CONSTRUCTION
- - - EXISTING 1' CONTOUR
- - - SILT FENCING
- PROPOSED STORM DRAIN
- DRAINAGE FLOW & DIRECTION
- INLET PROTECTION
- SILT SOCK
- TEMP. CONSTRUCTION EXIT



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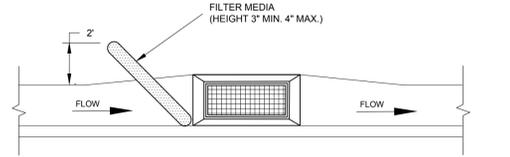
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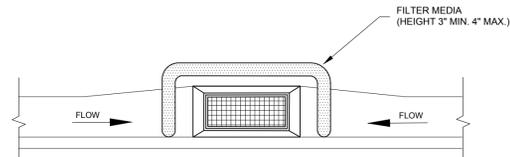
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**EROSION CONTROL PLAN**  
 THE RIDGE AT ALPINE - PHASE 2B  
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 PREPARED FOR: PAUL KROFF

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ON GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet Protection - Gravel Sock

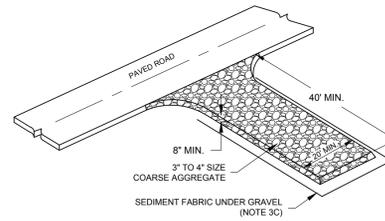
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INSTALLATION:

- CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 1 PERCENT AWAY FROM PAVED ROADWAY.
- COMPACT SUBGRADE.
- PLACE FILTER FABRIC UNDER STONE IF DESIRED (RECOMMENDED FOR ENTRANCE AREA THAT REMAINS MORE THAN 3 MONTHS).

MAINTENANCE:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY.
- PERIODIC TOP DRESSING WITH 2 INCHES STONE MAY BE REQUIRED, AS CONDITIONS DEMAND, AND REPAIR ANY STRUCTURES USED TO TRAP SEDIMENTS.
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT AREAS FOR SEDIMENT DEPOSIT AND INSTALL ADDITIONAL CONTROLS AS NECESSARY EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE ACTIVITIES.



Stabilized Roadway Entrance

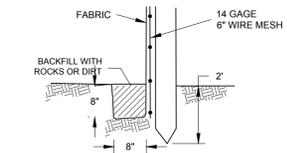
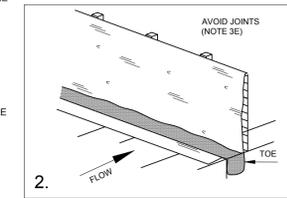
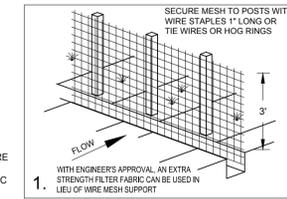
126

INSTALLATION:

- SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE YARN. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 2 DEG F TO 120 DEG F.
- BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
- POSTS FOR SILT FENCES SHALL BE EITHER 2"x4" DIAMETER WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TOE IS SECURED WITH ROCKS OR DIRT. THE FABRIC IS SECURED TO THE MESH WITH TWIN STAPLES OR SIMILAR DEVICES.
- WHEN ATTACHING TWO SILT FENCES TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES ON A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND AND BURY THE FLAP.
- WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, SILT FENCES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

MAINTENANCE:

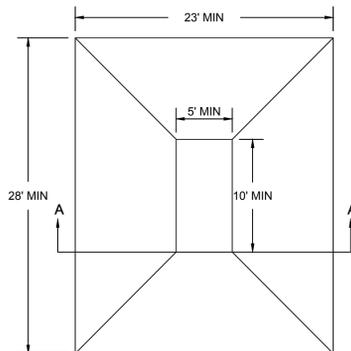
- INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ON-HALF THE HEIGHT OF THE BARRIER.
- RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.



TOE DETAIL

Silt Fence

122



SILT FENCE CONSTRUCTION SPECIFICATIONS

- FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" X 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POND PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:  

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509.2
FLOW RATE	0.3 GAL FT / MINUTE (MAX.)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

SLOPE STEEPNESS FLATTER THAN 5:1	SILT FENCE DESIGN CRITERIA	
	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
50:1 TO 10:1	UNLIMITED	UNLIMITED
10:1 TO 5:1	125 FEET	1,000 FEET
5:1 TO 3:1	100 FEET	750 FEET
3:1 TO 2:1	60 FEET	500 FEET
2:1 AND STEEPER	40 FEET	250 FEET
	20 FEET	125 FEET

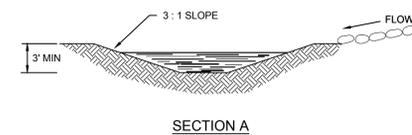
NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

BALE DIKE CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE, ON THE CONTOUR, AND IN A ROW WITH THE ENDS OF EACH BALE TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE ENTRENCHED IN THE SOIL A MINIMUM OF 4" AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE 12" TO 18" INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE BALE.
- STRAW BALE DIKES SHALL BE INSPECTED FREQUENTLY AND AFTER EACH RAIN EVENT AND MAINTENANCE PERFORMED AS NECESSARY.
- ALL BALES SHALL BE REMOVED WHEN THE SITE HAS BEEN STABILIZED. THE TRENCH WHERE THE BALES WERE LOCATED SHALL BE GRADED FLUSH AND STABILIZED.

OPERATION AND MAINTENANCE NOTES

- EROSION, SEDIMENTATION AND DUST CONTROL REQUIREMENTS VARY SIGNIFICANTLY DURING THE CONSTRUCTION PHASE. IMPLEMENTOR OF PLAN SHALL BE RESPONSIBLE OF SELECTING AND MAINTAINING APPLICABLE BMPs.
- IMPLEMENTOR OF PLAN MAY MODIFY THE BMPs SPECIFIED HERE TO MAXIMIZE PROTECTION
- IMPLEMENTOR MAY USE OTHER BMPs AS NECESSARY TO MAXIMIZE EROSION, SEDIMENTATION AND DUST CONTROL. SEE WWW.EPA.GOV/NPDES/IMPLEMENTINGBMPs.
- ALL STORM WATER BMPs SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS FOR THE LIFE OF THE CONSTRUCTION PROJECT. GENERALLY, ALL BMPs SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO THE REGULARLY SCHEDULED INSPECTIONS. SCHEDULED INSPECTIONS VARY BETWEEN BMPs. STRUCTURAL BMPs LIKE STORM DRAIN DROP INLET PROTECTION MIGHT REQUIRE MORE FREQUENT INSPECTION THAN OTHER BMPs TO ENSURE PROPER OPERATION. INSPECTION AND MAINTENANCE OF BMPs SHOULD CONTINUE UNTIL ALL CONSTRUCTION ACTIVITIES HAVE ENDED AND ALL AREAS OF A SITE HAVE BEEN PERMANENTLY STABILIZED. DURING EACH INSPECTION, THE INSPECTOR SHOULD DOCUMENT WHETHER THE BMP IS PERFORMING CORRECTLY, ANY DAMAGE TO THE BMP SINCE THE LAST INSPECTION, AND WHAT SHOULD BE DONE TO REPAIR THE BMP IF DAMAGE HAS OCCURRED.



