



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, October 20, 2015 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospser
- B. Prayer/Opening Comments: David Fotheringham
- 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. Verizon Wireless Telecommunication Tower Collocation - Lambert Park

The Planning Commission will review a proposal for Verizon Wireless to collocate on an existing cell tower located in Lambert Park. This would include additional antennas on the tower and equipment at the base of the tower.

#### B. Condominium Conversion – 341 South Main Street – Larry Hilton

The Planning Commission will review a request to convert a building that has been approved but not yet built into 2 separate condominiums.

#### C. Planning Commission Training

The Division Director in the Office of the Property Rights Ombudsman (Brent Bateman) will give a presentation to the Planning Commission regarding property rights and the role of the Planning Commission.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: October 6, 2015

### ADJOURN

Chairman Steve Cospser  
October 16, 2015

**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 v. 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: Verizon Wireless Collocation on Lambert Park**

**FOR CONSIDERATION ON: 20 October 2015**

**PETITIONER: Verizon Wireless (Dakota Hawks)**

**ACTION REQUESTED BY PETITIONER: Collocate Antennas and Equipment at the Lambert Park Cell Tower Site**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.27 (Wireless Telecommunications)**

### **BACKGROUND INFORMATION:**

Verizon Wireless is proposing to collocate antennas and equipment at the existing Lambert Park tower site. As part of the proposal, Verizon Wireless is proposing to lease 467 square feet east of the existing tower from Alpine City. The vegetation in the proposed lease area is very minimal. In addition, the Public Utility Easement from Country Manor Lane to the site has been modified. The applicant has worked closely with the Engineering Department on the alignment of that proposed P.U.E. The applicant proposes to have two rows of antennas and potentially microwave dishes below the antennas. Detailed plans and phot simulations are attached. All antenna mounts and antennas will be painted to match the existing tower.

### **STAFF RECOMMENDATION:**

We are in favor of the proposal and recommend that it be approved.



# Site Plan Application

PD 250.00  
ME

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

## Contact Information

Applicant Verizon Wireless (Dakota Hawks)  
 Address 5710 Green St. City Murray State UT Zip 84123  
 Phone 801-651-4769 Fax 801-262-0428 Email dakota.hawks@taec.net

Engineer \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Representative Dakota Hawks-with Technology Associates  
 (Person who will be at City meetings to represent the proposed plan. If it is someone other than the applicant/engineer, please indicate his/her relationship to the project.)  
 Address 5710 Green St. City Murray State UT Zip 84123  
 Phone 801-651-4769 Fax 801-262-0428 Email dakota.hawks@taec.net

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

## Project Information

Name of Project PRO Morrill  
 Project Address Lambert Park; Water Tank Rd. Current Use wireless communications Facility.  
 Project Size (in acres) 467 sq. Feet Current Zoning Open Space  
 (compound space)

## Source of Water Rights

Alpine Irrigation Shares: # of Primary Shares \_\_\_\_\_ # of Secondary Shares \_\_\_\_\_  
 Other Water Rights: Source \_\_\_\_\_ # of Acreage Feet \_\_\_\_\_

Requesting Cash in lieu of Water Rights Option

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

Applicant Signature [Signature] Date 9/24/15

PRO Morrill- CUP Application  
Verizon Wireless at Lambert Park  
Plan Review Narrative

1. There will be a tech visiting the site once a month to test the system performance of the site. They will park a standard work truck near the site and access the Verizon side of the compound to run diagnostics on the equipment. This will be the only required maintenance at the site barring an emergency or malfunctioning antennas, which is a rare occurrence.
2. This site is to alleviate capacity issues in the Alpine City area. With the expanding number of residences and businesses in the area, this site is necessary to help improve capacity and to improve the overall quality of the Verizon Wireless network in Alpine City. As the number of wireless users increase in the area, this site will be necessary to insure that capacity needs will be met for Verizon customers in the community. The existing site at Lambert Park provides a good location for Verizon Wireless to collocate on to achieve this network improvement in Alpine City while not requiring the construction of an additional monopole.
3. Since the existing communications facility is owned by Alpine City, we have been and will continue to work with the city on the approval of the collocation and the installation of Verizon's antennas and the equipment.
4. Verizon commits to complying with all applicable Federal Communications Commission (FCC) regulations pertaining to radio frequency emissions.
5. The liaison for this project is Dakota Hawks of Technology associates. He can be reached at 801-651-4769 (Cell), 801-262-0428 (Fax) and [Dakota.hawks@taec.net](mailto:Dakota.hawks@taec.net) . His office is located at 5710 Green Street, Murray UT, 84123. Please feel free to reach out to him with any questions or comments on this project.

Sincerely,

**Dakota Hawks**  
**Technology Associates EC Inc.**  
**Real Estate Specialist**



# PRO MORRILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY  
MACRO SITE - COLLOCATION

# SE

View From Water Tank - North Side

EXISTING SITE



AERIAL LOCATION

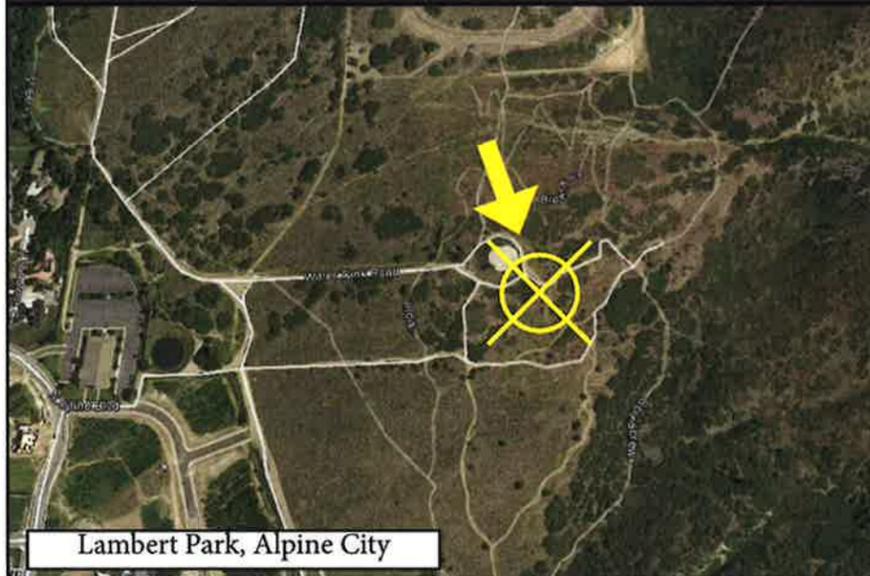


PHOTO SIMULATION - 80' MONOPOLE



Drawn By: Daniel Thurgood  
Salt Lake City Office  
Drawn For: Alpine City  
Facility Design Review

Salt Lake Office  
5710 S Green Street  
Murray, UT 84123  
801-463-1020

Corporate  
3115 Melrose Drive  
Carlsbad, CA 92010  
760-765-5275



# PRO MORRILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY  
MACRO SITE - COLLOCATION

# EAST

View From Water Tank - West Side

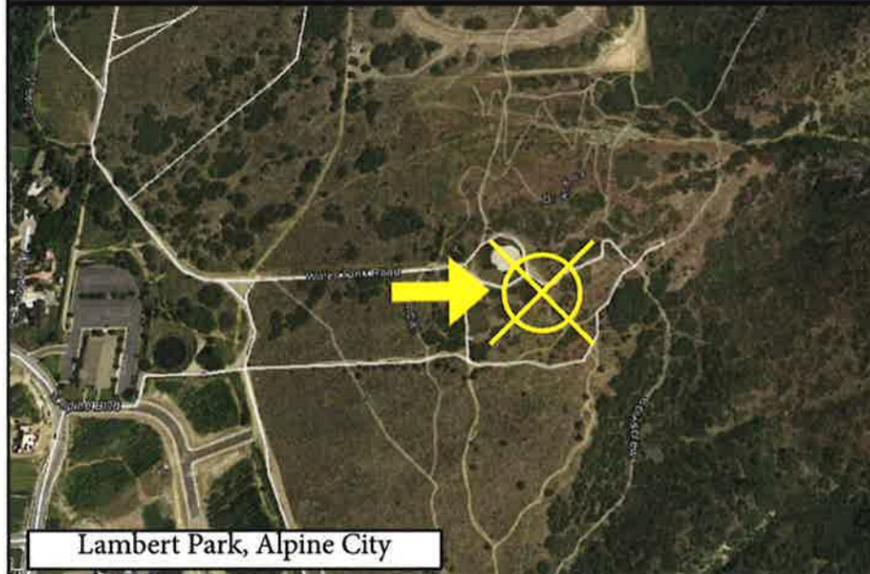
EXISTING SITE



PHOTO SIMULATION - 80' MONOPOLE



AERIAL LOCATION



Drawn By: Daniel Thurgood  
Salt Lake City Office  
Drawn For: Alpine City  
Facility Design Review

Salt Lake Office  
5710 S Green Street  
Murray, UT 84123  
801-463-1020

Corporate  
3115 Melrose Drive  
Carlsbad, CA 92010  
760-765-5275





# PRO - MORRILL



VERIZON WIRELESS  
8656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**TAE C**

Technology Associates Engineering Corporation Inc.  
**TECHNOLOGY ASSOCIATES**

UTAH MARKET OFFICE  
5710 SOUTH GREEN STREET  
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE  
3115 SOUTH MELROSE DRIVE, SUITE #110  
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
CHECKED BY: DAKOTA H

**SPECIAL CONSTRUCTION NOTES:**

- THE ANTENNA MOUNTS AND ANTENNAS NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.

