



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, March 7, 2017 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- | | |
|-----------------------------|---------------|
| A. Welcome and Roll Call: | Steve Cospers |
| B. Prayer/Opening Comments: | Jason Thelin |
| C. Pledge of Allegiance: | By Invitation |

II. PUBLIC COMMENT

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

III. ACTION ITEMS

- A. Creekside Estates Plat A Minor Subdivision - Approximately 275 North Matisse Ln - Tom & Shelby Andra**
The Planning Commission will review a proposed minor subdivision.
- B. Bennett Farms Plat H Minor Subdivision – 727 North Country Manor Lane – John & Rebecca Bursell**
The Planning Commission will review a proposed minor subdivision.
- C. Planning Commission Training – Jordan Cullimore – Office of the Property Rights Ombudsmen**
- D. Discussion about the Maximum Cul-de-sac Length Requirement (Section 4.7.4 and Section 3.9.7)**
The Planning Commission will discuss whether the required maximum length of a cul-de-sac (450 feet) should be reconsidered or not.
- E. General Plan Update – Moderate Income Housing Element**
The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to Moderate Income Housing

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: February 21, 2017

ADJOURN

Chairman Steve Cospers
March 3, 2017

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

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

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing vs. Public Meeting

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

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

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Creek Side Estates Minor Subdivision

FOR CONSIDERATION ON: 7 March 2017

PETITIONER: Tom and Shelby Andra

ACTION REQUESTED BY PETITIONER: Approve the Minor Subdivision

APPLICABLE STATUTE OR ORDINANCE: Article 4.5 (Minor Subdivision)

BACKGROUND INFORMATION:

The proposed Creek Side Estates minor subdivision located on Matisse Lane includes 2 lots on a site that is 1.9 acres. The site is located in the CR-20,000 zone. The City Council recently approved a different version of this development but the Developer is now proposing a modified version that would not involve amending the Alpine Cottages PRD plat.


STAFF RECOMMENDATION:

We recommend that the proposed Creek Side Estates minor subdivision be approved with the following conditions:

- The Developer meets the water policy
- The Developer provides a construction cost estimate for bonding purposes.



Date: March 1, 2017

By: Jed Muhlestein, P.E. 
City Engineer

Subject: Creek Side Estates Minor Subdivision (Option 2) – ENGINEER'S REVIEW
2 Lots on 1.93 Acres, CR 20,000 Zone

ENGINEERING REVIEW

This is the engineering review for the proposed Creek Side Estates minor subdivision. The proposed 1.93 acre development consists of 2 lots ranging in sizes from 0.826 to 1.086 acres. The development is in the CR 20,000 zone near Matisse Lane and 200 North. The City Council recently approved a different version of this development but the Developer is now proposing a slightly modified version that would not involve amending the Alpine Cottages PRD plat. A map was prepared showing the proposed and approved plans overlaid on existing city infrastructure. It is attached for reference.

This is a minor subdivision that is creating two lots out of one existing lot of record. There will be a small amount of right-of-way deeded to the City along 200 North where improvements already exist. Frontage for the new lot will come off 200 North. The frontage requirement of 110 feet as measured at the 30 foot setback is provided.

As for subdivision improvements, the only improvements that do not currently exist are individual utility laterals for the new lot. Sewer, water, and pressurized irrigation services will all be required. Utilities will be stubbed off 200 North. These are a 4 inch sewer lateral, 1 inch pressurized irrigation lateral, and 3/4 inch water service.

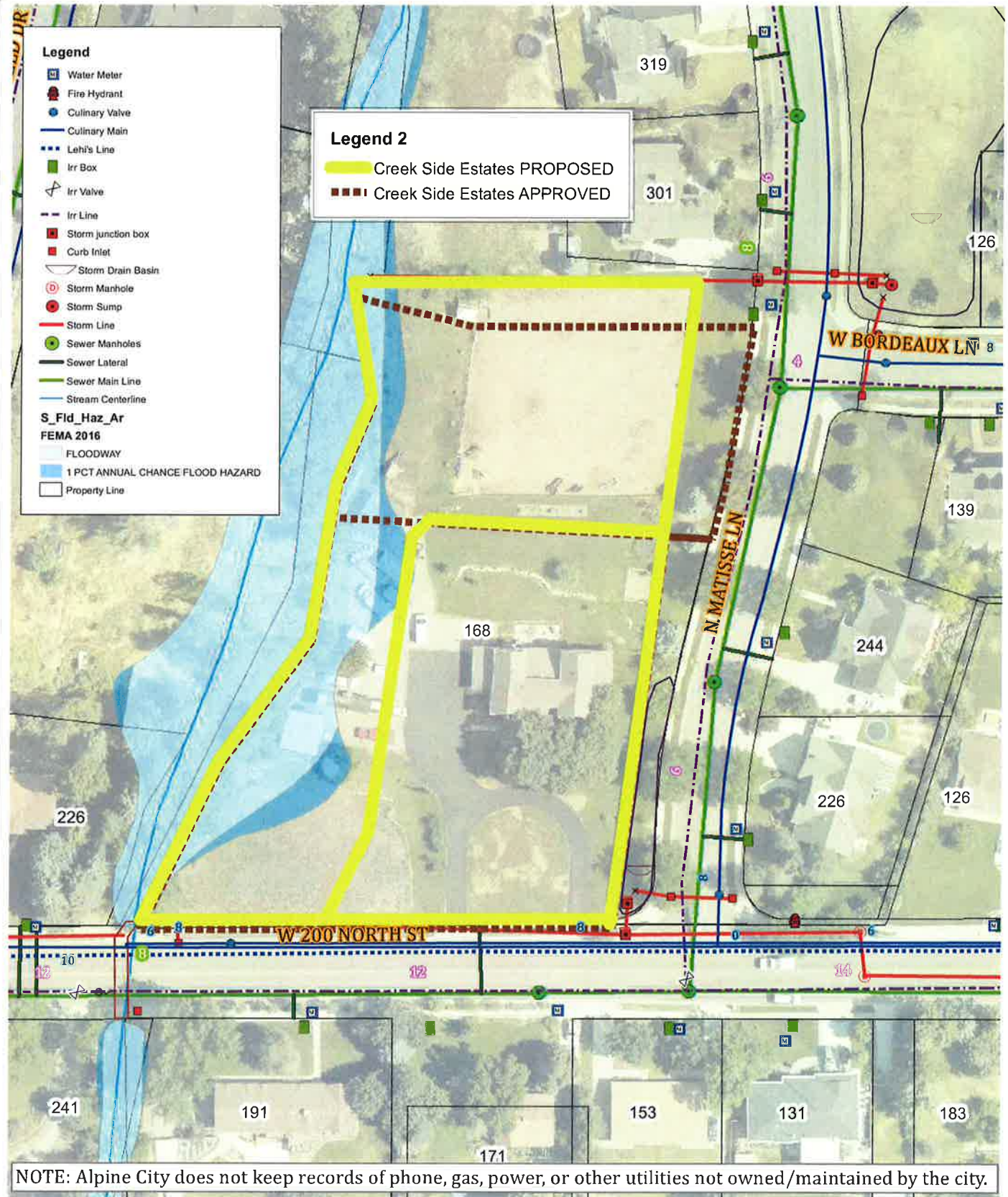
The water policy and a bond for these utilities will need to be taken care of prior to the recordation of the plat. The Developer will need to provide a construction cost estimate to the City so a bond letter can be created.