Concrete Washout Area

EROSION & SEDIMENT CONTROL NOTES

- SILT FENCING
- INSPECT AND MAINTAIN SILT FENCES AFTER EACH RAIN STORM.
  - MAKE SURE THE BOTTOM OF THE SILT FENCE IS BURIED IN THE GROUND.
  - SECURELY ATTACH THE MATERIAL TO THE STAKES
  - DO NOT PLACE SILT FENCES IN THE MIDDLE OF A WATERWAY OR USE THEM AS A CHECK DAM.
  - MAKE SURE STORMWATER IS NOT FLOWING AROUND THE SILT FENCE.
- CONSTRUCTION ENTRANCES
- REMOVE MUD AND DIRT FROM THE TIRES OF CONSTRUCTION VEHICLES BEFORE THEY ENTER A PAVED ROADWAY.
  - PROPERLY SIZE ENTRANCE BMPs FOR ALL ANTICIPATED VEHICLES
  - MAKE SURE THAT THE CONSTRUCTION ACCESS DOES NOT BECOME BURIED IN SOIL.
- SLOPES
- ROUGH GRADE OR TERRACE SLOPES.
  - BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS, OR UNDER DRAIN, OR DIVERT STORM WATER AWAY FROM SLOPES.
- DIRT STOCKPILES
- COVER OR SEED ALL DIRT STOCKPILES.
- STORM DRAIN INLET PROTECTION
- USE ROCK OR OTHER APPROPRIATE MATERIAL TO COVER THE STORM DRAIN INLET TO FILTER OUT TRASH AND DEBRIS.
  - MAKE SURE THE ROCK SIZE IS APPROPRIATE (USUALLY 1 TO 2 INCHES IN DIAMETER).
  - IF YOU USE INLET FILTERS, MAINTAIN THEM REGULARLY.
- PROTECT NATURAL FEATURES
- MINIMIZE CLEARING.
  - MINIMIZE THE AMOUNT OF EXPOSED SOIL.
  - IDENTIFY AND PROTECT AREAS WHERE EXISTING VEGETATION, SUCH AS TREES, WILL NOT BE DISTURBED BY CONSTRUCTION ACTIVITY.
  - PROTECT STREAMS, STREAM BUFFERS, WILD WOODLANDS, WETLANDS, OR OTHER SENSITIVE AREAS FROM ANY DISTURBANCE OR CONSTRUCTION ACTIVITY BY FENCING OR OTHERWISE CLEARLY MARKING THESE AREAS.
- CONSTRUCTION PHASING
- SEQUENCE CONSTRUCTION ACTIVITIES SO THAT THE SOIL IS NOT EXPOSED FOR LONG PERIODS OF TIME.
  - SCHEDULE OR LIMIT GRADING TO SMALL AREAS.
  - INSTALL KEY SEDIMENT CONTROL PRACTICES BEFORE SITE GRADING BEGINS.
  - SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR.
- VEGETATIVE BUFFERS
- PROTECT AND INSTALL VEGETATIVE BUFFERS ALONG WATERBODIES TO SLOW AND FILTER STORMWATER RUNOFF.
  - MAINTAIN BUFFERS BY MOWING OR REPLANTING PERIODICALLY TO ENSURE THEIR EFFECTIVENESS.
- SITE STABILIZATION
- VEGETATE, MULCH, OR OTHERWISE STABILIZE ALL EXPOSED AREAS AS SOON AS LAND ALTERATIONS HAVE BEEN COMPLETED.

DUST CONTROL NOTES

- TEMPORARY MEASURES
- VEGETATIVE COVERINGS: TEMPORARY SEEDING AND MULCHING MAY BE APPLIED TO COVER BARE SOIL AND TO PREVENT WIND EROSION. THE SOIL MUST BE KEPT MOIST TO ESTABLISH COVER.
  - BARRIERS: SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND BLOWN SOIL. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 15 TIMES THE BARRIER HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.
  - CALCIUM CHLORIDE: THIS MATERIAL IS APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. PRE-TREATMENT MAY BE NECESSARY DUE TO VARYING SITE AND CLIMATIC CONDITIONS.
  - IRRIGATION: THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NECESSARY. IF THIS METHOD IS TO BE EMPLOYED AT A CONSTRUCTION SITE, IT IS RECOMMENDED THAT A TEMPORARY GRAVEL ROCK ENTRANCE BE CREATED TO PREVENT MUD FROM SPREADING ONTO LOCAL STREETS.
  - TILLAGE: THIS PRACTICE ROUGHENS THE SOIL AND BRINGS CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. FLOWING SHOULD BEGIN ON THE WINDWARD SIDE OF THE SITE USING CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTH HARROWS, OR SIMILAR PLOWS.
  - ADHESIVES: USE SPRAY-ON ADHESIVES ACCORDING TO TABLE 1. THESE ADHESIVES FORM FAIRLY IMPENETRABLE SURFACES, AND SHOULD BE USED ONLY IF OTHER METHODS PROVE TO BE DIFFICULT TO WORK WITH.
- PERMANENT SITE MODIFICATION MEASURES
- PERMANENT VEGETATION: SEEDING AND SODDING SHOULD BE DONE TO PERMANENTLY STABILIZE EXPOSED AREAS AGAINST WIND EROSION. IT IS RECOMMENDED THAT EXISTING TREES AND LARGE SHRUBS BE ALLOWED TO REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE DURING SITE GRADING PROCESSES.
  - STONE: COARSE GRAVEL OR CRUSHED STONE MAY BE PLACED OVER HIGHLY ERODIBLE SOILS.
  - TOPSOILING: THIS METHOD IS RECOMMENDED WHEN PERMANENT VEGETATION CANNOT BE ESTABLISHED ON A SITE. TOPSOILING IS A PROCESS IN WHICH LESS ERODIBLE MATERIAL IS PLACED ON TOP OF HIGHLY ERODIBLE SOILS.



**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 E Tabernacle St., #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161  
 www.bushandgudgell.com



DATE: APR 2020  
 DRAWN: RM  
 APPROVED: RM  
 SCALE: AS SHOWN  
 JOB NO.: 162085

**EROSION CONTROL DETAILS**  
 THE RIDGE AT ALPINE - PHASE 2B  
 PLANNED RESIDENTIAL DEVELOPMENT  
 PREPARED FOR: PAUL KROFF

## ALPINE PLANNING COMMISSION AGENDA

**SUBJECT:** Business Commercial Setbacks – Ordinance 2020-04

**FOR CONSIDERATION ON:** 5 May 2020

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Review and discuss the proposed ordinance and make a recommendation to City Council.

### BACKGROUND INFORMATION:

The Planning Commission discussed Ordinance 2020-04 at the April 21, 2020 meeting and decided to table the item for the next meeting and concerns regarding the sign ordinance and site triangle could be discussed further.

Most new buildings in the Business Commercial Zone request an exception to the setback requirements, with the front setback being the most common to ask an exception for. With so many requests for setback exceptions, it has been recommended that the City reevaluate the current setback requirements.

Staff have reviewed setback requirements in neighboring municipalities, which include Lehi, American Fork, Highland, and Pleasant Grove. Given the unique nature of Aline City Main Street and Business Commercial Zone, the current setbacks for existing buildings, and number of exception requests that have been received, staff is recommending reduced setback requirements for the Business Commercial Zone.

#### **STAFF RECOMMENDATION:**

Continue discussion from last meeting, review Ordinance 2020-04 and make a recommendation to City Council.

#### **SAMPLE MOTION TO APPROVE:**

I motion to recommend that Ordinance 2020-04 be approved as proposed.