**SITE INFORMATION**

**APPLICANT:**  
VERIZON WIRELESS  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**SITE ADDRESS:**  
WATER TANK ROAD  
ALPINE, UTAH 84004

**LATITUDE AND LONGITUDE:**  
N 40°27'56.45", W 111°45'05.02"

**ZONING JURISDICTION:**  
ALPINE CITY

**PROJECT DESCRIPTION:**  
THIS IS AN EXISTING UNMANNED COMMUNICATIONS FACILITY, VZW IS PROPOSING TO ADD THEIR ANTENNAS TO THE EXISTING MONOPOLE WITH EQUIPMENT LOCATED ON AN OUTDOOR PLATFORM

**TYPE OF CONSTRUCTION:**  
OUTDOOR EQUIPMENT, PLATFORM, AND ANTENNAS

**HANDICAP REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

**POWER COMPANY:**  
ROCKY MOUNTAIN POWER, 1-888-221-7070

**LOCATION MAP**



**DO NOT SCALE DRAWINGS**

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

**DRIVING DIRECTIONS**

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 SOUTH TO ALPINE EXIT #248. STAY IN THE LEFT LANE AND HEAD EAST AND MERGE ONTO UT-92 (HIGHLAND HIGHWAY). TURN NORTH ONTO 5300 WEST AND AT THE ROUNDABOUT TAKE SECOND EXIT HEADING NORTH ONTO MAIN STREET. HEAD EAST AT 200 NORTH STREET AND TAKE SECOND LEFT HEADING NORTH ONTO NORTH GROVE DRIVE. HEAD EAST ON NORTH ALPINE BLVD AND YOU'LL FOLLOW UNTIL YOU HIT A CHURCH. THERE IS A DIRT ROAD ON THE SOUTHEAST SIDE OF THE CHURCH WHICH IS WATER TANK ROAD. FOLLOW WATER TANK ROAD NORTH AND EAST UP TO THE TOWER LOCATED ON THE HILLSIDE NEXT TO A WATER TANK.

**APPROVALS**

VERIZON WIRELESS REPRESENTATIVE:  
VERIZON WIRELESS RF ENGINEER:  
TAE C SITE ACQUISITION:  
TAE C CONSTRUCTION MANAGER:  
SITE OWNER:

**DRAWING INDEX**

| SHEET NO. | SHEET TITLE   | REV | REV DATE   |
|-----------|---|-----|------------|
| T100      | TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION | 1   | 09.02.2015 |
| SURV      | SITE SURVEY   | 0   |            |
| C100      | OVERALL SITE PLAN                                   | 0   |            |
| C101      | ENLARGED SITE PLAN                                  | 1   | 09.02.2015 |
| C200      | SITE ELEVATIONS                                     | 1   | 09.02.2015 |

| REV | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 08.02.2015 | REVISIONS PER LL |
| 0   | 08.18.2015 | ZONING DRAWINGS  |

**CONTACT INFORMATION**

**SITE ACQUISITION:**  
TECHNOLOGY ASSOCIATES EC, INC  
5710 SOUTH GREEN STREET  
SALT LAKE CITY, UTAH 84123  
CONTACT: DAKOTA HAWKS  
PHONE: 801-851-4769

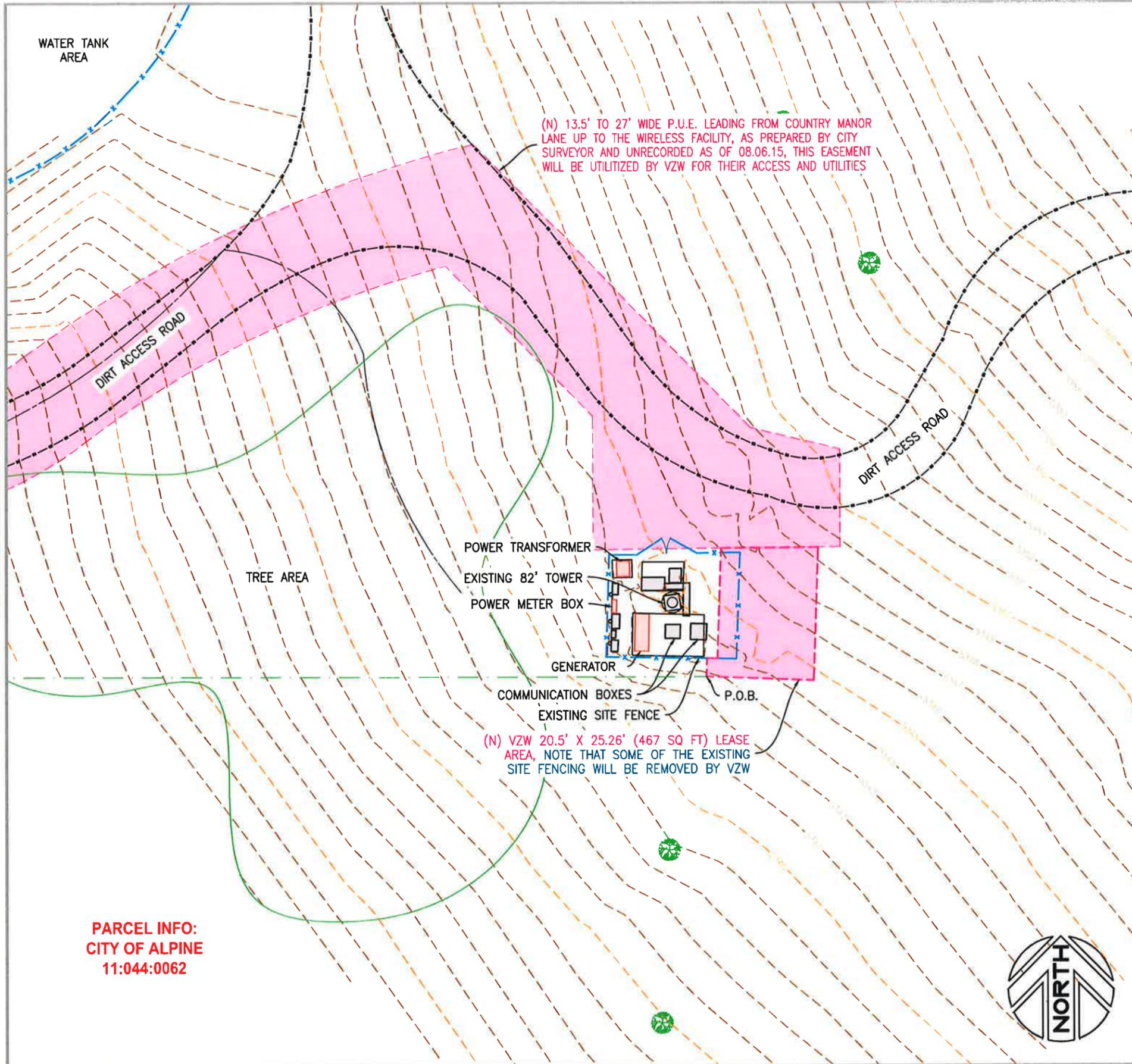
PRO - MORRILL  
SW SEC 17, T4S, R2E  
WATER TANK ROAD  
ALPINE, UTAH 84004  
-- SITE CO-LOCATION --

SHEET TITLE  
TITLE SHEET  
VICINITY MAP  
GENERAL INFORMATION

SHEET NUMBER  
**T100**

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG





(N) 13.5' TO 27' WIDE P.U.E. LEADING FROM COUNTRY MANOR LANE UP TO THE WIRELESS FACILITY, AS PREPARED BY CITY SURVEYOR AND UNRECORDED AS OF 08.06.15, THIS EASEMENT WILL BE UTILIZED BY VZW FOR THEIR ACCESS AND UTILITIES

POWER TRANSFORMER  
 EXISTING 82' TOWER  
 POWER METER BOX  
 GENERATOR  
 COMMUNICATION BOXES  
 EXISTING SITE FENCE  
 P.O.B.

(N) VZW 20.5' X 25.26' (467 SQ FT) LEASE AREA, NOTE THAT SOME OF THE EXISTING SITE FENCING WILL BE REMOVED BY VZW

PARCEL INFO:  
 CITY OF ALPINE  
 11:044:0062

**CERTIFICATE OF SURVEY:**  
 I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

**VERIZON WIRELESS LEASE SITE DESCRIPTION:**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°21'00" WEST 263.27 FEET ALONG SECTION LINE AND EAST 840.75 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 02°03'13" EAST 3.50 FEET; THENCE SOUTH 89°08'30" EAST 2.00 FEET; THENCE NORTH 02°03'13" EAST 20.87 FEET, MORE OR LESS, TO THE ACCESS AND UTILITY EASEMENT DESCRIBED BELOW; THENCE ALONG SAID ACCESS AND UTILITY EASEMENT, NORTH 89°24'27" EAST 18.52 FEET; THENCE LEAVING SAID ACCESS AND UTILITY EASEMENT, SOUTH 02°03'13" WEST 25.26 FEET; THENCE NORTH 87°56'47" WEST 20.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 467 SQ. FT. OR 0.011 ACRES, MORE OR LESS, (AS DESCRIBED).

**VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:**  
 (AS PROVIDED BY ALPINE CITY PUBLIC WORKS)

COMMENCING AT A POINT WHICH IS SOUTH 101.45 FEET AND WEST 721.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B.&M, SAID POINT ALSO BEING THE SOUTHWEST PROPERTY CORNER OF LOT 1 BENNETT FARMS PLAT F; RUNNING THENCE ALONG THE PROPERTY BOUNDARY OF SAID LOT THE FOLLOWING THREE (3) COURSES: N0°00'00"E 92.62', N87°04'57"E 149.07', N89°52'34"E 161.57' TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID LOT; THENCE THE FOLLOWING TWENTY-FIVE (25) COURSES RESIDING WITHIN LAMBERT PARK: N76°28'58"E 85.08', N1°44'15"E 201.59', N19°08'08"W 99.68', N0°00'00"E 33.25', ALONG THE TANGENT ARC OF A 40.00' RADIUS CURVE TO THE RIGHT 62.83' (CHORD BEARS N45°00'00"E 56.57'), N90°00'00"E 811.51', S57°07'41"E 153.95', ALONG THE TANGENT ARC OF A 83.40' RADIUS CURVE TO THE LEFT 102.05' (CHORD BEARS N87°49'11"E 95.80'), ALONG THE TANGENT ARC OF A 193.12' RADIUS CURVE TO THE RIGHT 76.28' (CHORD BEARS N64°10'52"E 75.79'), S44°21'01"E 39.83', S0°08'08"E 25.30', N89°24'53"E 47.15', N0°00'00"E 18.54', N76°33'04"W 17.56', N44°21'01"W 75.18', ALONG THE NON-TANGENT ARC OF A 242.14' RADIUS CURVE TO THE LEFT 95.29' (CHORD BEARS S64°53'41"W 94.68'), ALONG THE TANGENT ARC OF A 63.40' RADIUS CURVE TO THE RIGHT 77.58' (CHORD BEARS S87°49'11"W 72.83'), N57°07'41"W 172.62', S89°40'25"W 866.70', S0°00'00"E 98.62', S19°08'06"E 99.36', S1°44'15"W 173.26', S75°34'45"W 125.66', S89°34'23"W 272.23', S0°00'00"E 109.43', THENCE TO A POINT ON THE RIGHT-OF-WAY BOUNDARY OF COUNTRY MANOR LANE, BENNETT FARMS PLAT F, SAID POINT BEING ALONG A NON-TANGENT ARC OF A 254.00' RADIUS CURVE TO THE RIGHT 20.22' (CHORD BEARS S81°41'25"E 20.21') TO THE POINT OF BEGINNING.