The Flood Plain does run along the westerly boundary of the development. The lots are sized sufficiently to contain greater than 20,000 square feet of area located outside the flood plain (4.7.18).

ENGINEERING RECOMENDATION

We recommend approval of the minor subdivision with the following conditions:

- **The Developer meets the water policy**
- **The Developer provides a construction cost estimate for bonding purposes**

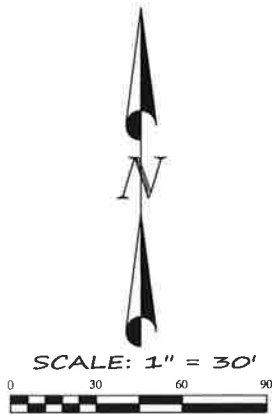


Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



Creek Side Estates Approved VS Proposed

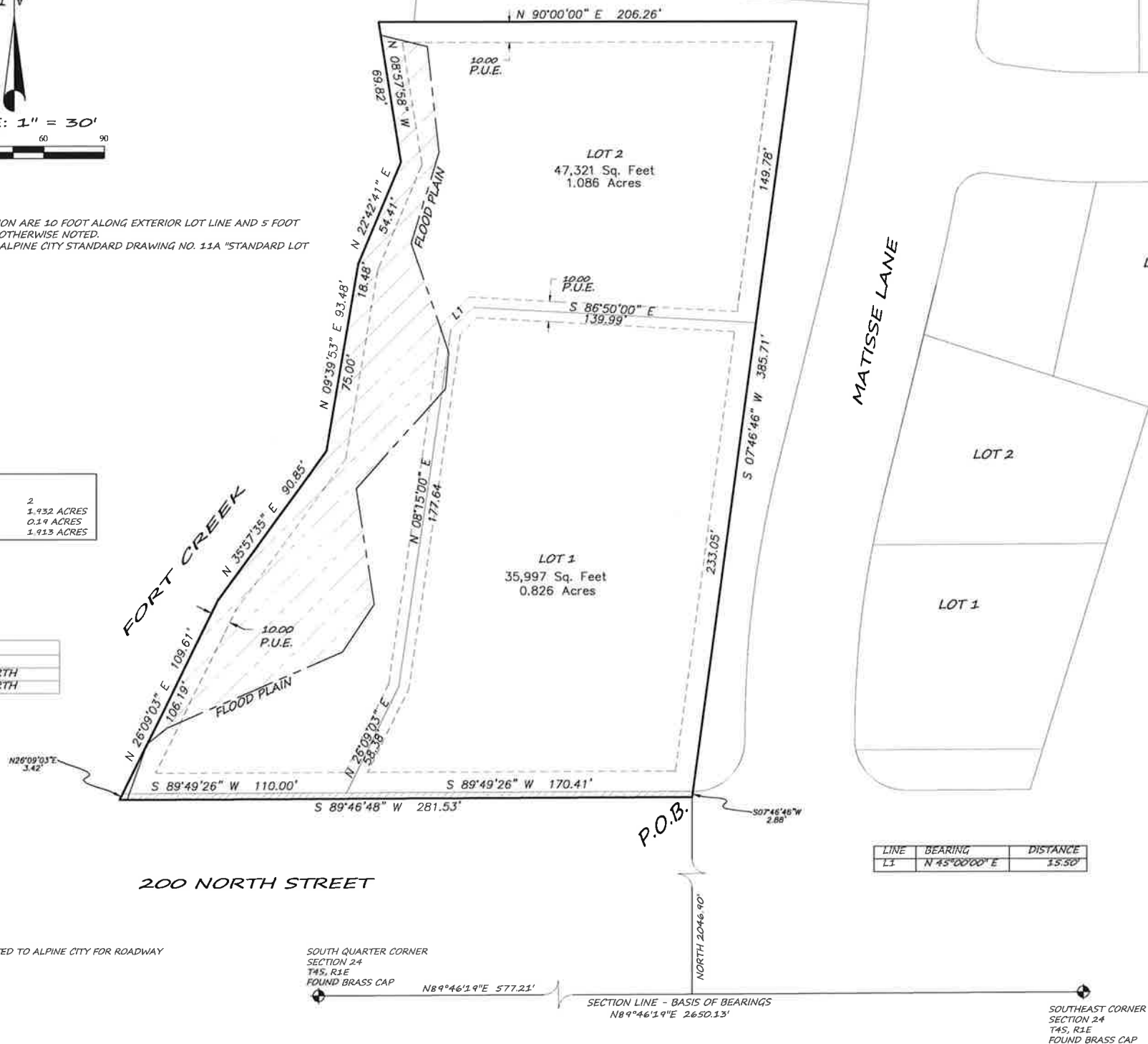




GENERAL NOTES:
1. EASEMENTS WITHIN THE SUBDIVISION ARE 10 FOOT ALONG EXTERIOR LOT LINE AND 5 FOOT ALONG INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
2. UTILITY STUBS ARE TO BE AS PER ALPINE CITY STANDARD DRAWING NO. 11A "STANDARD LOT UTILITY LOCATIONS."

TABULATIONS:	
TOTAL NUMBER OF LOTS:	2
GROSS AREA OF DEVELOPMENT:	1.932 ACRES
ROAD DEDICATION AREA:	0.14 ACRES
NET AREA OF DEVELOPMENT:	1.913 ACRES

ADDRESS TABLE	
LOT	ADDRESS
1	168 WEST 200 NORTH
2	178 WEST 200 NORTH



SURVEYOR'S CERTIFICATE

I, KEVIN S BISHOP, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6508652 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER DECLARE BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED N89°46'19"E 577.21 FEET AND NORTH 2046.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE S89°46'48"W 281.53 FEET, THENCE N26°09'03"E 109.61 FEET, THENCE N35°57'35"E 90.85 FEET, THENCE N09°39'53"E 93.48 FEET, THENCE N22°42'41"E 54.41 FEET, THENCE N08°57'58"W 69.82 FEET, THENCE EAST 206.26 FEET, THENCE S07°46'46"W 385.71 FEET TO THE POINT OF BEGINNING. AREA OF ABOVE DESCRIBED PARCEL CONTAINING 1.932 ACRES.

BASIS OF BEARING IS N89°46'19"E ALONG THE SECTION LINE FROM THE SOUTH QUARTER OF SECTION 24 TO THE SOUTHEAST CORNER OF SECTION 24.