#### **SAMPLE MOTION TO APPROVE WITH CONDITIONS:**

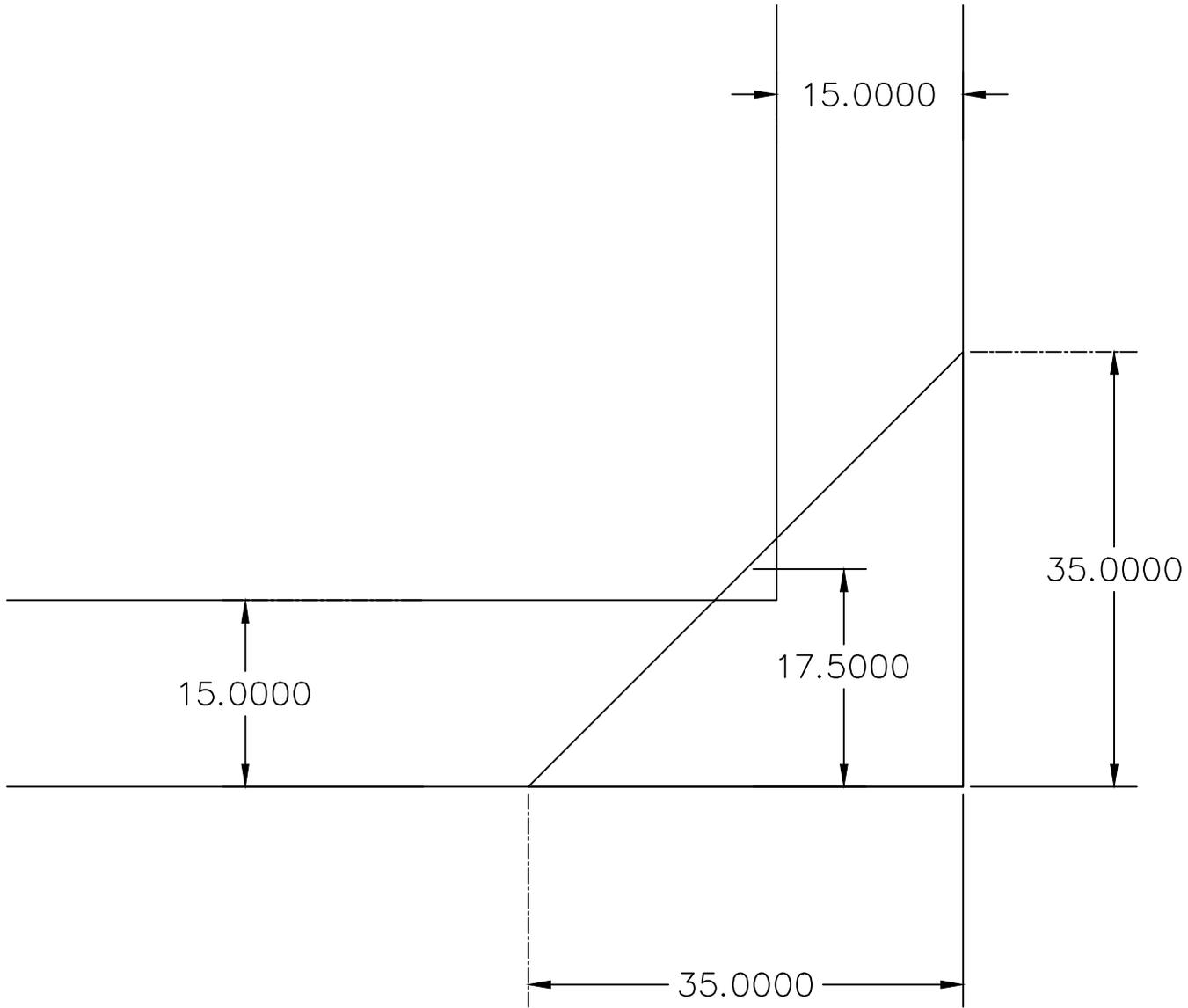
I motion to recommend that Ordinance 2020-04 be approved with the following conditions/changes:

- \*\*\*Insert Finding\*\*\*

#### **SAMPLE MOTION TO TABLE/DENY:**

I motion to recommend that Ordinance 2020-04 be tabled/denied based on the following:

- \*\*\*Insert Finding\*\*\*



**ALPINE CITY  
ORDINANCE 2020-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.07.050 OF THE  
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SETBACK  
REQUIREMENTS IN THE BUSINESS COMMERCIAL ZONE.**

**WHEREAS**, The Alpine City Council has deemed it in the best interest of Alpine City to change the setback requirements in the Business Commercial Zone; 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 3.07.050 will supersede Article 3.07.050 as previously adopted. This ordinance shall take effect upon posting.

**SECTION 1:**            **AMENDMENT** “3.07.050 Location Requirements” of the Alpine City Development Code is hereby *amended* as follows:

**BEFORE AMENDMENT**

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
5. Accessory buildings shall be set back not less than five (5) feet from the main building.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)  
(Amended by Ord. 98-05, 3/10/98)

## AFTER AMENDMENT

### 3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than ~~thirty fifteen (3015)~~ thirteen (13) feet from the property line on all streets; except corner lots, where setbacks shall not be less than seventeen and a half (17.5) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than ten (10) ~~20~~ feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than twenty (20) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
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(Amended by Ord. 98-05, 3/10/98)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Troy Stout, Mayor, Alpine City

\_\_\_\_\_  
Charmayne G. Warnock, City  
Recorder Alpine City

**ALPINE CITY  
ORDINANCE 2020-04**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.07.050 OF THE  
ALPINE CITY DEVELOPMENT CODE PERTAINING TO SETBACK  
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**SECTION 1:**            **AMENDMENT** “3.07.050 Location Requirements” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than fifteen (15) feet from the property line on all streets; except corner lots, where setbacks shall not be less than seventeen and a half (17.5) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than twenty (ten) (10) feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
5. Accessory buildings shall be set back not less than five (5) feet from the main building.

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

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

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Troy Stout, Mayor, Alpine City

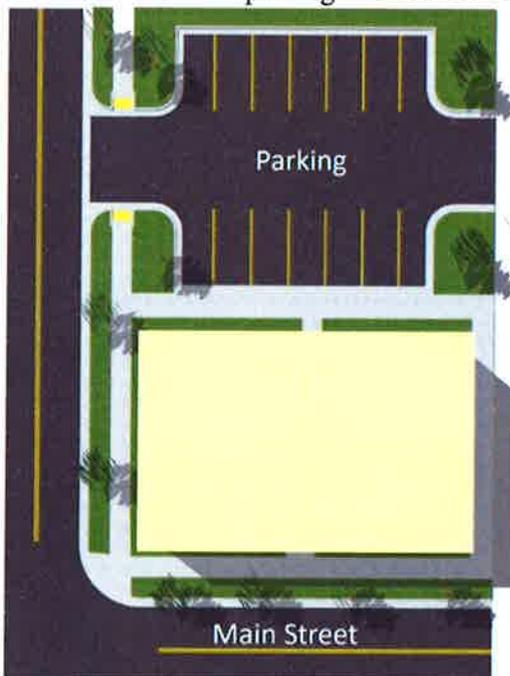
\_\_\_\_\_  
Charmayne G. Warnock, City  
Recorder Alpine City

2. Mechanical and utility equipment shall not be located along the Main Street and State Street frontages. The design and location of maintenance access shall be coordinated with the appropriate utility company.
3. Exterior roof ladders, scuppers, and roof drains shall not be allowed on the exterior of the building facing a public street.

c. Site design standards:

i. Building orientation:

1. New buildings shall be oriented to the public street with no off-street parking or drive aisles allowed between the building and street sidewalk (see Figure 12). Properties that front Main Street or State Street shall front the building to these streets with no parking allowed between the building and street sidewalk.



LEHI  
(Main Street)

Figure 12. Parking area is located behind the building with an entrance facing and connecting to the public sidewalk.

2. Buildings located on corner lots shall orient to the street corner with no parking or drive aisles placed between the building and sidewalk of either street.
3. The building shall be as wide as the frontage of the lot facing Main Street or State Street frontage other than to allow for required setbacks, pedestrian access, or vehicular access where allowed.
4. The maximum setback for a building is 15 feet as measured from the property line (see Figure 13).
5. The minimum setback is five feet as measured from the property line and is intended to allow for minor landscaped areas, sidewalk furniture, outdoor dining, and wider sidewalks. The building may be placed at the property line if the existing street along the same block wall has been established with no setbacks (see Figure 13).

- h. other comparable architectural features as approved by the Zoning Administrator or Planning Commission.

iii. Setbacks:

1. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.
2. The maximum setback for buildings along Main Street shall be 20 feet as measured from the property line.
3. The maximum setback for buildings along 850 East Street shall be 30 feet as measured from the property line.
4. The maximum setback may be increased to accommodate existing mainline utilities, grade changes over 20 percent, existing buildings, or other hardship that is not self-imposed to the property.
5. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the I-15 corridor.

iv. Massing:

1. Buildings shall have hierarchal roof features over front doors which shall consist of gable pitched roofs with a cupola (see Figure 28).



LEHI  
(Roller Mill Area)

Figure 28. Existing building includes pitched roofs with cupolas which is characteristic of the historic Lehi Roller Mills.

2. Larger buildings with multiple hierarchal roof features may have flat roof areas between each feature (see Figure 29).

the zoning of the property into the CC-2 zone and subject to the standards and conditions set forth in Section 17.6.109.

13. Check cashing and similar businesses subject to the provisions of Section 17.6.114 of this code and Chapter 5.30 of the city code.