AREA = 47,373 SQUARE FEET OR 1.09 ACRES  
 (BASIS OF BEARING FOR THIS DESCRIPTION IS N0°20'33.81"W BETWEEN THE SOUTHWEST AND WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B. & M.)

**NARRATIVE:**  
 (1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.  
 (M) = MEASURED BEARING OR DISTANCE.  
 (R) = RECORDED BEARING OR DISTANCE.  
 (CALC) = CALCULATED BEARING OR DISTANCE

- (3) REFERENCE PLATS:
- ALPINE BOULEVARD LDS CHURCH, IN ENTRY NO. 65827, MAP NO. 7613, RECORDED JULY 1, 1998.
  - PLAT "I" MCNIEL SUBDIVISION, IN ENTRY NO. 31618:2014, MAP NO. 14232, RECORDED MAY 12, 2014.
  - BENNETT FARMS PLAT "F", IN ENTRY NO. 67374:2015, RECORDED JULY 28, 2015.
  - UNRECORDED ALPINE PUBLIC WORKS LAMBERT PARK UTILITY EASEMENT PLAT, DATED AUGUST 06, 2015.

- (4) SCHEDULE B NOTES PER BONNEVILLE SUPERIOR TITLE COMPANY COMMITMENT NO. 01459-10849, DATED JANUARY 29, 2015:
- ITEM 12 - REFERENCES POSSIBLE EASEMENTS ON PARCEL, HOWEVER NO EASEMENT DOCUMENTS LISTED OR PROVIDED (NOT SHOWN ON PLAT).
  - ITEM 13 - LACK OF ACCESS TO AND FROM SUBJECT PROPERTY, PARCEL IS ACCESSED THROUGH ALPINE CITY PARCEL 11:045:0231 AND 11:049:0112 TO DEDICATED PORTION OF COUNTRY MANOR LANE.
  - ITEM 14 - 4" WATER LINE EASEMENT WITH INGRESS AND EGRESS EASEMENT IN ENTRY NO. 1889, INTENDED LOCATION OF WATER LINE IS NORTHEAST OF SITE OUTSIDE VIEWABLE AREA, HOWEVER DOCUMENT STATES EXACT LOCATION TO BE DETERMINED BY GRANTEE. (NOT SHOWN ON PLAT)
  - ITEM 15 AND 16 - ALPINE IRRIGATION COMPANY DISTRIBUTION SYSTEM EASEMENT IN ENTRY NO. 1224 AND ENTRY NO. 17990 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT)
  - ITEM 17 - 20' WIDE UTILITY EASEMENT IN ENTRY NO. 108063:2007, LOCATED ALONG MAIN TANK ROAD TO SITE, HOWEVER DOES NOT COMPLETELY ALIGN WITH EXISTING IMPROVEMENTS AND DOES NOT REACH SITE AS DESCRIBED. (SHOWN ON PLAT)
- SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

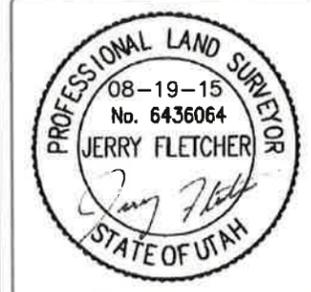
**verizon wireless**  
 VERIZON WIRELESS  
 9858 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**TAEC**  
 Technology Associates Engineering Corporation Inc.  
**TECHNOLOGY ASSOCIATES**  
 UTAH MARKET OFFICE  
 5710 SOUTH GREEN STREET  
 SALT LAKE CITY, UTAH 84123  
 CORPORATE OFFICE  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:  
**SUPERIOR SURVEYING, LLC**  
 PHONE: 801-230-8988  
 EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.  
 CHECKED BY: JERRY F.

| REV | DATE       | DESCRIPTION   |
|-----|------------|---------------|
| 1   | 08.19.2015 | DESCRIBE SITE |
| 0   | 05.05.2015 | SITE SURVEY   |



PRO - MORRILL  
 SW SEC 17, T4S, R2E  
 WATER TANK ROAD  
 ALPINE, UTAH 84004  
 -- RAWLAND SITE --

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**SURV2**

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

| <u>HORIZONTAL</u> |                  | <u>VERTICAL</u> |                  |
|-------------------|------------------|-----------------|------------------|
| <u>Code</u>       | <u>Tolerance</u> | <u>Code</u>     | <u>Tolerance</u> |
| 1                 | +/- 15 ft        | A               | +/- 3 ft         |
| 2                 | +/- 50 ft        | B               | +/- 10 ft        |
| 3                 | +/- 100 ft       | C               | +/- 20 ft        |
| 4                 | +/- 250 ft       | D               | +/- 50 ft        |
| 5                 | +/- 500 ft       | E               | +/- 125 ft       |
| 6                 | +/- 1000 ft      | F               | +/- 250 ft       |
| 7                 | +/- 1/2 NM       | G               | +/- 500 ft       |
| 8                 | +/- 1 NM         | H               | +/- 1000 ft      |
| 9                 | Unknown          | I               | Unknown          |

Date: MAY 06, 2015

Re: PRO MORRILL

SW 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°27'56.45", and the longitude of W 111°45'05.02", are accurate to within 15 feet horizontally and the site elevation of 5346 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. With a structure height of 86 feet AGL, the overall height would be 5432 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.

Top of Antenna #1 = 85.25' A.G.L. or 5432' A.M.S.L. (highest point)

Bottom of Antenna #1 = 78.25' A.G.L.

Top of Tower = 82' A.G.L. or 5428' A.M.S.L.

Top of Concrete = 0.00' A.G.L. or 5346' A.M.S.L.



Professional Licensed Land Surveyor:  
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

**verizon  
wireless**

VERIZON WIRELESS  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**TAEC**

Technology Associates Engineering Corporation Inc.  
**TECHNOLOGY ASSOCIATES**

UTAH MARKET OFFICE  
5710 SOUTH GREEN STREET  
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE  
3115 SOUTH MELROSE DRIVE, SUITE #110  
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