SURVEYOR _____ MARCH 01, 2017
DATE

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 2017.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE ____ DAY OF _____, A.D. 2017 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____ COMMISSION NUMBER _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.
THIS ____ DAY OF _____, AD, 2017.

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED AS TO FORM THIS ____ DAY OF _____ AD, 2017 BY THE ALPINE CITY PLANNING COMMISSION.

CHAIRMAN, ALPINE CITY PLANNING COMMISSION

APPROVAL AS TO FORM

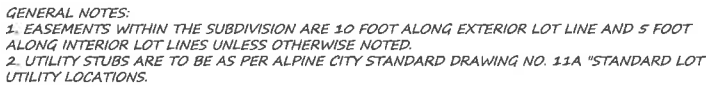
APPROVAL AS TO FORM ON THIS ____ DAY OF _____ AD, 2017.
CITY ATTORNEY _____

CREEK SIDE ESTATES
PLAT "A"

LOCATED IN SE 1/4 SECTION 24, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M
ALPINE, UTAH, COUNTY OF UTAH

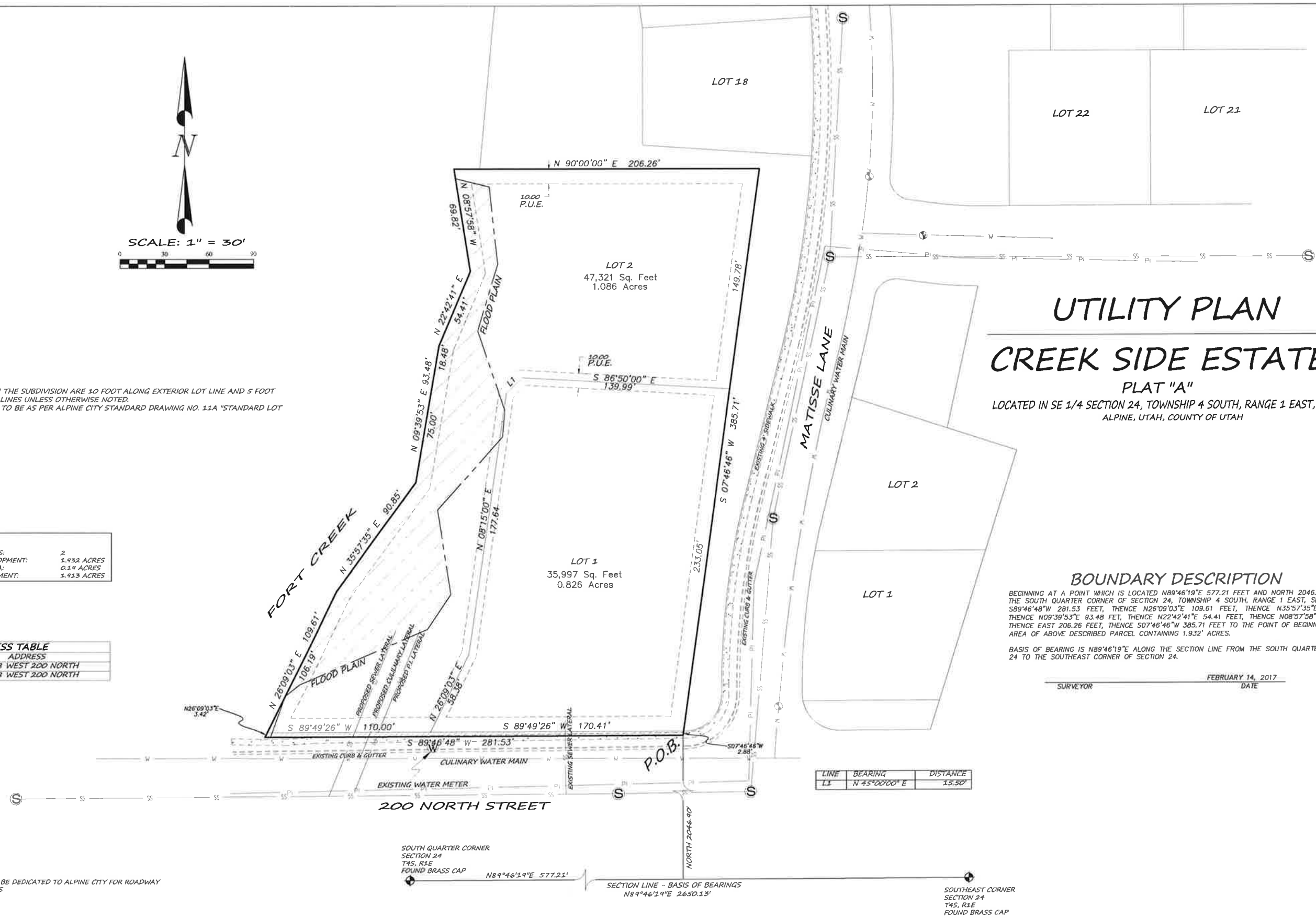
RECORDER SEAL NOTARY PUBLIC SEAL ENGINEER SEAL SURVEYOR SEAL





TABULATIONS:	
TOTAL NUMBER OF LOTS:	2
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NET AREA OF DEVELOPMENT:	1.913 ACRES

LOT	ADDRESS
1	168 WEST 200 NORTH
2	178 WEST 200 NORTH



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Bennett Farms Plat H Minor Subdivision

FOR CONSIDERATION ON: 7 March 2017

PETITIONER: John and Rebecca Bursell

ACTION REQUESTED BY PETITIONER: Approve the Minor Subdivision

APPLICABLE STATUTE OR ORDINANCE: Article 4.5 (Minor Subdivision)

BACKGROUND INFORMATION:

The proposed Bennett Farms Plat H minor subdivision would split Lot 1 of Bennett Farms Plat G Amended into two parcels. Plat G combined the proposed two lots into one. The original lots were Lot 1 of Bennett Farms Plat E and Lot 2 of Bennett Farms Plat D. This proposal essentially reverts back to what was originally recorded on Plats D and E. The lot boundaries have been verified to show that this is the case. Attached are the original plats along with the proposed Plat H.

STAFF RECOMMENDATION:

- **We recommend approval of the proposed Bennett Farms Plat H minor subdivision.**

Memo



To: Alpine City Planning Commission & City Council
From: Jed Muhlestein, P.E. *Jm*
City Engineer
Date: March 1, 2017
Subject: BENNETT FARMS PLAT H – MINOR SUBDIVISION
2 Lots on 1.89 Acres, CR 40,000 Zone

Bennett Farms Plat H is a proposed minor subdivision to split Lot 1 of Bennett Farms Plat G Amended into two parcels. Plat G combined two lots into one. The original lots were Lot 1 of Plat E and Lot 2 of Plat D - Bennett Farms. This proposal essentially reverts back to what was originally recorded on Plats D and E. We have verified lot boundaries and found this to be the case. Attached are all the original plats along with the proposed Plat H.