C. Lot area and width requirements.

1. Lot occupied by a dwelling structure. Same as required for residential structures in the R-4-7500 zone.
2. Lot occupied by an office and commercial structure. There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

D. Location requirements. Buildings shall be set back from the lot lines as follows:

1. **Front setback.** All buildings shall be set back not less than thirty (30) feet.
2. **Side and Rear setback.**
  - a. When abutting a street. Same as required for the R-4-7500 zone.
  - b. When abutting a residential zone, the Land Use Authority may require a setback of up to thirty (30) feet.
  - c. **Interior side and Rear.** There shall be no minimum interior side or rear setback requirement, except that any proposed structure shall be located outside of easements along an interior side or rear property line.

AF

E. Special provisions.

1. No portion of any front setback area shall be devoted to off-street parking. All portions of the required front setback area not required for access to off-street parking facilities shall be landscaped. No portion of the front setback area shall be used for merchandise display.
2. Any proposal to construct a new commercial structure or any enlargement thereof shall require the submission of and approval of a site plan as set forth under Section 17.6.101.
3. Any proposal to convert an existing residential structure to commercial purposes shall require the submission and approval of a site plan by the planning commission in accordance with the provisions of Section 17.6.101.
4. No structure which has been occupied as a commercial establishment shall be occupied as a residence without first having a site plan approved by the planning commission. Before granting approval of a site plan the commission shall make a determination that the proposed structure conforms to all of the provisions of the R-4-7500 zone relating to residential structures, including, but not limited to the setback, landscaping and off-street parking provisions.
5. Existing residential structures proposed to be occupied for commercial purposes shall first be made to conform to the applicable provisions of the building code, electrical code, plumbing code, fire code and other applicable codes for commercial structures.
6. Existing residential structures may be enlarged or improved to provide more living space, provided that such enlargement will comply with the setback and other requirements of the zone, and that the planning commission, upon review of the proposed site plan and

### **3-4306 Building Setbacks**

It shall be within the authority of the Planning Commission to determine, for any lot in this district, which property line or lines shall be considered as side or as rear lines for the purpose of administering this ordinance.

1. No building shall be closer to a public street right-of-way than eighty (80) feet unless all parking is provided in the rear of the building, in which case it may be no closer than forty (40) feet. No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than thirty (30) feet from any private road or driveway. Structures which are adjacent to a plaza, mall, or other permanent pedestrian open space under the same ownership as the structure may abut the space and have openings into it.
2. The public street right-of-way line shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases. Canopies, overhangs, and similar coverings may project into the front setback area, as much as 10', if approved by the Planning Commission.
3. Side setback areas shall be a minimum of ten (10) feet including canopies and overhangs except where a side property line abuts a residential district, in which case the setback area shall be a minimum of twenty-five (25) feet.
4. Rear setback areas shall be a minimum of ten (10) feet except where a rear property line abuts a residential district, in which case the rear setback area shall be a minimum of twenty-five (25) feet.

Highland

### **3-4356 Building Setbacks**

1. Canopies, overhangs, and similar coverings may project into the setback area, as much as 10', if approved by the Planning Commission.
2. Where a property line abuts a residential district, setback area shall be a minimum of one hundred (100) feet from any wall of the home or residence (excluding the garage or other ancillary buildings) on the adjacent property or 30' from a property line whichever is greater.
3. These setbacks shall only apply to the property lines around the perimeter of the site. There shall be no minimum setback (front, side or rear) requirements for subdivided parcels that lie within the site plan except when the property line of any subdivided parcel is part of the perimeter property line for the entire site.
4. No building shall be constructed within 100 feet of where an animal is housed, sheltered or fed.

(Adopted: 10/24/06)

Highland

### 10-11A-8: YARD REQUIREMENTS:

The following minimum yard requirements shall apply in the C-N zone (Note: All setbacks are measured from the property line):

- A. **Front Yard:** Each lot or parcel in the C-N zone shall have a front yard of not less than twenty five feet (25'). Said front yard shall not be used for vehicular parking and shall be appropriately landscaped.
- B. **Side Yard:** Except as provided in subsections C through E of this section, each lot or parcel of land in the C-N zone shall have a side yard of at least twenty feet (20') when located adjacent to a residential zone. There shall be no requirement in those instances where the side property line abuts a commercial or industrial zone.
- C. **Corner Lots; Side Yard:** On corner lots, the side yard contiguous to the street shall be not less than twenty five feet (25') in width, and shall not be used for vehicular parking. Said area shall be appropriately landscaped except those portions devoted to access and driveway use.
- D. **Side Yard Uses For Access:** When used for access to any garage, carport or parking area having less than five (5) parking spaces, a side yard shall be wide enough to accommodate an unobstructed twelve foot (12') paved driveway. When used for access to a loading dock, garage, carport or parking area having six (6) or more parking spaces, a side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway for one-way, or a sixteen foot (16') paved driveway for two-way traffic.
- E. **Accessory Building; Side Yard:** An accessory building may be located on a side property line if, and only if, all of the following conditions are met:
1. The accessory building is located more than ten feet (10') from any main residential building on an adjacent property;
  2. The accessory building has no openings on the side which is contiguous to the property line, and the wall of said building adjacent to the property line has a two (2) hour fire retardant rating.
  3. The accessory building has facilities for the discharge of all runoff drainage onto the lot or parcel on which it is erected. (Ord. 2000-23, 7-18-2000)
- F. **Rear Yard:** Each lot or parcel of land in the C-N zone shall have a rear yard of not less than twenty feet (20'). There shall be no requirement in those instances where the rear property line abuts a commercial or industrial zone. (Ord. 2005-15, 4-19-2005)
- G. **Accessory Building; Rear Yard:** No requirement. (Ord. 2000-23, 7-18-2000)
- H. **Additional Height:** When structures exceed fifteen feet (15') in height, the development review committee (see section 11-1-1 of this code) may require additional setbacks. (Ord. 2000-23, 7-18-2000; amd. 2003 Code)

Pleasant Grove

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Discussion – Sign Ordinance

**FOR CONSIDERATION ON:** 5 May 2020

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Review the sign ordinance and discuss the need for possible changes.

### **BACKGROUND INFORMATION:**

In April 2020, the Planning Commission discussed an ordinance to reduce setbacks within the Business/Commercial Zone. During that discussion it was mentioned that building setbacks impact signs and where those signs would be located. The Planning Commission decided that they should review the sign ordinance in the next meeting to reconsider sign sizes (height, width, etc.) and if the sign ordinance would need to be updated if building setbacks were reduced in the Business/Commercial Zone.

### **STAFF RECOMMENDATION:**

Discuss the need for changes/updates to the sign ordinance.

### **3.25 Sign Ordinance**

[3.25.010 Purpose And Scope](#)

[3.25.020 General Standards](#)

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[3.25.140 Temporary Signs](#)

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[3.25.160 Enforcement](#)

#### **3.25.010 Purpose And Scope**

The City of Alpine, Utah finds and declares that by controlling and standardizing signs in the community, the regulations set forth in this Chapter will:

1. reduce confusion and potential hazards to motorists and pedestrians;
2. encourage signs which are harmonious with the buildings and sites which they occupy;
3. preserve and improve the appearance of the City;
4. allow each business to clearly identify itself and the goods and services it offers;
5. safeguard and enhance property values; and
6. protect public and private investment in buildings and open space.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

#### **3.25.020 General Standards**

1. Except as provided herein, it shall be unlawful to erect, construct, reconstruct, alter, or change the use of any structure, wall marquees, or any other parts jointed together to form a sign without first obtaining a sign permit from Alpine City.
2. Except as provided herein, all applicants for signs within Alpine City must receive a permit from the City prior to construction, placement, or replacement of any sign.
3. For permanent signs, the signs shall be colorfast and resistant to corrosion and rotting.
4. **General Location.** All permanent signs shall be set back at least three (3) feet behind the sidewalk or twelve (12) feet behind the curb if there is not a sidewalk. All temporary signs shall be set back at least three (3) feet behind the sidewalk or three (3) feet behind the curb if there is not a sidewalk. No sign shall be placed closer than fourteen (14) feet to a driveway.