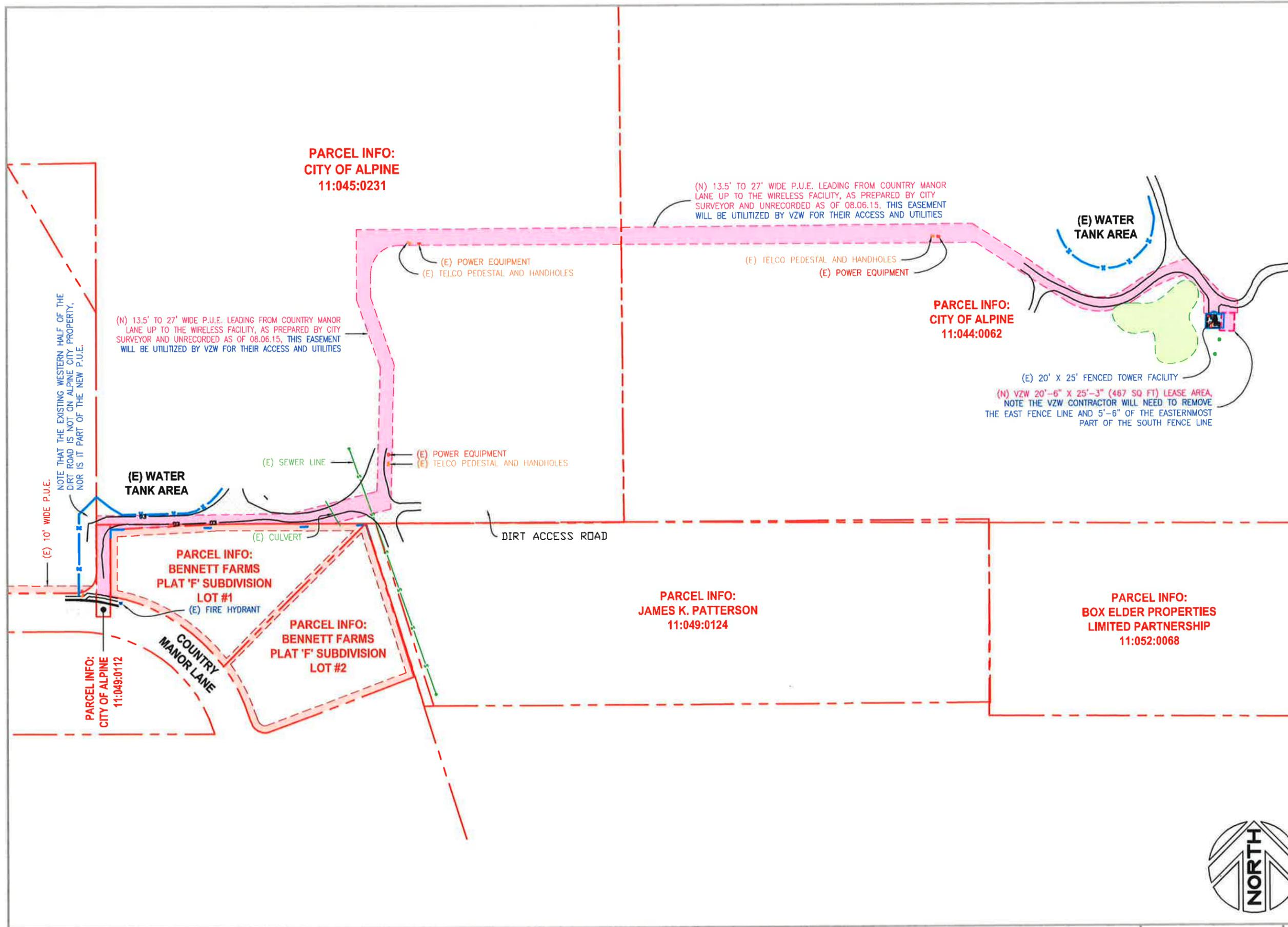
CHECKED BY: DAKOTA H

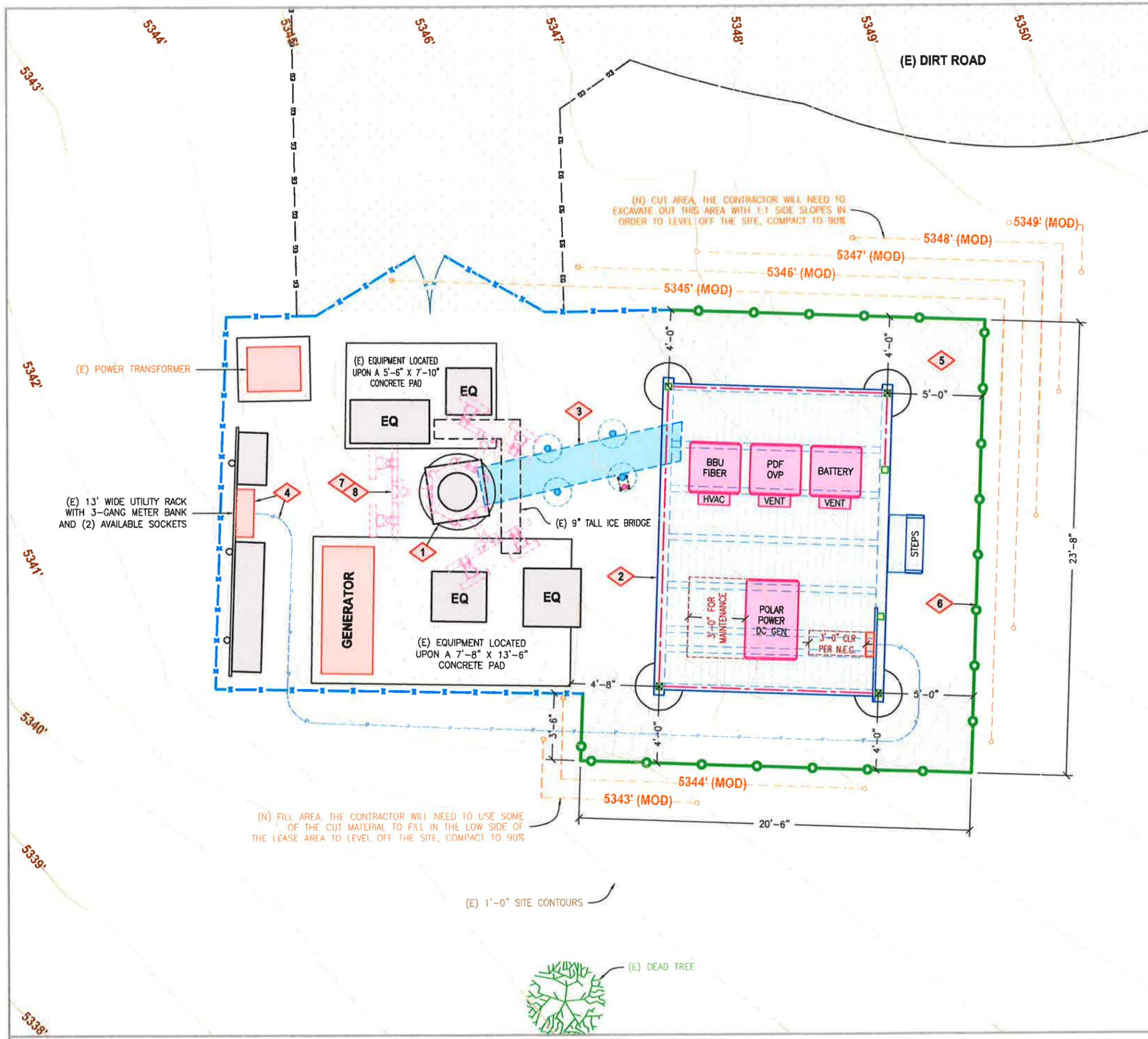
| REV | DATE       | DESCRIPTION     |
|-----|------------|-----------------|
| 0   | 08.18.2015 | ZONING DRAWINGS |

PRO - MORRILL  
SW SEC 17, T4S, R2E  
WATER TANK ROAD  
ALPINE, UTAH 84004  
--- SITE CO-LOCATION ---

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C100**





**KEYED NOTES**

- 1 EXISTING ALPINE CITY OWNED 82' TALL MONOPOLE WITH (1) SET OF 7" TALL ANTENNAS AT A 81'-9" CENTERLINE.
- 2 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 3 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 4 VZW TO INSTALL A NEW METER IN THE EXISTING METER BANKS, THEN INSTALL A 3" POWER CONDUIT FROM THEIR METER TO THEIR ILC CABINET, SEE E202/1.
- 5 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 6 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 7 VZW FLUSH MOUNTED 8' TALL ANTENNAS ON 18" STANDOFFS WITH 3' OF SEPARATION, (4) PER SECTOR (12 TOTAL):
  - (6) ANTENNAS, (6) RRH'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 64' CENTERLINE.
  - (6) ANTENNAS, (6) RRH'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 55' CENTERLINE.
  - NOTE THAT THE ANTENNA MOUNTS AND ANTENNAS WILL NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.
- 8 VZW CONTRACTOR TO INSTALL (2) 4" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).

**verizon wireless**  
**VERIZON WIRELESS**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**TAEC**  
 Technology Associates Engineering Corporation Inc.  
**TECHNOLOGY ASSOCIATES**

**UTAH MARKET OFFICE**  
 5710 SOUTH GREEN STREET  
 SALT LAKE CITY, UTAH 84123

**CORPORATE OFFICE**  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

**DRAWN BY:** JAY C  
**CHECKED BY:** DAKOTA H

| REV | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 09.02.2015 | REVISIONS PER LL |
| 0   | 08.18.2015 | ZONING DRAWINGS  |