The water policy for these lots has already been met. Utilities exist for both lots as proposed.

Engineering recommends approval of the proposed Minor Subdivision

Alpine City Engineering
20 North Main • Alpine, Utah 84004
Phone/Fax: (801) 763-9862
E-mail: jed@alpinecity.org

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Cul-de-sac Length Discussion

FOR CONSIDERATION ON: 7 March 2017

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Provide Direction to Staff

APPLICABLE STATUTE OR ORDINANCE: Section 4.7.4 (Subdivision Design Standards)
Section 3.9.7 (PRD Design Standards)

BACKGROUND INFORMATION:

Recently, the topic of cul-de-sac length has come up a lot when considering the street layout of a proposed subdivision. The current requirement for the maximum cul-de-sac length is 450 feet as measured from the center of the turnaround to the point of connection to the intersecting street. Members of both the Planning Commission and City Council have questioned whether or not this distance should be reconsidered.

There are a number of factors that can influence the determination of a cul-de-sac:

1. Stub streets are not cul-de-sacs. Stub streets are intended to eventually be extended and do not need to meet the maximum 450 foot requirement (i.e. Bald Mountain Drive) while cul-de-sacs are intended to permanently be the end of the road (i.e. Mountainville Circle).
2. Some cul-de-sacs appear longer than is allowed by ordinance because of an emergency access road that is included with the cul-de-sac (i.e. Preston Drive)
3. Some cul-de-sacs appear longer than is allowed by ordinance because it is a legal nonconforming road that was there before the maximum 450 feet requirement (i.e. Fort Canyon Road).
4. Some cul-de-sacs were simply given an exception (i.e. Lakeview Drive)
5. A cul-de-sac cannot have 20 or more homes on it. Another access needs to be provided if there is an excess of homes. (Section 4.7.4.2)

It is understood that in the past, the maximum length of 450 feet requirement was implemented and strictly enforced to avoid the perception of private roads. The bigger concern may be that longer cul-de-sacs hinder good traffic circulation. Other thoughts are that the requirement was a result of fire regulations.

The City Planner, City Engineer and Fire Marshall met to discuss the current requirement and the potential of amending the requirement. From a fire safety standpoint, the number of homes on the cul-de-sac and whether or not they implement automatic fire suppression systems is the main concern. From a Planning and Engineering standpoint, traffic circulation and connectivity would be the biggest concerns. The maximum length of a

cul-de-sac that would not require special approval from the fire department and which would still not significantly impact traffic circulation would be 750 feet.

Neighboring cities' maximum cul-de-sac length requirements are as follows:

- Highland – 600 feet
- Cedar Hills – 500 feet or 1000 feet depending on the zone
- Pleasant Grove – 400 feet or 650 feet if approved by the Planning Commission
- Lehi – 250 feet or 400 feet depending on dwelling units per acre
- American Fork – 400 feet

NOTE: Each city may measure the length of a cul-de-sac differently.

STAFF RECOMMENDATION:

That the Planning Commission discuss the maximum length of a cul-de-sac requirement and give direction on whether or not an amendment should be considered.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an *asphalt, concrete or other approved driving surface* capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

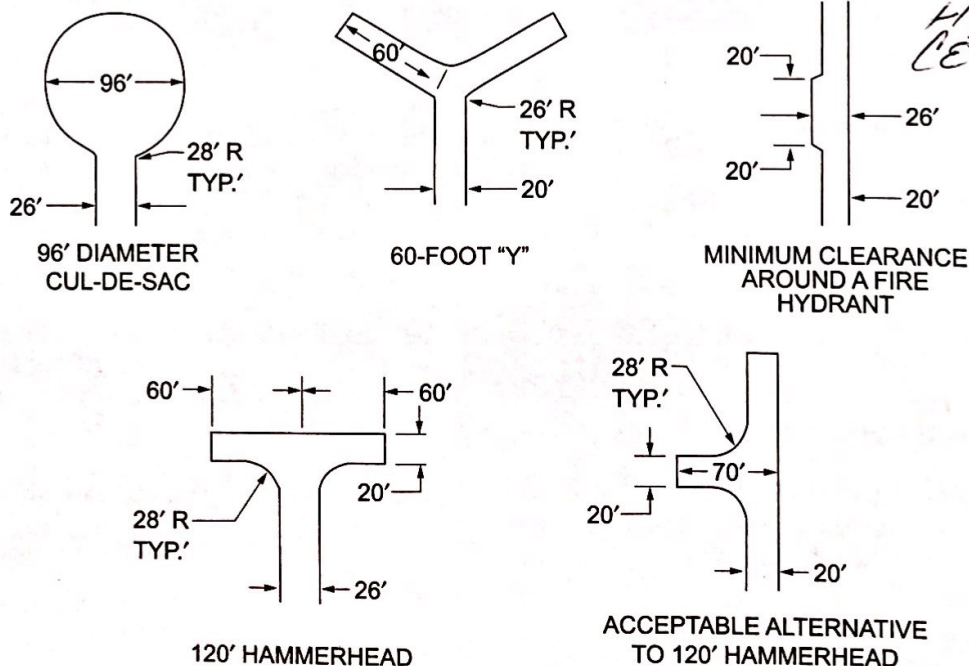
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan Update – Moderate Income Housing Element

FOR CONSIDERATION ON: 7 March 2017

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Provide Direction for
Updating the General Plan**

APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)

BACKGROUND INFORMATION:

Attached is the currently adopted Moderate Income Housing Element of the General Plan and the General Plan Ordinance. Along with the Land Use Element and the Transportation Element, the Moderate Income Housing Element is one of the elements that are required to be in the General Plan. The ordinance clarifies more of what needs to be included the Moderate Income Housing Element.

The current language should be reviewed and discussed by the Planning Commission and a direction should be given regarding the Moderate Income Housing Element. Staff will also be reviewing the language and will present their suggestions at the meeting

Moderate Income Housing Element

Utah State Code requires cities to adopt a plan for moderate income housing. A plan for moderate income housing is a written document that includes: (1) an estimate of the existing supply of moderate income housing, (2) an estimate of the need for moderate income housing for the next five years as revised biennially, (3) a survey of total residential land use, (4) an evaluation of how existing land uses and zones affect opportunities for moderate income housing, and (5) a description of the city's program to encourage an adequate supply of moderate income housing.

BACKGROUND

Moderate income housing means "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located" (Utah Code, Section 10-9a-103). In the following analysis, moderate income housing will be divided into three categories: 80%, 50%, and 30% of the median gross income.

According to the definition, the Utah County moderate income level is recommended to be used in assessing the affordability of housing in Alpine. The average household size for Utah County was 4.3 persons in 2000, rounding to 4.0 for statistical purposes. In 2000, the median gross income for a family of four in Utah County was \$56,125. Therefore, an average household earning less than 80% (\$44,900), 50% (\$28,063), and 30% (\$16,838) of the Utah County median income is considered to be the standard by which Alpine should assess the affordability of housing within the community.