No sign, permanent or temporary, in excess of three (3) feet in height shall be placed within the

sight triangle on any corner lot. No part of any sign shall interfere with the use of any fire escape, exit, required stairway, door ventilator, or window.

5. **Maintenance.** All signs shall be maintained in a safe, presentable and good condition including the replacement of defective parts, cleaning, painting, oiling, changing of light bulbs, or other acts required for the maintenance of said sign. Maintenance shall also include the restoration or repair of any exterior wall penetrations, discolorations, or other damages caused by the installation, removal, or placement of signs on a building.
6. **Inspections.** Alpine City may make an initial inspection or re-inspection of any sign for which a permit has been issued and/or for which an inspection has been deemed necessary. Such inspections shall be performed to determine that all signs, constructions, and all reconstructions or modifications of existing signs are built or constructed in conformance with this ordinance and as represented at application for a permit.

All permanent signs containing electrical components, footings or foundations, or as otherwise required by the City, shall receive final inspections to certify that the placement and construction of such sign is in conformance with representations made in permit applications and that work is completed and meets all applicable building and safety codes and conditions of approval.

7. Regulatory signs, as outlined by local, state and/or federal law, are exempt from the provisions of the Alpine City Sign Ordinance.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.030 Standards Of Construction**

1. **Licensed Contractor Required.** No sign, fixture, or device involving electrical wiring or connections shall be erected or installed in Alpine City except by a licensed and bonded sign or electrical contractor, or as required by the City.
2. **Engineering Required.** All signs shall be engineered in conformance with the applicable provisions of the International Building Code.
3. **Power Source.** Permanent power sources for signs must be concealed underground away from public view or within the structure of the sign or building to which the sign is attached and comply with all provisions of the National Electric Code.
4. **Foundations.** All signs mounted on foundations and footings must conform to the International Building Code as adopted by Alpine City.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.040 Permit Application**

All applications for a sign permit shall be submitted to Alpine City and shall include:

1. a color drawing, picture, or rendering with dimensions of the proposed sign,
2. a site plan of the location showing the placement of the sign in relation to the building and any driveways, including the setback measurements, and
3. all other applicable information requested on the sign permit application.

Alpine City will not consider an application without such rendering, site plan, or other information as requested on the sign permit application.

4. All signs involving footings or foundations and/or electrical wiring or connections, or as required by Alpine City, shall be accompanied by a drawing stamped by an appropriate engineer, licensed by the State of Utah, attesting to the adequacy of the proposed construction of the sign and its supports.
5. Alpine City will review and approve or disapprove or request further information on the application.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.050 Definitions**

**Community or Civic Event:** A public event that is of interest to the community as a whole rather than the promotion of any product, or commercial goods or services.

**Height:** The vertical distance measured from the ground level to the highest point of the sign including sign supports.

**Public Property:** Any property owned by a governmental entity.

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

**Sight Triangle:** The area formed by connecting the corner of the property to points thirty-five (35) feet back along each property line abutting the street, or as per AASHTO policy on geometric design of highways and streets regarding safe sight distances.

**Sign:** Sign shall mean and include a display of an advertising message, usually written, including an announcement, declaration, demonstration, product reproduction, illustration, insignia, surface or space erected or maintained in view of the observer thereof primarily for identification, advertisement, or promotion of the interest of any person, entity, product, or service, and visible from outdoors. The definition of sign shall also include the sign structure, supports, lighting system, and any attachments, flags, ornaments or other features used to draw the attention of observers.

**Sign, Activity Sponsor:** Signs advertising an individual, business, corporation, or other entity that sponsors sports, such as Alpine Youth Baseball.

**Sign, A-frame:** A two-sided sign which is self-supporting, easily moved, and not permanently attached to the ground or any structure or building (shaped similar to the graphic shown in Figure 3.25.5.7).

Figure 3.25.5.7



Sign, Construction: A temporary sign placed on a site identifying a new development, the contractor, builder, and/or financial institution; and may include a plat map, project marketing sign, and real estate information. The sign shall be placed only on the site for which it provides information.

Sign, Directional: Temporary, off-premise sign giving directions.

Sign, Election and Political: A temporary sign announcing, promoting, or drawing attention to any candidate(s) seeking public office in a forthcoming election; or signs announcing, promoting, or discouraging political issues.

Sign, Electronic: A sign that flashes, blinks, revolves or is otherwise in motion; or a sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. This definition includes an electronic message display terminal, screen, or monitor used to receive or provide information, advertise a good or service, or promote an event.

Sign, For-Profit Community Event: Temporary signs advertising community events that are sponsored by a for-profit business.

Sign, Free-Standing (Monument): A sign that is supported by one or more uprights or braces which are fastened to or embedded in the ground or a foundation in the ground, and is not attached to any building or wall.

Sign, Neighborhood Information: A sign that is located entirely on private property and is designed to provide information or notifications to local residents regarding neighborhood events, meetings, or issues.

Sign, Outdoor: Any wood, metal, glass, stone, concrete, or painting on any surface that is designed for outdoor advertising, identification, or directional purposes, and is placed on the ground or attached to any tree, wall, fence, post, or building structure. Outdoor signs may be temporary or permanent.

Sign, Portable: Any sign that can be moved from place to place and is not permanently affixed to the ground or building.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the premises, part of the premises, or lot on which the sign is displayed.

Signs, Regulatory: A range of signs used to indicate or reinforce traffic laws, regulations, or requirements which apply either at all times or at specified times or places upon a street or highway, the disregard of which may constitute a violation.

Sign, Temporary: A sign which is intended for use during a specified, limited time.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.060 Prohibitions**

1. For the purposes of this ordinance, all commercial outdoor advertising commonly referred to as billboards or off-premise signs, except those expressly permitted, are prohibited.
2. Signs shall not be placed on any public property, unless expressly permitted, and shall not be attached to public utility poles.
3. Non-permanently affixed signs and off-premise commercial signs, except as expressly permitted.
4. Temporary commercial signs are prohibited, except as outlined in DCA 3.25.140.

5. Signs that flash, blink, revolve or are otherwise in motion are expressly prohibited, except as permitted in DCA 3.25.090.
6. Flags, banners, streamers and the like are not allowed to be used as signs or for purposes to gain attention, except as expressly permitted in DCA 3.25.140.
7. Off premises "Garage Sale" signs or similar signs.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.070 Sign Illumination**

1. Neon signs which advertise a product sold on the premises and do not exceed two (2) square feet in size are allowed when placed inside and behind a window.
2. Lighted signs are permitted provided the lighting is contained in the immediate vicinity of the sign. There shall be no spillover onto adjacent properties. Lumens shall not create a shadow of greater than thirty (30) feet from the existing sign.
3. All signs involving electrical work shall comply with applicable electrical codes and shall be inspected by Alpine City.
4. Electronic Message Display Signs shall comply with DCA 3.25.090.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.080 Commercial Building Signs**

1. Signs shall be painted on, attached to, or erected on the building that houses the business, or upon the property occupied by the business which the sign(s) advertise.
2. All signs attached to a building shall meet the approval of Alpine City to assure that the sign meets the applicable building and electrical codes.
3. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building that a sign is displayed.
4. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background which shall be depicted on the application rendering.
5. Permanent outdoor free-standing (monument) signs shall not exceed six (6) feet in height and eight (8) feet in width.
6. Each planned commercial development shall display no more than one (1) permanent freestanding (monument) sign at each entrance.
7. Signs on cloth awnings shall be permitted subject to review by Alpine City, and shall comply with the guidelines in DCA 3.25.080 Part 3, DCA 3.25.080 Part 4, and DCA 3.25.080 Part 9.
8. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letter, or other symbols shall be identical in size, design, color, and installation.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.090 Electronic Message Display Signs**

For the purpose of providing parent and student information and displaying community and civic events, Electronic Message Display Signs are allowed at primary and secondary schools and City-owned property and shall comply with the following:

1. Electronic message display shall be limited to amber channel lettering display types;
2. Electronic message display area shall not exceed an area two (2) feet in height and eight (8) feet in width;
3. Electronic message display lumens shall not create a shadow at a distance greater than thirty (30) feet;
4. Electronic message display shall not be illuminated or active between the hours of 8:00 PM and 6:00 AM. The sign may be operated at any time in the event of an emergency as designated by the Police Chief and/or Fire Chief.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.100 Election And Political Signs**

1. Temporary election and political signs shall not exceed twelve (12) square feet in area and shall not exceed a height of six (6) feet.
2. Temporary political and election signs shall be placed only on private property, with the permission of the property owner. Property owners shall determine the location of the sign.
3. A permit shall not be required for temporary political or election signs.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.110 Home Occupation Signs**

Home occupation signs shall be limited to one (1) identification nameplate, not larger in area than two (2) square feet fastened to the home, and one (1) sign, not larger in area than one (1) square foot, fastened to side of the mailbox structure at or below the level of the mailbox. No off-site advertising signs shall be permitted.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.120 Public, Quasi-Public, And School Signs**

1. For City-owned property, temporary or permanent signs may be erected as directed and approved by the Alpine City Council.
2. Schools and quasi-public signs shall comply with the following:
  - a. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building that a sign is displayed.
  - b. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background which shall be depicted on the application rendering.