**PRO - MORRILL**  
 SW SEC 17, T4S, R2E  
 WATER TANK ROAD  
 ALPINE, UTAH 84004  
 --- SITE CO-LOCATION ---

**SHEET TITLE**  
 ENLARGED SITE PLAN

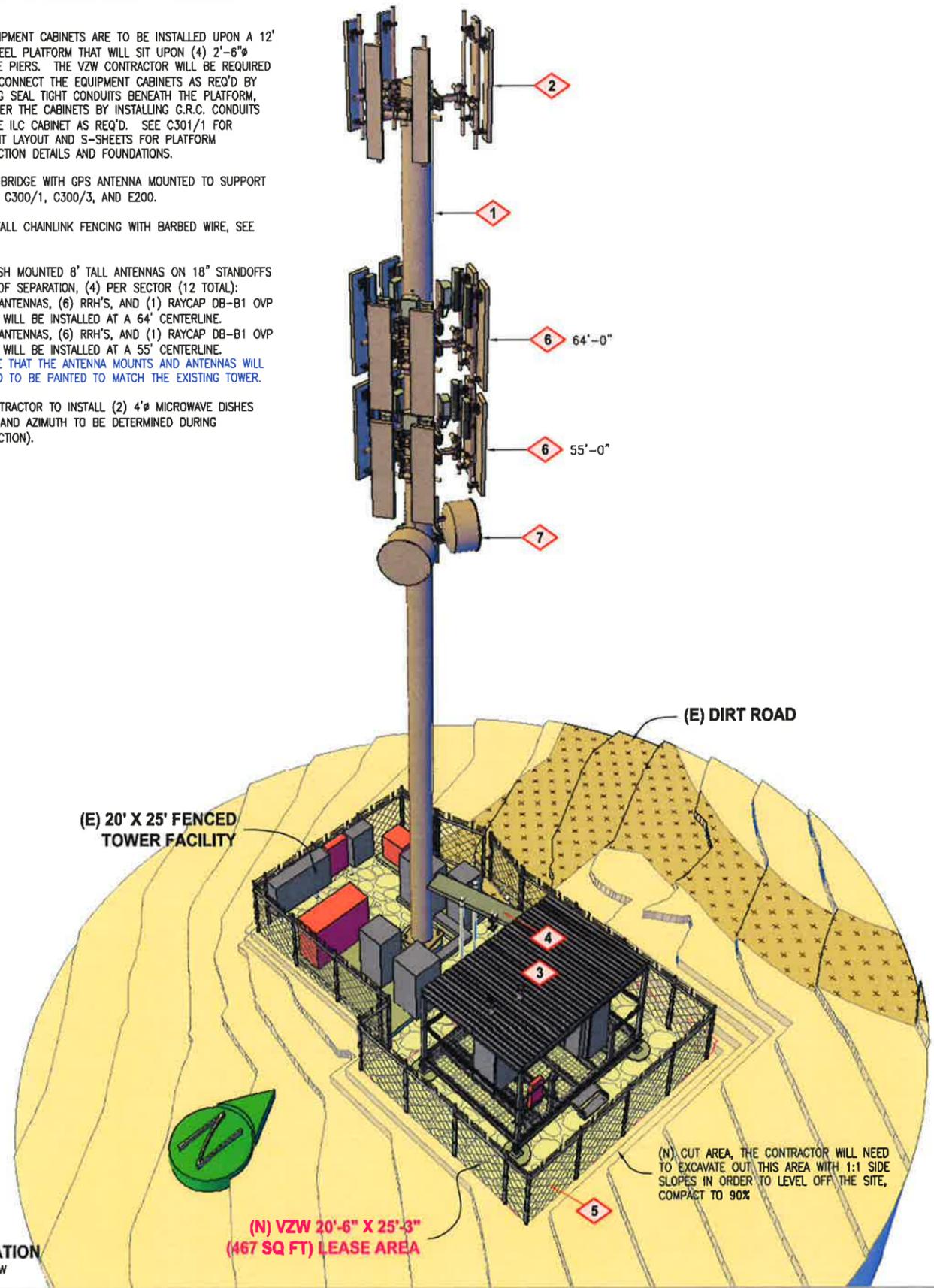
**SHEET NUMBER**  
**C101**



**SCALE: 3/16" = 1'-0"** 1

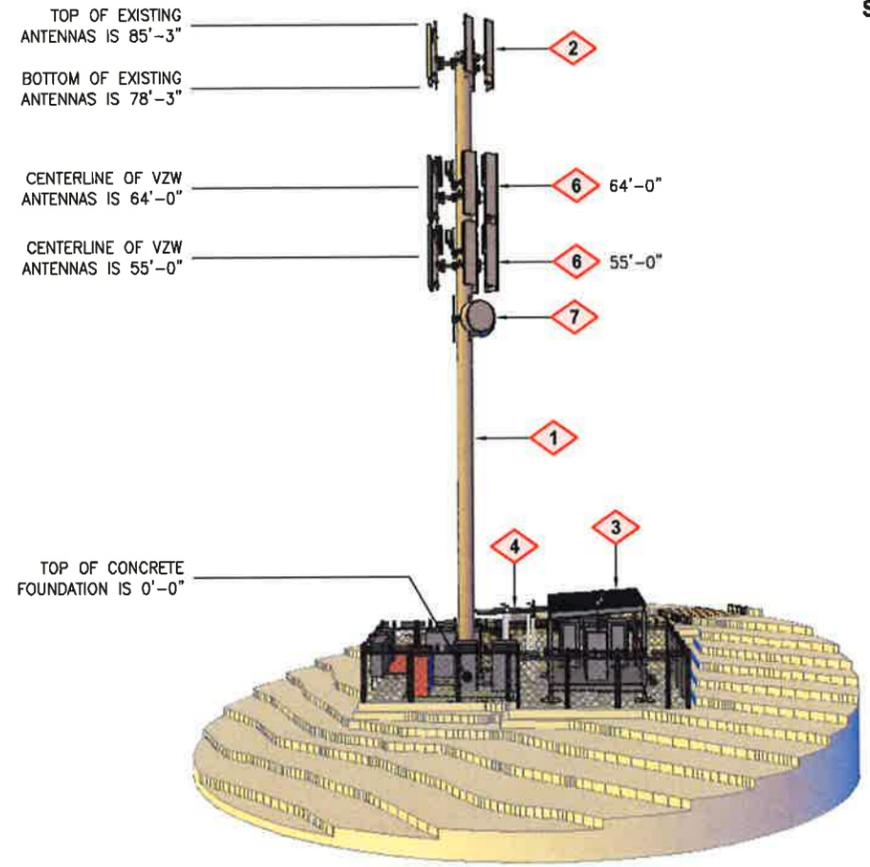
**KEYED NOTES**

- 1** EXISTING ALPINE CITY OWNED 82' TALL MONOPOLE.
- 2** EXISTING 7' TALL ANTENNAS AT A 81'-9" CENTERLINE.
- 3** VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND 5-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 4** VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 5** VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 6** VZW FLUSH MOUNTED 8' TALL ANTENNAS ON 18" STANDOFFS WITH 3' OF SEPARATION, (4) PER SECTOR (12 TOTAL):
  - (6) ANTENNAS, (6) RRR'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 64' CENTERLINE.
  - (6) ANTENNAS, (6) RRR'S, AND (1) RAYCAP DB-B1 OVP BOX WILL BE INSTALLED AT A 55' CENTERLINE.
  - NOTE THAT THE ANTENNA MOUNTS AND ANTENNAS WILL NEED TO BE PAINTED TO MATCH THE EXISTING TOWER.
- 7** VZW CONTRACTOR TO INSTALL (2) 4'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).

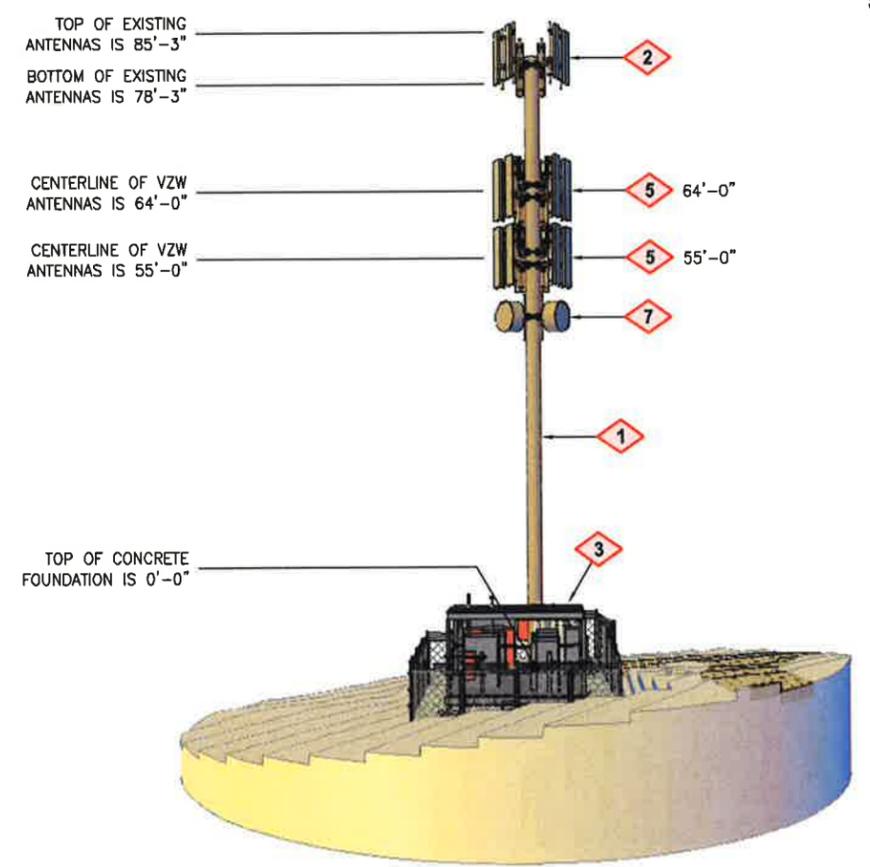


**SITE ELEVATION**  
NORTHWEST VIEW

**SITE ELEVATION**  
LOOKING NORTH



**SITE ELEVATION**  
LOOKING WEST



**verizon wireless**  
**VERIZON WIRELESS**  
 9656 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

**TAEC**  
 Technology Associates Engineering Corporation Inc.  
**TECHNOLOGY ASSOCIATES**  
 UTAH MARKET OFFICE  
 5710 SOUTH GREEN STREET  
 SALT LAKE CITY, UTAH 84123  
 CORPORATE OFFICE  
 3115 SOUTH MELROSE DRIVE, SUITE #110  
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C  
 CHECKED BY: DAKOTA H

| REV | DATE       | DESCRIPTION      |
|-----|------------|------------------|
| 1   | 09.02.2015 | REVISIONS PER LL |
| 0   | 08.18.2015 | ZONING DRAWINGS  |

PRO - MORRILL  
 SW SEC 17, T4S, R2E  
 WATER TANK ROAD  
 ALPINE, UTAH 84004  
 --- SITE CO-LOCATION ---

SHEET TITLE  
**SITE ELEVATIONS**

SHEET NUMBER  
**C200**

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Larry Hilton Condominium Request**

**FOR CONSIDERATION ON: 20 October 2015**

**PETITIONER: Larry Hilton**

**ACTION REQUESTED BY PETITIONER: Approve the Request to Create Condominiums within the Designated Building**

**APPLICABLE STATUTE OR ORDINANCE: Chapter 6 (Condominium Conversion Policy)**

### **BACKGROUND INFORMATION:**

Larry Hilton has received approval of a building to be built at 341 South Main Street, Lot B of the Alpine Olde Town Centre Planned Commercial Development. Before construction, Mr. Hilton is requesting that the building be converted into two separate condominiums. Chapter 6 of the Alpine City Development Code lays out the requirements for the conversion of a building to condominiums. The ordinance requires several documents and that it go through the same process “as set forth in City ordinances dealing with major subdivisions.” (Section 6.6)

Mr. Hilton was given the Condominium Conversion Policy Ordinance and is now before the Planning Commission with the necessary documents for consideration of his request.

### **STAFF RECOMMENDATION:**

We are in favor of the proposal and recommend that this request be granted.

**LLC**  
**Certificate of Organization**  
**OF**  
**341 South Main, LLC**

**The undersigned person(s) do hereby adopt the following Certificate of Organization for the purpose of forming a Utah Limited Liability Company.**

**Article I**

**The name of the limited liability company is to be 341 South Main, LLC**

**Article II**

**The purpose or purposes for which the company is organized is to engage in:**  
A building owners association

**The Company shall further have unlimited power to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.**

**Article III**

**The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:**

*(Registered Agent Name & Address)*  
Legal Tender Services, PLLC  
270 North Main Street Suite B  
Alpine, UT, 84004



**Article IV**

*Name, Street address & Signature of all members/managers*

Member #1

Dominion Insurance Services, Inc.

270 North Main Street Suite A

Alpine, UT 84004

Lawrence D. Hilton (POA or AIF)

Signature

Member #2

Legal Tender Services, PLLC

270 North Main Street Suite B

Alpine, UT 84004

Lawrence D. Hilton (POA or AIF)

Signature

**DATED** 13 October, 2015.

### **Article V**

Management statement

This limited liability company will be managed by its Members

### **Article VI**

**Records required to be kept at the principal office include, but are not limited to the following:**

#### **Article VI.1**

A current list in alphabetical order of the full name and address of each member and each manager.

#### **Article VI.2**

A copy of the stamped certificate of Organization and all *certificates of amendments thereto*.

#### **Article VI.3**

Copies of all tax returns and financial statements of the company for the three most recent years.

#### **Article VI.4**

A copy of the company's operating agreement and minutes of each meeting of members.