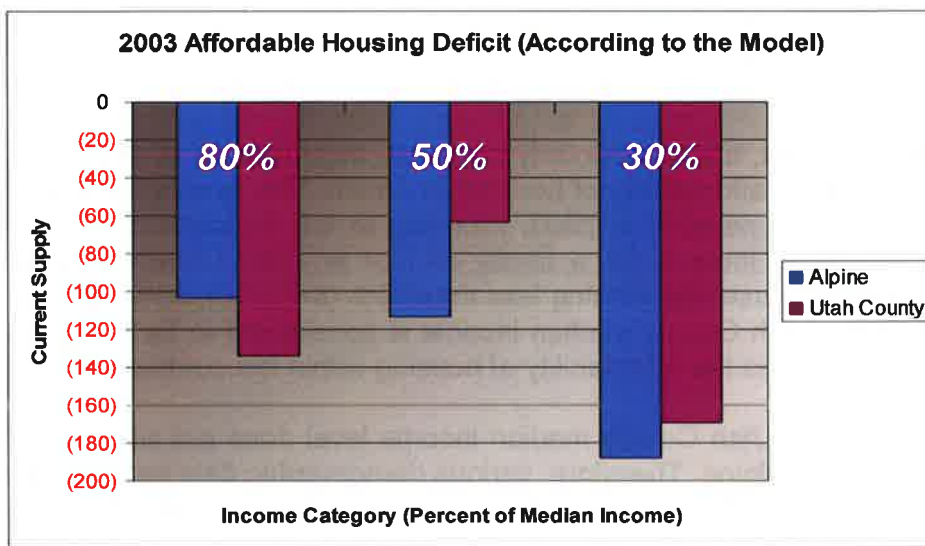
However, the use of the Utah County median income level does not adequately reflect current income levels in Alpine. Therefore, various demographic data must be taken into consideration. Based on 2000 census data, Alpine's median household income level was about 50% higher than the Utah County level. The following table illustrates this disparity.

Income, Purchase Price, and Rent Comparisons				
	Income Group	Utah Co.	Alpine	% Difference
Household Income	80%	\$ 44,900	\$ 70,256	56%
	50%	\$ 28,063	\$ 43,910	56%
	30%	\$ 16,838	\$ 26,346	56%
Maximum Purchase Price	80%	\$ 174,600	\$ 278,400	59%
	50%	\$ 105,700	\$ 170,600	61%
	30%	\$ 59,700	\$ 98,600	65%
Maximum Monthly Rent	80%	\$ 945	\$ 1,585	68%
	50%	\$ 525	\$ 925	76%
	30%	\$ 245	\$ 485	98%

They not only illustrate that Alpine residents typically have a higher income, but also that the housing market is substantially more expensive in Alpine. The outcomes determined by the spreadsheet model must be reviewed against Alpine's high income levels. As the State model may inadequately address the needs of the unique housing situation in Alpine, a more practical approach that caters to moderate income housing implementation for Alpine's specific housing needs must be considered.

ESTIMATE OF EXISTING SUPPLY

The chart below shows that in 2003, Alpine had a deficit of 104 units for households making 80% of the median annual income, a deficit of 113 units for those making 50% of the median income, and a deficit of 188 units for those making 30% of the median income. Utah County data also shows similar results: a deficit of 134 units for households making 80% of the median income, a deficit of 63 units available to those making 50% of the median income, and a deficit of 170 units for those making 30% of the median income.



ESTIMATE OF NEED (for the Next Five Years)

The majority of the need for moderate income housing in Alpine will be to serve the City's own growth. According to the moderate income housing model, population growth in Alpine has created a demand for the following units from 2004 to 2008:

Estimate of the Need for Moderate Income Housing			
	Income Group	Utah County	Alpine
New Demand in Units (2004 to 2008)	80%	44	44
	50%	30	30
	30%	67	67
Net Need in Units (Current Supply Plus Future Demand)	80%	178	147
	50%	94	143
	30%	237	255
Units Needed Per Year to Comply with State Model	80%	36	29
	50%	19	29
	30%	47	51

The model projects a need for a total of 29-51 units in Alpine per year of affordable housing depending on income data used. From 2000-2002, 36 residential permits were issued and the median building permit valuation was \$229,914, with a high of \$693,713 and a low of \$99,446 (not including lot prices). Using local income data, 113 permits, or about 48% of the total building permits, were in the affordable range for moderate income families. This is an average of 37 a year, which is slightly above the needed number of units projected by the model.

From 2003 to 2005, the City issued 255 residential building permits and the median building permit valuation was \$251,000, with a high of \$1,800,000 and a low of \$135,000. About 42 permits, or 16% of the residential permits, were in the affordable range for moderate income families. This equates to an average of 14 a year, which is significantly below the needed number of units projected by the model. Thus, according to the model, Alpine had a sufficient supply of moderate income housing units from 2000-2002, but an insufficient supply of moderate income housing units from 2003-2005. This could be attributed, at least in part, to the rapid appreciation of land value in the area.

The median maximum purchase price of a home in Alpine is more than \$100,000 higher than that of Utah County. The cost of housing includes mortgage or rent payments, utilities, interest, homeowners' insurance, mortgage insurance, property taxes, and other applicable fees. The entire sum of these costs should not exceed 30% of a household's gross income in order for the housing to be considered affordable.

Revisiting the demographic profile of the City deserves consideration at this point. Approximately 8% of the population is age 60 and older, retired, and on a fixed income. This may account for the slightly increasing percentage in the category for households making 30% of the median income. These people likely have their houses paid off even though the model predicts that their houses are not affordable to them, thus, potentially accounting for the higher deficit of housing affordable to those making 50% or less of the median income. Similarly, the model projects that the percentage of retired households classified as having low incomes will increase.

Also, in the 2005 community survey, 94% of respondents reported that they own their home. Of those who said they own the home they live in, 25% indicated that their home is paid off. In the same survey, residents were asked what percentage of their income is paid to housing costs. Almost 10% of respondents reported that they have no housing costs and 65% of respondents stated they pay 30% or less of their income towards housing costs. Thus, about three-quarters of residents live in affordable housing.

Additionally, Alpine allows for accessory apartments throughout the community. An accessory apartment is a subordinate, semi-independent living area created within a one-family home. In the 2005 community survey, about 10% of respondents indicated they have an accessory apartment, with only about half reporting that their accessory apartment is occupied. There are about 60 accessory apartments currently registered with the City, however, there is likely two or three times that many that are not registered. In the past, accessory apartments have enabled Alpine to meet the state moderate-income housing model and will continue to do so in the future.