- c. Permanent outdoor free-standing (monument) signs shall not exceed a height of six (6) feet and eight (8) feet in width.
- d. Shall not display more than one (1) permanent freestanding (monument) sign.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.130 Real Estate And Construction/Development Signs**

1. Temporary signs designed to advertise or promote real estate developments shall be approved, constructed, erected, and maintained in accordance with all applicable provisions outlined in the Alpine City Sign Ordinance, including placement and location.
2. Temporary Development Signs. The following shall apply:
  - a. A permit shall be required.
  - b. Signs shall not exceed thirty-two (32) square feet in size, including background;
  - c. Signs shall not exceed a height of six (6) feet;
  - d. Only two (2) signs will be allowed within each subdivision or development that has received final plat approval and met all the requirements for plat recordation;
  - e. Only two (2) signs per subdivision shall be allowed regardless of the number of phases in the subdivision; and
  - f. The signs shall be placed on private property within the subdivision and shall be at least ten (10) feet apart.
3. For lots with a residential use, temporary signs:
  - a. A permit shall not be required.
  - b. May be erected to advertise the sale, rent, or lease of property on which the sign is located, and to advertise the builder of the home;
  - c. Shall be limited to two (2) signs per lot;
  - d. Shall not exceed an area of eight (8) square feet per sign, including signs and headers;
  - e. Shall not exceed a height of four (4) feet;
  - f. Shall be set back so all portions of the sign are at least three (3) feet behind the sidewalk or three (3) feet behind the curb if there is not a sidewalk;
  - g. Signs shall be at least ten (10) feet apart; and
4. Off-premise real estate signs are not allowed.
5. For temporary signs in commercial zones that advertise the sale, rent, or lease of property on which the sign is located, the following shall apply:
  - a. A permit shall be required.
  - b. Signs shall not exceed thirty-two (32) square feet in size, including background;
  - c. Signs shall not exceed a height of six (6) feet;
  - d. More than one (1) tenant may advertise on the sign;

- e. Two (2) signs per complex will be allowed;
- f. Signs shall be at least ten (10) feet apart;
- g. If the current use of the property is residential, the regulations of Part 3 shall apply even if the property could be converted to a commercial use, and

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.140 Temporary Signs**

Banners are permitted to be used as temporary signs and shall follow all applicable regulations. Banners and temporary signs attached to buildings are permitted and shall follow all applicable regulations including DCA 3.25.080 Part 3. A-frame signs, or equivalent, are permissible and shall not exceed a height of four (4) feet and a width of three (3) feet and shall comply with all applicable regulations. As indicated in DCA 3.25.060, off-premise commercial signs are prohibited, except as expressly permitted.

#### 1. Business Signs. The following shall apply:

- a. A permit shall be required.
- b. Temporary business signs shall comply with all applicable regulations of the sign ordinance including, but not limited to DCA 3.25.020, DCA 3.25.030, DCA 3.25.040, DCA 3.25.060, DCA 3.25.070, and DCA 3.25.080.
- c. Grand Opening Period.
  - i. Temporary signs announcing the initial opening of a business, or the relocation, or change of ownership of an existing business may be allowed within the first year of operations for a period not to exceed 45 calendar days. The signs must be removed at the end of the 45 day period.
  - ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.
- d. Special Promotion Periods.
  - i. A business may apply for three (3) special promotion periods during the calendar year. Each period may not exceed fourteen (14) days. These periods may run consecutively.
  - ii. No more than two (2) signs shall be allowed per location, including businesses located within a planned commercial development. Signs shall be placed at least twenty (20) feet apart.

#### 2. Community or Civic Event Signs. The following shall apply:

- a. A permit shall be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs, including headers and supports shall not exceed an area of twenty-four (24) square feet.
- d. Signs shall not exceed a height of six (6) feet.
- e. Sign placement is on a first come first serve basis at City-approved locations.

- f. Alpine City must approve the sign and the event as a community event in order to use banners or other means to advertise the community event that are not in conflict with this ordinance
- g. Placement of each sign shall require the approval of Alpine City, and shall comply with DCA 3.25.020.
- h. All other Temporary Community or Civic Event signs are prohibited.

3. Business Community Event Signs. The following shall apply:

- a. A permit shall be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs, including headers and supports, shall not exceed an area of twenty-four (24) square feet.
- d. Signs shall not exceed a height of four (4) feet.
- e. No more than two (2) signs shall be allowed per location, including businesses located within a Planned Commercial Development. Signs shall be placed at least twenty (20) feet apart.
- f. Alpine City must approve the sign and the event as a community event in order for the business to use banners or other means to advertise the community event that are not in conflict with this ordinance
- g. Alpine City shall use the following definition when determining whether the event is a community event:
  - i. A community event includes special occasions, such as anniversary, thank you, customer appreciation, get to know the neighborhood, religious, charitable, civic or festive occurrences, or in celebration of some event of national, state, or civic significance or in honor of a visit from a person or persons of note.
- h. It is specifically prohibited to incorporate in any event sign decorations advertising of a commercial nature.

4. Church, Home Owners Association & School Information Signs. The following shall apply:

- a. A permit shall not be required.
- b. Signs shall be permitted for no more than fourteen (14) days.
- c. Signs shall be placed on private property.
- d. Be limited to two (2) signs per block per event.
- e. Shall not exceed an area of twelve (12) square feet per sign, including signs and headers.
- f. Signs shall not exceed a height of four (4) feet.

5. Activity Sponsor Signs. The following shall apply:

- a. A permit shall not be required.
- b. Signs, including off-premise commercial signs of activity sponsors, may be included as part of a City approved sports facility.
- c. Sponsor logos shall constitute a maximum of 25% of a scoreboard.

- d. Scoreboards and outfield signs shall be removed to winter storage or covered with fitted weather protectors during the off-season.
6. Alpine Days. During the annual Alpine Days Celebration, businesses in the commercial zone shall comply with the following:
- a. A permit shall not be required.
  - b. Signs may be erected one (1) week before the start of Alpine Days and must be removed within two (2) days after the end of Alpine Days.
  - c. Businesses in the commercial zone may use temporary signs for promotional and community events in order to create a festive nature in the downtown area.
  - d. Such signs shall be in accordance with this ordinance and with the following guidelines:
    - i. Size: Signs shall not exceed twenty-four (24) square feet in size (including background and supports).
  - e. Alpine City may use flags, banners, streamers and the like as signs for Alpine Days.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.150 Appeals And Variances**

Any person dissatisfied with the decision of Alpine City in regards to this Chapter shall have the right to appeal the decision to the Alpine City Board of Adjustment within ten (10) days after said decision is made final in writing. The appellant shall follow the appeal process as outlined in DCA 2.03.040 (Appeals from Land Use Decisions).