### **Article VII**

**The street address of the principal place of business is:**

341 South Main Street Suite 100

Alpine, UT 84004

### **Article VIII**

**The duration of the company shall be perpetual**

**Under GRAMA {63-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.**

Date of this notice: 10-13-2015

Employer Identification Number:

Form: SS-4

Number of this notice: CP 575 B

341 SOUTH MAIN LLC  
% DOMINION INSURANCE SERVICES INC M  
270 N MAIN ST  
ALPINE, UT 84004

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you  
This EIN will identify you, your business accounts, tax returns, and  
documents, even if you have no employees. Please keep this notice in your permanent  
records.

When filing tax documents, payments, and related correspondence, it is very important  
that you use your EIN and complete name and address exactly as shown above. Any variation  
may cause a delay in processing, result in incorrect information in your account, or even  
cause you to be assigned more than one EIN. If the information is not correct as shown  
above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file  
the following form(s) by the date(s) shown.

Form 1065

04/15/2016

If you have questions about the form(s) or the due date(s) shown, you can call us at  
the phone number or write to us at the address shown at the top of this notice. If you  
need help in determining your annual accounting period (tax year), see Publication 538,  
*Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your  
representative. It is not a legal determination of your tax classification, and is not  
binding on the IRS. If you want a legal determination of your tax classification, you may  
request a private letter ruling from the IRS under the guidelines in Revenue Procedure  
2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note:  
Certain tax classification elections can be requested by filing Form 8832, *Entity  
Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification  
Election*, and elect to be classified as an association taxable as a corporation. If  
the LLC is eligible to be treated as a corporation that meets certain tests and it  
will be electing S corporation status, it must timely file Form 2553, *Election by a  
Small Business Corporation*. The LLC will be treated as a corporation as of the  
effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice,  
visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call  
1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is 341S. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number    Best Time to Call    DATE OF THIS NOTICE:    10-13-2015  
(       )       -       \_\_\_\_\_    FORM:    SS-4       NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023  
|||

341 SOUTH MAIN LLC  
% DOMINION INSURANCE SERVICES INC M  
270 N MAIN ST  
ALPINE, UT 84004

# **Declaration of Condominium Covenants, Conditions, Restrictions & Management For 341 South Main, LLC**

This Declaration of Condominium Covenants, Conditions, Restrictions & Management for 341 South Main, LLC, is made this 1st day of October, 2015, by DOMINION INSURANCE SERVICES, INC., A Utah Corporation (“DISI”), and LEGAL TENDER SERVICES, PLLC, A Utah Professional Limited Liability Company (“LTS”) (collectively the “Parties”) as follows:

1. *Condominiumization.* The parties hereby agree to divide the building to be constructed and located at 341 South Main Street, Alpine, Utah, 84004 (the “Building”) into two separate condominiums. The condominium for LTS shall occupy 780 square feet of the northwest corner of the ground floor of the Building, as well as the attached 593 square foot subterranean vault space. LTS space shall be accessible exclusively by means of an entrance located on the west side of the Building. The remainder of the Building (“DISI space”) shall constitute the other condominium and shall be accessible exclusively from an entrance on the south side of the Building.
2. *Construction Costs.* The parties agree to allocate the total costs of construction between themselves on the basis of the actual “hard” costs of constructing each condominium, with design, engineering and permitting “soft” fees and costs allocated proportionally on the same basis.
3. *Operation and Maintenance Costs.* Costs associated with the operation and maintenance of the Building shall be borne by each of the Parties to the extent that such costs are readily segregable. Non-segregable costs, including association dues imposed by the Alpine Olde Towne Centre Planned Commercial Development Association, shall be allocated 15% to LTS and the remaining 85% to DISI.
4. *Notices.* Any notices to be given by one party to another shall be in writing and transmitted by personal delivery.
5. *Governing Law.* This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

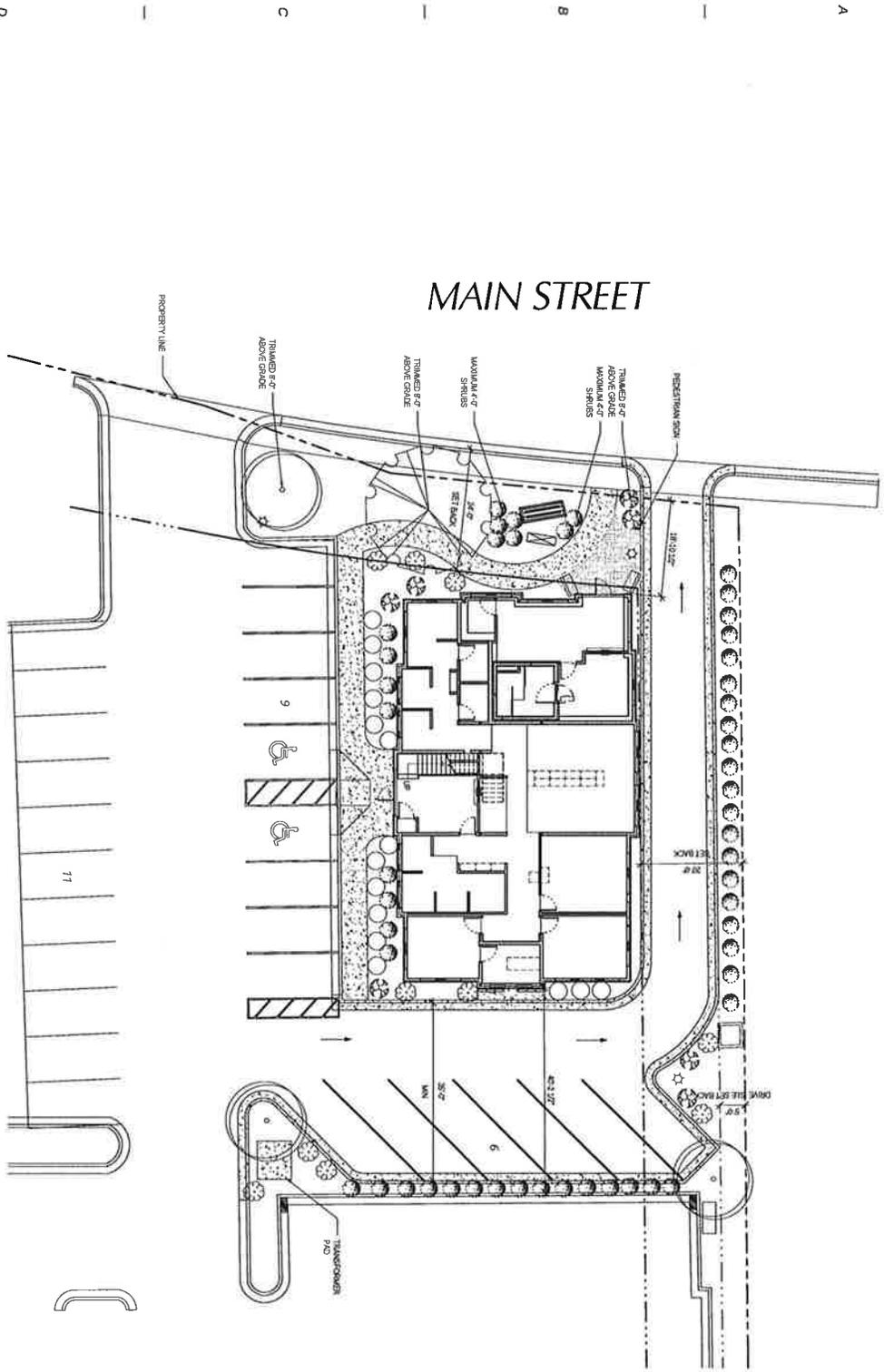
6. *Venue.* Any action at law or in equity instituted in connection with this Agreement shall be brought in the appropriate court located within Salt Lake County, Utah.
7. *Attorney's Fees and Costs.* If any legal action is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements in addition to any other relief to which that party may be entitled.
8. *Modification.* Any modification of this Agreement will be effective only if in writing, executed by the party to be charged.
9. *Waiver.* The failure of either party to insist on strict compliance with any of the terms, covenants, or conditions of this Agreement by the other party shall not be deemed a waiver of that term, covenant, or condition, nor shall any waiver or relinquishment of any right or power at any one time or times be deemed a waiver or relinquishment of that right or power for all or any other times.
10. *Severability.* The parties hereby agree that if for any reason any provision of this Agreement is found to be unenforceable by a court of competent jurisdiction, all remaining provisions shall continue in full force and effect.
11. *Successors/Assignments.* This Agreement shall be binding upon and inure to the benefits of the respective successors, assigns, and personal representatives of the parties, except to the extent of any contrary provision in this agreement. This agreement may not be assigned by any party without the advance written consent of the other party.
12. *Entire Agreement.* This written Agreement comprises the entire agreement between the parties. Further, it supersedes any previous agreement, written or oral, and supersedes any previous comments or statements, written or oral.