SURVEY OF RESIDENTIAL ZONING

The City has four residential use zones, including:

- Town Residential District – T-R 10,000: allows for residential growth within the originally settled town center of Alpine; to maintain the village scale and character; to provide for appropriate community activities and civic buildings; and to allow a density of development that is compatible with the limitations of municipal resources.
- Country Residential - C-R 20,000: provides a location within the City allowing residential development on the traditional agricultural lands and lower undeveloped areas within the City; to provide for the perpetuation of the rural and open space image while reducing the impact of development on lands that are highly visible and susceptible to erosion; and to allow a density of development that is compatible with the limitations of municipal resources.
- Country Residential District - 1 Acre - C-R 40,000: includes the territory generally located around the periphery of the City considered appropriate for low-density residential development. Also included in the zone are areas, which because of the presence of steep slope, adverse soil characteristics, flood hazard, mud-flow or earthquake potential, wildfire hazard, or similar critical and sensitive natural conditions, are considered environmentally fragile.
- Critical Environment Zone District - CE-5: consists primarily of the more mountainous areas of the City, which, because of the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions, are considered environmentally sensitive. It is anticipated that uses in this zone will be limited to one-family dwellings in naturalistic settings with associated personal uses and structures. Such uses will be permitted in

those portions of the zone that are most suitable for development activity (development cluster areas) interspersed with large and undisturbed open space areas.

EVALUATION OF ZONING'S AFFECT ON HOUSING OPPORTUNITIES

For most cities, zoning and reducing impact fees for moderate income housing developments can be important keys for the Planning Commission and City Council to provide housing opportunities to persons of moderate income. In Alpine, however, these keys have very little impact. A combined reduction in impact fees and increased density will cause only a minor reduction in total housing costs. The total cost of new housing for the median priced home in Alpine would need to be reduced by about 60% to equal the housing costs targeted by the model. A 60% reduction of total housing cost is not feasible through zoning or an impact fee reduction.

Alpine is located in a very desirable housing market. Market demands for housing have driven up the cost of housing in the City. Adjustments in density that would be compatible with the City's infrastructure and topography would have a limited effect in reducing total cost of housing. The sale price of the lot does not necessarily decrease in direct proportion to a reduction in lot size.

ALPINE'S PROGRAM TO ENCOURAGE MODERATE INCOME HOUSING

This is the point in the analysis where the State model may be too broad to apply to the unique characteristics of Alpine. Impediments to moderate income housing in Alpine include a variety of factors. Alpine is a small bedroom community where residents highly value low-density residential housing. In the 2005 General Plan survey, over 90% of the respondents indicated that the minimum lot size should be 10,000 square feet or greater. In this same survey, a majority of respondents reported that they see no need for condominiums, twin homes, or apartments in the City. Higher density housing, including multi-family housing, would be very difficult to pursue in Alpine as there would be very little public support for such a project.

Additionally, there is a very limited amount of commercial business within the City. The majority of jobs that do exist in Alpine are either home occupations or could be categorized as small office business – such as mortgage companies, medical and dental offices, and realty. Essentially, if high-density moderate or low income housing is placed in Alpine, there would not be enough jobs to sustain it. Therefore, if Alpine did have moderate or low income housing, people would still have to commute to work in other cities. As Alpine does not currently receive public transportation services, other than paratransit services, any individual who did not have their own transportation would not have any public transportation options available in order to travel to and from their employment in other cities. Also, Alpine is not currently located near any large retail areas that would create a significant amount of moderate or low income jobs. Nor are there any colleges or universities nearby that would draw a population that would create a high demand for moderate or low income jobs and housing.

Other factors include market conditions, such as high land values. Higher land values enable developers to build higher density housing and charge a higher monthly rent or a higher sale price than they could in other cities, creating a substantial profit. Therefore, not only damaging the single-family residential identity of Alpine, but also the moderate or low income housing that may exist in the area is more expensive than it should be.

Nonetheless, to ensure that moderate income housing exists, Alpine should continue to allow accessory apartments. The City may consider an “amnesty” type of program to encourage more residents that have illegal accessory apartments in their homes to comply with current ordinances and register the apartment with the City. The City also has no minimum requirement on house size, which may provide another manner in which housing prices can be made more affordable. Landlords renting homes within the City also have the opportunity to work with the Utah County Housing Authority to provide housing more affordable to the moderate and/or low income population.

CHAPTER 2

MUNICIPAL PLANNING

ARTICLE 2.1

GENERAL PLAN (Amended by 2006-17, 11/14/06)

2.1.1 General Plan. The City Council may determine the comprehensiveness, extent, and format of the General Plan. In order to accomplish the purposes set forth in this Code, the City shall prepare and adopt a comprehensive, long-range General Plan for:

1. Present and future needs of the City.
2. Growth and development of all or any part of the land within the City.

The plan may provide for:

3. Health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities.
4. The reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population.
5. The efficient and economical use, conservation, and production of the supply of food and water; drainage, sanitary and other facilities and resources.
6. The use of energy conservation and solar and renewable energy resources.
7. The protection of urban development.
8. The protection or promotion of moderate income housing.
9. The protection of the hillsides and natural resources.
10. The protection and promotion of air quality.
11. Historic preservation.
12. Identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity.
13. An official map.

2.1.2 Plan Preparation

2.1.2.1 Before preparing a proposed general plan or comprehensive general plan amendment, the City shall provide ten (10) calendar days notice of its intent to prepare a proposed general plan or a comprehensive general plan amendment to each affected entity, the Automated Geographic Reference Center; the association of governments of which the City is a member; and the state planning coordinator.

Each notice shall:

1. indicate that the City intends to prepare a general plan or comprehensive general plan amendment, as the case may be;
2. describe or provide a map of the geographic area that will be affected by the general plan or amendment;
3. be sent by mail, e-mail, or other effective means;
4. invite the affected entities to provide information for the City to consider in the process of preparing, adopting, and implementing a general plan or amendment concerning
 - a. impacts that the use of land proposed in the proposed general plan or amendment may have and
 - b. uses of land within the City that the affected entity is considering that may conflict with the proposed general plan or amendment; and

5. include the address of the City's website and the name and phone number of a person where more information can be obtained concerning the City's proposed general plan or amendment.

2.1.2.2 The Planning Commission shall make and recommend to the City Council a proposed General Plan for the area within the City.

2.1.2.3 The General Plan may include areas outside the boundaries of the City if, in the Planning Commission's judgment, such areas are related to, or have impact on, the planning of the City's territory.

2.1.2.4 The City may enter upon any land at reasonable times to make examinations and surveys pertinent to the preparation of its general plan.

2.1.2.5 Except as otherwise provided by law or with respect to the City's power of eminent domain, when the plan of the City involves territory outside the boundaries of the City, the City may not take action affecting that territory without the concurrence of the County or other affected municipalities.