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

### **3.25.160 Enforcement**

1. The erection, construction, operation, or maintenance of any sign contrary to any provision of this code is declared to be a Class C Misdemeanor and may be cited as such.
2. Any sign violating the provisions of this ordinance shall constitute a public nuisance and shall be subject to abatement pursuant to the provisions of this section. Alpine City shall immediately, upon determination of any such violation, institute injunction, abatement, or removal of such violation.
3. Signs placed on public property, except as expressly permitted in DCA 3.25.140 Part 2, shall be removed immediately. Violators may be cited with a Class C misdemeanor.
4. Signs on private property. After a period of not less than five (5) days after notice has been given to remove the sign or remedy the violation, Alpine City may direct the sign to be removed or remove the sign. Violators shall be cited with a Class C misdemeanor.
5. Alpine City may direct any sign which is an immediate peril to persons or property to be removed summarily and without prior notice. If a sign is summarily removed by the City without prior notice, the City may charge the appropriate parties for the cost of removal and shall give notice of the removal in writing to the appropriate parties as soon as possible after the removal.
6. Any enlargements or alterations to a non-conforming sign must be in compliance with the provisions of this code.

7. Any sign not properly maintained, or destroyed by natural or unnatural causes and not repaired within thirty (30) days time loses any previous approvals or non-conforming rights. Such a sign must be reviewed by and receive approval from Alpine City prior to it being used for the same or a different purpose.
8. Notice to property and/or business owners. In the event of any of the following:
  - a. A business failure, non-use, voluntary closing, or any other reason or
  - b. A sign owner or user discontinues, abandons, or is no longer responsible or accountable for a sign, the business and/or sign owner shall immediately remove or cause to be removed from the property any signs that do not apply to the business. If the owner does not remove or cause to be removed from the property such signs, he/she shall immediately apply to Alpine City, under the provisions of this ordinance, for permission to use the previously existing sign and shall identify any changes in the use or appearance of such sign.

(Amended by Ord. No. 2005-02, 2/3/05 & Ord. No. 2005-19, 10/25/05; Ord. No. 2007-02, 4/24/07; Ord. No. 2008-04, 5/13/08; Ord. No. 2011-01, 01/11/11)

## ALPINE PLANNING COMMISSION AGENDA

**SUBJECT:** Discussion – Exceptions (Contd.)

**FOR CONSIDERATION ON:** 5 May 2020

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Continue discussion on exceptions from the last meeting.

### **BACKGROUND INFORMATION:**

The Planning Commission discussed exception criteria on April 21, 2020. It was decided that there was no interest in creating a list of exception criteria, but the Planning Commission would like to discuss in the next meeting the possibility of charging a fee for exception requests. Staff has verified with the City Attorney that this could be a possibility if the City chose to do so.

If the City were to charge a fee:

- Cannot be a form of punishment or a penalty.
- Cannot be used to make a profit.
- Must only cover the cost of the actual service or cost to process.

If the goal is to reduce the number of exception requests, staff would advise that the ordinance be changed to not allow exceptions and that the variance process be used for those who needs an exception to the rules.

Alpine City allows for exceptions in the Development Code, for example: setbacks, lot lines, etc. Exceptions are typically looked at on the basis of whether or not the request would be compatible with the zone, is consistent with past decisions, and if it would overall benefit the community. Exceptions are not common in most municipalities, in fact most just have appeals and variances.

### **STAFF RECOMMENDATION:**

Discuss the possibility of charging fees for exception requests.

## ALPINE PLANNING COMMISSION AGENDA

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Discuss the possibility of charging fees for exception requests.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Planning Commission Minutes April 21, 2020

**FOR CONSIDERATION ON:** 5 May 2020

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Approve Minutes

**BACKGROUND INFORMATION:**

Minutes from the April 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**  
**April 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: Bryce Higbee, Ethan Allen, John MacKay, Sylvia Christiansen, and Jessica Smuin

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

**B. Prayer/Opening Comments:** Bryce Higbee

**C. Pledge of Allegiance:** John MacKay

**II. PUBLIC COMMENT**

Gale Rudolph, a resident asked what protective steps are we taking to prevent the access road from Draper/ Blue Bison wants? Austin Roy said when plans come forward, Staff would look at them to see that they meet the ordinances and then they will be taken to the Planning Commission and then to the City Council.

Will Jones, a resident and developer of Three Falls said the trail in Three Falls will be closed for 30 days while the secondary access road is being built. He said the other trails will be open and are in use. He said he will post signs at the closed area and let Shane Sorensen know.

Ethan Allen joined the meeting.

**III. ACTION ITEMS**

**A. Plat Amendment – Three Falls Subdivision Plat G**

Jed Muhlestein explained that the Owners of Three Falls are proposing an amendment to a portion of the development, which consists of 11 lots on 304.90 acres (total development is 57 lots on 806.35 acres).

**Reasons for amendment**

The developer has provided a list of changes. The primary reason/change that requires Planning Commission and City Council approval is changes to open space boundaries. Below is the list of all proposed changes:

1. Public and Private Open Spaces were altered is several locations, see attached exhibits showing currently recorded open spaces and proposed.
  - a. All combined, the overall changes netted 2.09 MORE acres of Public Open Space and 1.01 LESS acres of Private Open Space.
  - b. The PRD calculations for the development have been updated and are attached. The proposed amendment still meets the PRD ordinance and density requirements.
2. More “lot specific” fault studies and site surveys have been performed on lots 30, 31, 34,38, 39, 42, 49, 50, 51, and 57. The fault was either not found on the lot or shifted and the slopes present

1 were more accurately measured. Because of these studies, building envelopes were changed on  
2 these lots.

- 3 3. Lot line adjustments occurred between lots 38 and 39 due to the above stated reasons in item 2.
- 4 4. Lot line adjustments occurred on lots 50 and 51 for the addition of a cul-de-sac and the secondary  
5 access road design has been completed refined on the plat.
- 6 5. Lot line adjustment occurred on lot 31 for City booster station site layout.

7  
8 Jed Muhlestein showed on a map where a new booster station for a water tank would be placed and  
9 showed where open and private space is. He talked about where the trail would be re-routed and showed  
10 how the open space was shifted because of a new road design. He said we acquired a little more public  
11 space and an acre less of private open space.

12  
13 Jed Muhlestein said there were several building pad adjustments that will be approved at Staff level. He  
14 said the water rights in Three Falls was based on the restriction on not being able to water more than one  
15 acre so there's no need to adjust the water policy. He said there needs to be some red lines on the plat and  
16 include the trails on the plat.

17  
18 Jane Griener asked why there wasn't a cul-de-sac at the beginning. Jed Muhlestein said the agreement  
19 would be a cul-de-sac with a gate at the top.

20  
21 Jane Griener asked what property the trail would cross. Jed Muhlestein said the trail is already there and  
22 it crosses Lehi property. Will Jones said it also crossed the Melby property and part of Three Falls as  
23 well.

24  
25 **MOTION:** John MacKay moved to recommend that the plat amendment be approved with the following  
26 conditions/changes:

- 27 1. The Developer address the plat redlines, including showing the trails

28  
29 Bryce Higbee seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed  
30

<p>31 <b><u>Ayes:</u></b>  32 Bryce Higbee  33 Ethan Allen  34 John MacKay  35 Jane Griener  36 Jessica Smuin  37 Sylvia Christiansen</p>	<p>31 <b><u>Nays:</u></b>  32 None</p>
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38  
39  
40 **B. Public Hearing – Business Commercial Setbacks – Ordinance 2020-04**

41 Austin Roy explained that the City has been receiving setback exception requests for most new buildings  
42 in the Business Commercial Zone. Most existing buildings do not meet the current ordinance, in  
43 particular the thirty (30) foot front setback requirement. With so many requests for setback exceptions it  
44 was recommended that the City reevaluate the current setback requirements.

45 Staff have reviewed setback requirements in neighboring municipalities, which include Lehi, American  
46 Fork, Highland, and Pleasant Grove.

1 In Lehi a maximum setback of fifteen (15) feet is used for front setbacks and with no setback requirement  
2 between commercial properties. In American Fork front setback required is thirty (30) feet, with no side  
3 and rear setback requirements between commercial properties. In Highland setbacks are forty (40) feet  
4 front, ten (10) feet on side, and ten (10) feet rear. Pleasant Grove has a front setback requirement of  
5 twenty-five (25) feet, and no rear or side setback requirements between commercial properties.