EXECUTED October 1, 2015:

Legal Tender Services, PLLC  
By:   
Lawrence Hilton, Owner

Dominion Insurance Services, Inc.  
By:   
Lawrence Hilton, President





AS101 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 32'-0"

NOT FOR CONSTRUCTION

| DATE | REVISION | SCALE |
|------|----------|-------|
|      |          |       |
|      |          |       |
|      |          |       |

**CURTIS MINNER ARCHITECTURE, LLC**  
APPROVAL  
Date Submitted: 05 OCTOBER 2015  
This information has been reviewed and approved for further development with the modification noted.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

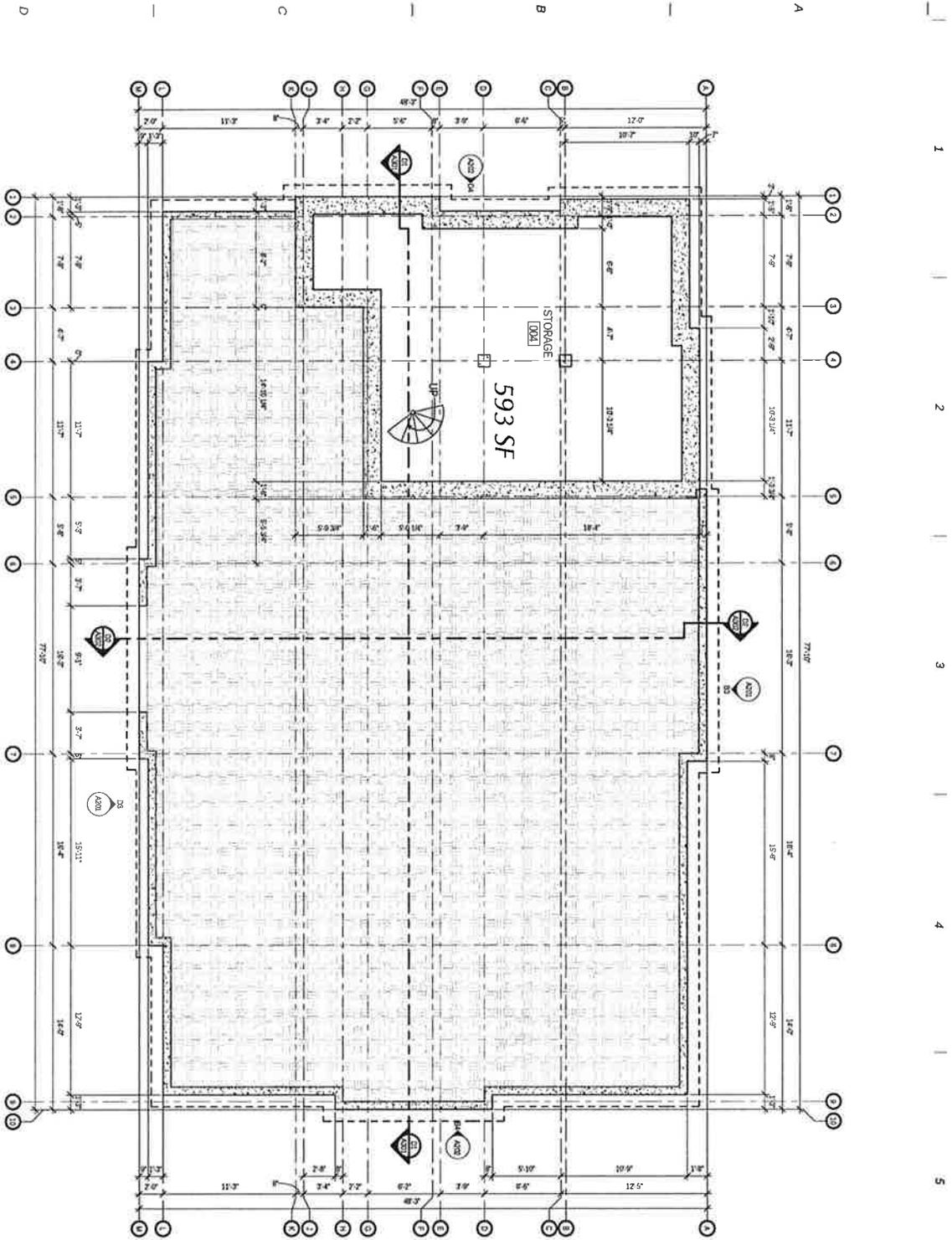
**LANDSCAPE CALCULATIONS**

SITE AREA = 13,884 S.F.  
LANDSCAPE 70% (9724) = 2,297 S.F.  
PROVIDED LANDSCAPE AREA = 2,889 S.F.

**PARKING**

20 STALLS REQUIRED  
20 STALLS PROVIDED  
20 STALLS TOTAL

|   |   |
|---|---|
| <p><b>OTIA</b><br/>323 SOUTH MAIN STREET, SUITE 400<br/>DOMINION INSURANCE OFFICE BUILDING<br/>ARCHITECTURE<br/>MEMPHIS, TN 38102<br/>(901) 527-7600<br/>www.otia.com</p> | <p>DATE OF SUBMITTAL: 05 OCTOBER 2015<br/>PROJECT NAME: DOMINION INSURANCE OFFICE BUILDING<br/>DRAWN BY: [Name]<br/>CHECKED BY: [Name]<br/>SCALE: 1" = 32'-0"</p> |
|   |   |
| <p>SHEET DESCRIPTION: ARCHITECTURAL SITE PLAN</p>   | <p>SHEET: AS101</p>   |



CS BASMENT / FOOTING & FOUNDATION PLAN  
ASB / SCALE 1/4" = 1'-0"

| DATE | DESCRIPTION | BY | DATE |
|------|-------------|----|------|
|      |             |    |      |
|      |             |    |      |
|      |             |    |      |

SHEET NOTES

**CURTIS MINER ARCHITECTURE, LLC**  
APPROVAL  
Date Submitted: 05 OCTOBER 2015  
This information has been reviewed and approved for further development with the modification noted:  
Date: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

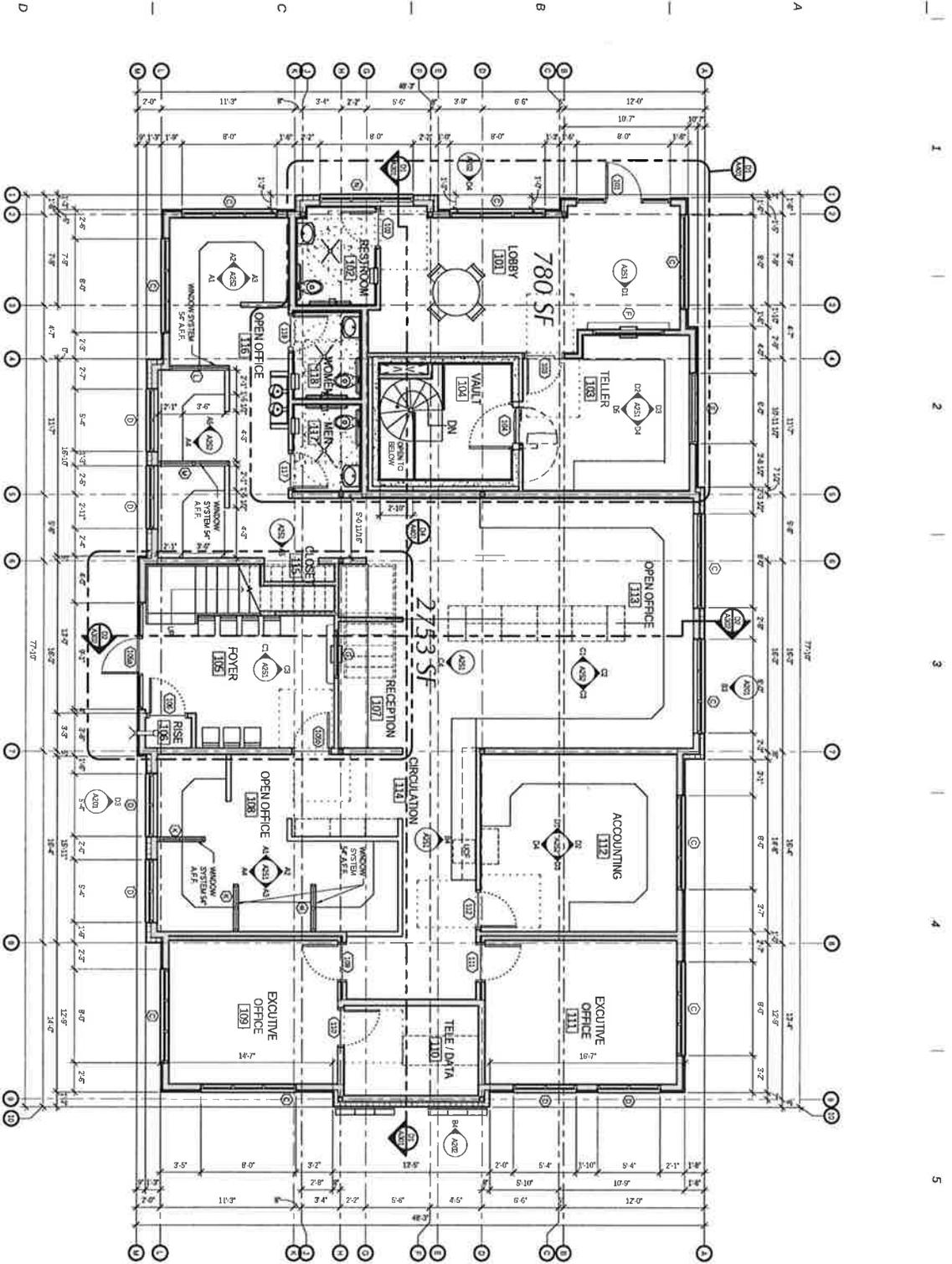
**GENERAL NOTES**

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ARCHITECT.
- COORDINATE INSTALLATIONS OF ALL WATER CONTRACT ASSEMBLIES WITH FOLLOWS STRICTLY.
- CONCRETE WALLS REMAINING BATH TO RECEIVE TWO COATS OF FINISHES.
- MASSPORT TO MAKE CONTROL JOINTS PER STRUCTURAL SHEETS.
- REMOVE 2" THICK REINFORCED CONCRETE SLAB WITH A VERTICAL CRACK LINE IN THE CENTER OF THE SLAB.

|  |  |  |
|--|--|--|
| <p><b>OTV</b><br/>JULIO TORRES, ARCHITECT AND<br/>PRINCIPAL<br/>PROJECT: 2015-030<br/>1100 N. GLENN ST., SUITE 200<br/>Arlington, VA 22201<br/>Phone: 703.241.1000<br/>Fax: 703.241.1001<br/>www.otvva.com</p> | <p><b>CURTIS MINER</b><br/>ARCHITECTURE<br/>PROJECT: 2015-030<br/>1100 N. GLENN ST., SUITE 200<br/>Arlington, VA 22201<br/>Phone: 703.241.1000<br/>Fax: 703.241.1001<br/>www.otvva.com</p> | <p>DATE: 05 OCTOBER 2015<br/>DRAWN BY: _____<br/>CHECKED BY: _____<br/>SCALE: 1/4" = 1'-0"</p> |
|  |  | <p>SHEET DESCRIPTION: BASMENT / FOOTING &amp; FOUNDATION PLAN</p>                              |

NOT FOR CONSTRUCTION

LEVEL 1 FLOOR PLAN - 3,533 SF  
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

| DATE | REVISION |
|------|----------|
|      |          |
|      |          |
|      |          |

SHEET NOTES

**CURTIS MINER ARCHITECTURE, LLC**

APPROVAL

Date Submitted: 05 OCTOBER 2015

This information has been reviewed and approved for future development with the modification noted.