2.1.2.6 At a minimum, the proposed General Plan, with the accompanying maps, charts, and descriptive and explanatory material, shall include the Planning Commission's recommendations for the following plan elements:

1. A Land Use Element that:

(1) Designates the long-term goals and the proposed extent, general distribution and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and

(2) May include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;

2. A Transportation and Traffic Circulation Element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass transit, and any other modes of transportation that the Planning Commission considers appropriate, all correlated with the population projections and the proposed land use element of the general plan;

3. A Moderate Income Housing Element that provides an estimate of the need for the development of additional moderate income housing within the City, and a plan to provide a realistic opportunity to meet estimated needs for additional moderate income housing if long-term projections for land use and development occur.

In drafting the Moderate Income Housing Element, the Planning Commission:

A. shall consider the State Legislature's determination that cities should facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

1. to meet the needs of people desiring to live there; and
2. to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

B. may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

1. rezone for densities necessary to assure the production of moderate income housing;
2. facilitate the rehabilitation of existing infrastructure that will encourage the construction of moderate income housing;
3. encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;
4. consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the City;
5. consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;
6. consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and
7. consider utilization of affordable housing programs administered by the Department of Community and Culture.

The proposed general plan may include:

4. An Environmental Element that addresses:

(1) The protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers, springs, ground water and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(2) The reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;

5. A Public Services and Facilities Element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements and facilities for them, police and fire protection, and other public services;

6. A Rehabilitation, Redevelopment, and Conservation Element consisting of plans and programs for:

(1) Historic preservation; and

(2) The diminution or elimination of blight; and

(3) redevelopment of land, including housing sites, business and industrial sites, and public building sites;

7. An Economic Element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected City revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;

8. Recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action; and
9. Any other element the City considers appropriate.

2.1.3 Plan Adoption

- 2.1.3.1** After completing its recommendation for a proposed general plan, or proposal to amend the general plan, the Planning Commission shall schedule and hold a public hearing on the proposed plan or amendment.

The City shall provide notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and notice of each public meeting on the subject.

Each notice of a public hearing shall be at least ten (10) calendar days before the public hearing and shall be published in a newspaper of general circulation in the area; mailed to each affected entity; and posted in at least three public locations within the City or on the City's official website.

Each notice of a public meeting shall be at least 24 hours before the meeting and shall be submitted to a newspaper of general circulation in the area; and posted in at least three public locations within the City or on the City's official website.

- 2.1.3.2** After the public hearing, the Planning Commission may modify the proposed general plan or amendment.

- 2.1.3.3** The Planning Commission shall forward the proposed general plan or amendment to the City Council.

- 2.1.3.4** The City Council may make any revisions to the proposed general plan or amendment that it considers appropriate.

- 2.1.3.5** The City Council may adopt or reject the proposed general plan or amendment either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate. If the City Council rejects the proposed general plan or amendment, it may provide suggestions to the Planning Commission for its consideration.

The City Council shall adopt a land use element, a transportation and traffic circulation element, and a moderate income housing element.

- 2.1.3.6** The City Council may amend the General Plan by following the procedures required by this Code in 2.1.3 above.

2.1.4 Effect of General Plan on Public Uses.

- 2.1.4.1** After the City Council has adopted a General Plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan. Except as provided in this Subsection (2.1.4.1), the general plan is an advisory guide for land use decision, the impact of which shall be determined by ordinance.

2.1.4.2 Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the City Council shall submit the proposal to the Planning Commission for its review and recommendations.

2.1.4.3 If the City Council approves any of the items contained in paragraph (2.1.4.2) above, it shall also amend the General Plan as necessary.

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
February 21, 2017**

I. GENERAL BUSINESS

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

Chairman: Steve Cosper

Commission Members: Jason Thelin, Steve Cosper, Jane Griener, Carla Merrill, John Gubler

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Lon Lott, Loraine Lott, Robert Bowman, Craig Chagnon, Sylvia Christiansen, Amy Harmsen, Matt Harmsen, Cori Russon, Mike Russon, Paul Kroff, Kay Holbrook, Sheldon Wimmer, Dale Merrill, Ramon Beck

A. Prayer/Opening Comments: John Gubler

B. Pledge of Allegiance: Steve Cosper

II. PUBLIC COMMENT

No Public Comment.

III. ACTION ITEMS

A. T-Mobile Wireless Telecommunication Upgrade and Collocation – Crown Castle

Crown Castle submitted a site plan for review that would include the installation of three (3) antennas, three (3) RRUs, three (3) TMAs, two (2) 7/8 COAX cable, one (1) 1-5/8" HYBRID cable and six (6) New 2-1/2" pipes to the existing mount. The site is located at 694 Rocky Mountain Drive (Shepherd's Hill).

Article 3.27.3 of the Alpine City Development Code:

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

(A) collocation of new transmission equipment;

(B) removal of transmission equipment;

(C) replacement of transmission equipment

Steve Cosper asked why requests involving cell towers was brought before the Planning Commission rather than being handled by the DRC. He commented that the City and State ordinances had very strict requirements for such towers. Jason Bond said that hearing these issues

1 gave the Planning Commission an opportunity to mitigate any potential issues and to discuss
2 aesthetics, although it was not necessarily a request they could deny.

3
4 Jason Bond explained that the tower upgrade would include the installation of three new antennas
5 and other equipment on an existing tower. The antennas would not be taller than the actual tower,
6 nor would they extend beyond the current equipment radius. Jason Bond stated that he had been
7 working with the applicant to address the neighbors' concerns.

8
9 Craig Chagnon, the applicant, gave his address as 3232 Hollyhock Hill in Cottonwood Heights.
10 He explained that collocation is basically a new costumer joining a tower that already exists. The
11 subject tower was owned by Crown Castle and was used as a T-Mobile carrier. He said the scope
12 of the work was minimal with only three new antennas and a few small radio heads. The changes
13 would probably go unnoticed by the residents.

14
15 Greg Clark, resident of 14 West Cascade, stated that he and his neighbors were concerned with the
16 growth rate of these towers, particularly since they were becoming increasingly common in
17 residential areas. He requested that the towers be moved to the rodeo grounds if substantial
18 changes were to be made.

19
20 Steve Cospers responded by explaining that a substantial change would include alterations to the
21 tower itself, such as adding height or width. Such changes were not being proposed in this case.

22
23 Craig Chagnon gave the State's definition of "substantial changes" and explained what that entails.

24
25 Dale Merrill, of 25 Rocky Mountain Drive, spoke about the conditions of the grounds and
26 landscaping surrounding the towers at the subject location. He requested that the City require the
27 applicant to make further efforts to make the area aesthetically pleasing.

28
29 Steve Cospers explained that the City could ask the applicant to plant trees, but they could not
30 require it. Crown Castle had tried to be a good neighbor and had spent a lot of money trying to
31 make the area look nice. There was further discussion regarding dead trees and vegetation on the
32 fencing.