6 Given the unique nature of Alpine City Main Street and Business Commercial Zone, the current setbacks  
7 for existing buildings, and number of exception requests that have been received, staff is recommending  
8 reduced setback requirements for the Business Commercial Zone.

9 Austin Roy said Staff is proposing a 15-foot front setback with a side and rear setback of 10 feet. This  
10 would make Main Street more cohesive with what is currently there.

11  
12 John MacKay said he thought that was okay as long as we're not too close to a corner. Bryce Higbee said  
13 he doesn't have an issue with the change. Jane Griener said she's good with it as long as we don't  
14 continue to grant exceptions going forward. She said our Commercial District may back a residential  
15 home, so she had concerns about the rear property line. Austin Roy said this setback would be for  
16 Commercial to Commercial buildings. If a residential home is behind the Commercial building, we  
17 would maintain the 20-foot setback. He said we will look at this on a case by case basis. Jane Griener  
18 asked if this would require any changes to the Gateway Historic section. Austin Roy said there is a  
19 section in the Gateway Historic that gives a provision to give exceptions. Sylvia Christensen asked how  
20 this is going to be any different than what we are currently doing. Austin Roy said it makes sense to  
21 reduce the front setback and we want to minimize the amount of developers coming in and asking for  
22 exceptions.

23  
24 Chairwoman Jane Griener opened the Public Hearing.

25  
26 Will Jones asked about the side setback on a corner lot. Austin Roy said there would be 15-foot setbacks  
27 for both sides. Will Jones said this needs to be clarified. Bryce Higbee said corner lots are in the sight  
28 triangle and that needs to be reviewed.

29  
30 Jed Muhlestein said Staff would work on the sight triangle.

31  
32 Chairwoman Jane Griener closed the Public Hearing.

33  
34 Jane Griener would like Staff to look at driveways, roads, sight triangle, and signs to see if any of that  
35 effects this decision. Jessica Smuin said she is concerned about the lesser setback making the city look  
36 too Commercial instead of the small-town feel. Jessica Smuin said we need to address signs. Austin Roy  
37 said the City Council talked about this at their meeting and want to look at the height of signs as well as  
38 the overall size. Jane Griener said she would like to review signage, she wanted to know if we have  
39 requirements for signs on buildings and how large they can be.

40  
41 The Planning Commission said they didn't feel comfortable approving this ordinance without changing  
42 the sign ordinance first. Austin Roy said the City Council is looking at changing the ordinance to  
43 monument signs and requiring them to be 2 feet farther back from the street.

44  
45 Austin Roy said signs on buildings have different requirements than monument signs. Jessica Smuin said  
46 we need to look at the sign ordinance first. She said she thought monument signs and building signs on  
47 our small Main Street was overkill.

48

1 **MOTION:** Bryce Higbee moved to table this ordinance change until the City Council can review the  
2 sign ordinance, and that we are able to review the sight triangle ordinance and how it's applicable to this.

3 Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion  
4 passed.

5  
6 **Ayes:**  
7 Bryce Higbee  
8 Ethan Allen  
9 John MacKay  
10 Jane Griener  
11 Jessica Smuin  
12 Sylvia Christiansen

**Nays:**  
None

13  
14  
15 **C. Public Hearing – Owner Occupied Temporary Absence – Ordinance 2020-08**

16 Austin Roy explained that under the current ordinance all properties with an accessory apartment are  
17 required to be owner occupied. However, there are certain circumstances where a homeowner might be  
18 gone for extended periods of time, such as: temporary job assignments, sabbaticals, military service,  
19 voluntary service, etc.

20 Staff are recommending that a period of temporary absence should be allowed, where a home with an  
21 accessory apartment should not be required to be owner occupied. Staff would propose that a temporary  
22 absence application and ordinance be adopted to accommodate these types of situations.

23 Sylvia Christiansen asked if an owner could rent out the portion of the home they leave vacant. Austin  
24 Roy said no, they couldn't rent out both living areas. Children of the owner could come live there and  
25 take care of the home. Bryce Higbee said we need a definition of what an owner is.

26 Austin Roy said an owner would need to provide documentation that they have an assignment so they can  
27 still rent out their home. Austin Roy said snowbirds could rent out their whole home but not rent out the  
28 top and bottom of their home separately making it a duplex.

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

31  
32 **MOTION:** Ethan Allen moved to recommend that Ordinance 2020-08 be approved as proposed.  
33 John Mackay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion  
34 passed.

35  
36 **Ayes:**  
37 Bryce Higbee  
38 Ethan Allen  
39 John MacKay  
40 Jane Griener  
41 Jessica Smuin  
42 Sylvia Christiansen

**Nays:**  
None

43  
44 **D. Discussion – Criteria for Exceptions**

1 Austin Roy said Alpine City allows for exceptions in the Development Code, for example: setbacks, lot  
2 lines, etc. Exceptions are typically looked at on the basis of whether or not the request would be  
3 compatible with the zone, is consistent with past decisions, and if it would overall benefit the community.  
4 Exceptions are not common in most municipalities, in fact most just have appeals and variances.

5 Austin Roy said Staff looked at other cities that had exception criteria. He said they didn't find much.  
6 They found one from another state which said they take exceptions to a Board of Appeals and have to  
7 show hardship or practical difficulty.

8 Austin Roy said Staff felt like we were already doing these things, but we don't have them listed in one  
9 section or list criteria. Austin Roy asked the Planning Commission if they feel like we need to list all the  
10 criteria.

11 Bryce Higbee said you have to have specific findings and have a checklist to see if things are met or not.  
12 This could be valuable to stay consistent. He thought variances and exceptions should not be granted  
13 very often. Austin Roy said we don't grant exceptions based on self-imposed issues. Just because you  
14 want something doesn't mean you automatically get it if it's against the ordinance.

15 Jed Muhlestein said exceptions are very specific to certain sections of the ordinance. He said he would be  
16 a proponent to keep the engineering exceptions because they are not always black and white, and every  
17 situation is different. He said we could get random situations that we can't foresee and need to keep the  
18 exceptions.

19 Jane Griener said a guideline would be helpful, but a checklist would not fit every situation. Austin Roy  
20 said this could deter some from even asking for an exception. Sylvia Christiansen said this feels  
21 cumbersome and it's been said that we don't have the staff for this. Jessica Smuin asked if we could  
22 impose a fee for asking for an exception to make up for all the time Staff puts into it.

23 Jane Griener said she doesn't like it when people ask for an exception just because they want it and not  
24 because of a hardship.

25 Sylvia Christiansen said we could charge an application fee. Bryce Higbee said we should ask the City  
26 Attorney about charging for exceptions.

27 Ethan Allen said he's not in favor of creating criteria for exceptions.

28 Will Jones said the challenge of making a list is that you can't think of everything and things get left out  
29 and your list is always outdated. He said it also makes it harder for Staff.

30 Jessica Smuin said you don't have to have a criteria list to have an application fee for exceptions.

31 John MacKay said he's not in favor of making a list.

32 Bryce Higbee said he doesn't want to be locked into certain criteria because certain situations might  
33 check all the boxes but not be good for the city.

34 Jane Griener said the Planning Commission is not interested in creating criteria and a checklist but to see  
35 if what the City Attorney says about an exception fee.

1 **IV. Communications**

2 John MacKay asked what was happening on the Paul Anderson property. Austin Roy said he is working  
3 on putting power lines underground.  
4

5 Austin Roy said the City Council looked at the sign ordinance last week.  
6 City Council approved the Verizon Cell Tower to be on City property and are working with Verizon on a  
7 lease price before they move forward with install.  
8

9 Bryce Higbee said this is his last meeting. He said he’s served for over 10 years. The Planning  
10 Commission and Staff thanked him for his service.  
11

12 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** February 18, 2020

13  
14 **MOTION:** Bryce Higbee moved to approve the minutes for February 18, 2020 as written.  
15 Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion  
16 passed.  
17

18 **Ayes:**  
19 Bryce Higbee  
20 Ethan Allen  
21 John MacKay  
22 Jane Griener  
23 Jessica Smuin  
24 Sylvia Christiansen  
25

**Nays:**  
None

26 The meeting was adjourned at 8:52 p.m.