33
34 **MOTION:** Jane Griener moved to recommend Approval of the T-Mobile Wireless
35 Telecommunications Upgrade and Collocation with the following conditions:

- 36
37 1. Crown Castle consider replacing dead trees around their cell tower.
38 2. Consider installing additional foliage.

39
40 Councilman Lon Lott stated that he had helped with the planting of trees at this location and
41 explained that part of the area was watered using a drip system. The other part was watered by
42 resident Clyde Shepherd at his own expense. Councilman Lott agreed that additional greenery
43 would benefit the area.

1 John Gubler seconded the motion. The motion passed with 4 Ayes and 0 Nays. Steve Cospers,
2 Jane Griener, Carla Merrill, and John Gubler all voted Aye.

3
4 **B. The Ridge at Alpine PRD Subdivision Cul-de-sac Exception – Paul Kroff**

5 On December 6, 2016, the Planning Commission made a recommendation to the Developer to
6 consider changing how the roadway exits near the Russon property. The Developer had proposed
7 a solution that would create a cul-de-sac which measures approximately 965 feet in length. As
8 proposed, there could be a total of 17 lots that would access via this street with no alternate route.
9 The maximum length of cul-de-sac mentioned by ordinance is 450 feet.

10
11 Section 4.7.4.9 reads as follows: *“Cul-de-sac Streets. (Ord 96-08 amended 5/28/96) Cul-de-sacs*
12 *(dead end streets) shall be used only where unusual conditions exist which make other designs*
13 *undesirable. Each cul-de-sac street shall have a minimum right-of-way width of fifty-four (54)*
14 *feet and must be terminated by a turn-around having a radius of not less than sixty (60) feet to the*
15 *property line. The maximum length of a cul-de-sac shall be four hundred and fifty (450) feet as*
16 *measured from the center of the turn-around to the point of connection to the next intersecting*
17 *street.”*

18
19 Section 3.7.4.9 of the Development Code also discusses cul-de-sacs and specifically mentions *“the*
20 *design of the road system shall provide for continuous circulation throughout the project.”*

21
22 The proposed design would create double fronted lots (lots 50 & 51). Double fronted lots were
23 not allowed unless recommended by the Planning Commission and approved by the City Council
24 (4.7.3.4).

25
26 Jed Muhlestein said that staff felt that an exception was not warranted in this situation because it
27 did not meet the criteria outlined in the City ordinances. He explained that there could be several
28 other options for the roadways on the subject property.

29
30 The Planning Commission compared the proposed design to the original layout. Jane Greiner was
31 not in favor of returning to the original design because of the hardship it would place on the Russon
32 property. After some discussion, the Planning Commission determined that an exception was not
33 warranted.

34
35 Steve Cospers asked the applicant if he would be willing to design a third concept layout. Paul
36 Kroff explained that there were other layout options, but those would require lowering the lot
37 count. He stated frankly that the loss of any lots would affect them financially, and they would
38 prefer to keep all of the lots allowed. He would prefer to move forward with the previous concept
39 plan.

40
41 Jane Griener did not like either of the proposed plans and was adamant that a third design be
42 brought forward.

43
44 **MOTION:** Jane Griener moved to recommend to the City Council deny the proposed Ridge at
45 Alpine PRD Subdivision Cul-de-sac Exception, and to request that the Developer create a new

1 plan that does not include the original street that over burdens one property or creates a long cul-
2 de-sac.

3
4 The motion died due to a lack of a second.

5
6 *Note: Commissioner Jason Thelin joined the meeting.*
7

8 John Gubler asked if Mr. Kroff would prefer that the road connect through to Grove Drive. Mr.
9 Kroff answered in the affirmative.

10
11 Cori Russon, owner of the Russon property, asked if the road to the north could be moved rather
12 than the road to the south. She said that the developer was only concerned about their bottom line
13 and did not care about the negative affect the roads would have on the future development of her
14 property. If the developer moved forward with their original design, her property would be
15 surrounded by roads on three sides.

16
17 Mike Russon believed that the best concession would be to make a smaller cul-de-sac and have
18 two lots front onto Grove Drive. He was concerned that the City was trying to accommodate
19 someone who wanted a subdivision and a farm, but doing so at the expense of other residents. He
20 requested that other options be explored.

21
22 Jason Bond explained that the previous concept plan was approved and the developer could move
23 forward with it if he so chooses. The motion from the previous meeting asked the applicant to
24 “consider” a new site plan, which he had done. The City could not require him to come up with a
25 third design.

26
27 **MOTION:** Jane Griener moved to recommend to the City Council deny the proposed Ridge at
28 Alpine PRD Subdivision Cul-de-sac Exception

29
30 Carla Merrill seconded the motion. The motion passed with 5 Ayes and 0 Nays. Jason Thelin,
31 Steve Cospier, Carla Merrill, Jane Griener, and John Gubler all voted Aye.

32 33 **C. General Plan Update – Public Facilities Element**

34 Jason Bond provided a copy of the current adopted Public Facilities Element of the General Plan
35 to the Planning Commission. He said the current language should be reviewed and discussed by
36 the Planning Commission and direction should be given regarding the Public Facilities Element.
37 Staff will also be reviewing the language and will present their suggestions.

38
39 Steve Cospier had reviewed the document and suggested that they disregard it and start over. He
40 felt that Jason Bond had done well with the other sections of code and asked that he review this
41 element and bring a proposal back to the Planning Commission.

42
43 Jason Bond asked the Planning Commission if they wanted to keep the library and recreation center
44 in the language. Steve Cospier said Alpine would never be large enough to support a library or a
45 recreation center, and that such resources could be found in neighboring cities. Jane Griener
46 suggested that they consider a combined center with the surrounding cities.

1
2 Mayor Wimmer stated that this issue has been around for a long time. He said swimming pools
3 were a drain on City funds and the citizens would have to be taxed to fund its upkeep. Mayor
4 Wimmer said that the City would eventually run out of impact fees from new homes and they
5 would be forced to raise taxes just to keep the City running. If the residents were willing to pay
6 for a joint recreation center, he would be in support of it.
7

8 **IV.COMMUNICATIONS**

9 Jason Bond reported that the City Council had asked that the Planning Commission work on adding
10 the Melby and Pine Grove Properties to the newly adopted Annexation Plan. Staff would start
11 working on this process.
12

13 Jason Bond also stated that the Planning Commission was due for some training on annexation
14 policies and he would be contacting Brent Bateman to conduct that training.
15

16 **V. APPROVAL OF PLANNING COMMISSION MINUTES: February 7, 2017**

17
18 **MOTION:** Carla Merrill moved to approve the Planning Commission Minutes for February 7,
19 2017, as written.
20

21 Jason Thelin seconded the motion. The motion passed with 5 Ayes and 0 Nays. Jason Thelin,
22 Steve Cosper, Jane Griener, Carla Merrill, and John Gubler all voted Aye.
23

24 **Adjourn**

25
26 Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and
27 adjourned the meeting at 8:25 p.m.