Client signature: \_\_\_\_\_ Date: \_\_\_\_\_

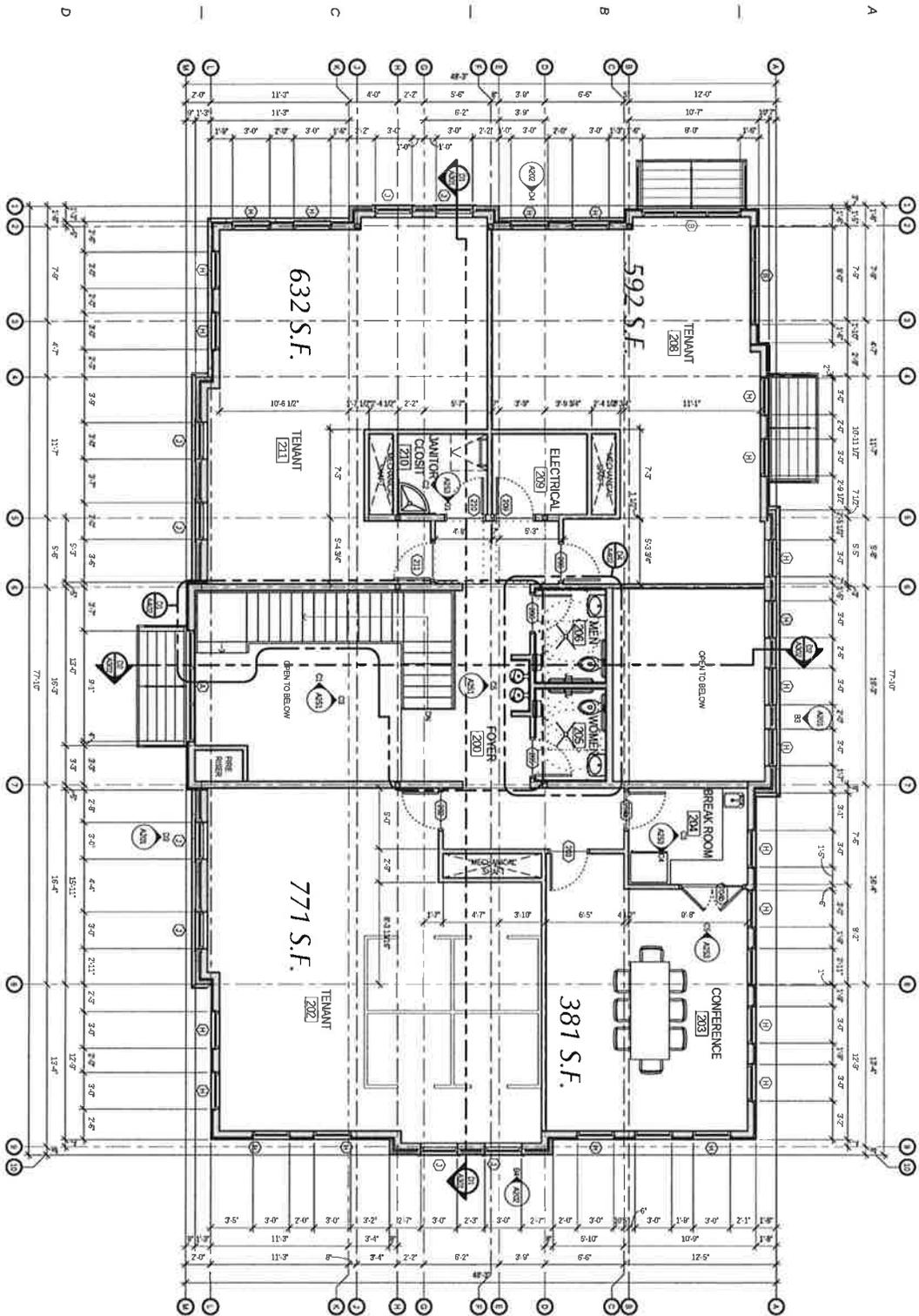
Client signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client signature: \_\_\_\_\_ Date: \_\_\_\_\_

- GENERAL NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
  - COORDINATE INSTALLATIONS OF ALL WATER, CONTRACT ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OR ADDING OF RELATED STRUCTURES. PROVIDE 1/2" MINIMUM CLEAR FLOOR SPACE AT FINISH OF ALL DOORS.
  - CONCRETE FOUNDATION WALLS SET FINISH EARTH TO RECEIVE THE CONCRETE FORMWORK FOR WALLS, CURBS, EDGES AND EQUIPMENT.
  - PROVIDE MECHANICAL AND ELECTRICAL SCHEDULES AND SIZES SHALL BE SET. MECHANICAL AND ELECTRICAL SCHEDULES FOR ADDITIONAL INFORMATION.
  - ALL COLOR SELECTIONS AND FINISH MATERIALS AND STYLES SHALL BE FINISHED OF MATERIAL BASIS. AND CONTRACTORS SHALL BE ADVISED FOR FINISHES OF MATERIAL BASIS. AND CONTRACTORS SHALL BE ADVISED FOR FINISHES OF MATERIAL BASIS.
  - OWNER FLOOR TO SHOWING EQUIPMENT AND DISTRIBUTION NETWORK. SEE GROUND FOR SYMBOLS AND OTHER ARCHITECTURAL GENERAL MECHANICAL WALL TYPES.
  - SEE SHEET A101 AND ALSO FOR REBAR CEILING PLAN.
  - LOCATE FLOOR JOISTS & FLOOR WALLS (INDICATED).
  - SEE A101 AND ALSO FOR FINISHES.
  - DO NOT SCALE DIMENSIONS.

|   |  |
|---|--|
| <p><b>CURTIS MINER ARCHITECTURE, LLC</b><br/>2315 SOUTH HANCOCK STREET<br/>SUITE 200<br/>FARMINGTON, CT 06030<br/>TEL: 860.278.2000<br/>WWW.CURTISMINER.COM</p> | <p>PROJECT: DOMINION INSURANCE OFFICE BUILDING</p> <p>341 SOUTH MAIN STREET<br/>FARMINGTON, CT 06030</p> |
|   | <p>SHEET DESCRIPTION: MAIN LEVEL FLOOR PLAN</p> <p>SHEET: <b>A101</b></p>                                |

DL LEVEL 2 FLOOR PLAN - 3,000 S.F.  
 ALOR SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

| DATE | REVISION | BY |
|------|----------|----|
|      |          |    |
|      |          |    |
|      |          |    |

SHEET NOTES

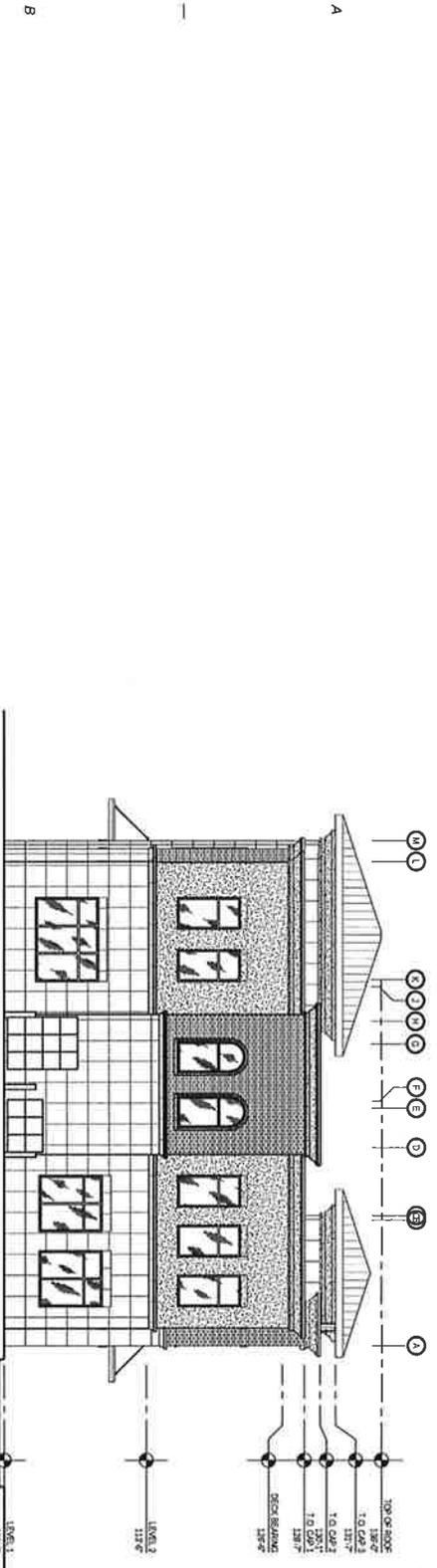
**CURTIS MINER ARCHITECTURE, LLC**  
 APPROVAL  
 Date Stamped: 16 OCTOBER 2015  
 The information on these drawings are approved by the architect and shall be in accordance with:  
 Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Architect Signature: \_\_\_\_\_ Date: \_\_\_\_\_

- GENERAL NOTES**
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
  - COORDINATE INSTALLATIONS OF ALL "OTHER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OR ADDING OR RELATED STRUCTURES.
  - PROVIDE 1/2" MINIMUM CLEARANCE FROM EDGE OF ALL DOORS TO ADJACENT WALLS AND PARTITIONS.
  - CONCRETE FOUNDATION WALLS BETWEEN BATH TO RECEIVE TWO COATS OF BITUMENOUS SAMP ROOFING MATERIAL AND EQUIPMENT.
  - SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
  - ALL COATS SECTIONS AND FINISH MATERIALS AND STILES SHALL BE FINISHED PER ELEVATIONS ON 451, AND MILLWORK DETAILS ON 451 FOR GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO CONSTRUCTION.
  - SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
  - SEE SHEET A11, AND ALSO FOR REBUILT CEILING PLAN.
  - SEE SHEET A12 FOR MECHANICAL RECONSTRUCTION.
  - SEE A11 AND A12 FOR FINISHES.
  - DO NOT SCALE DRAWINGS.

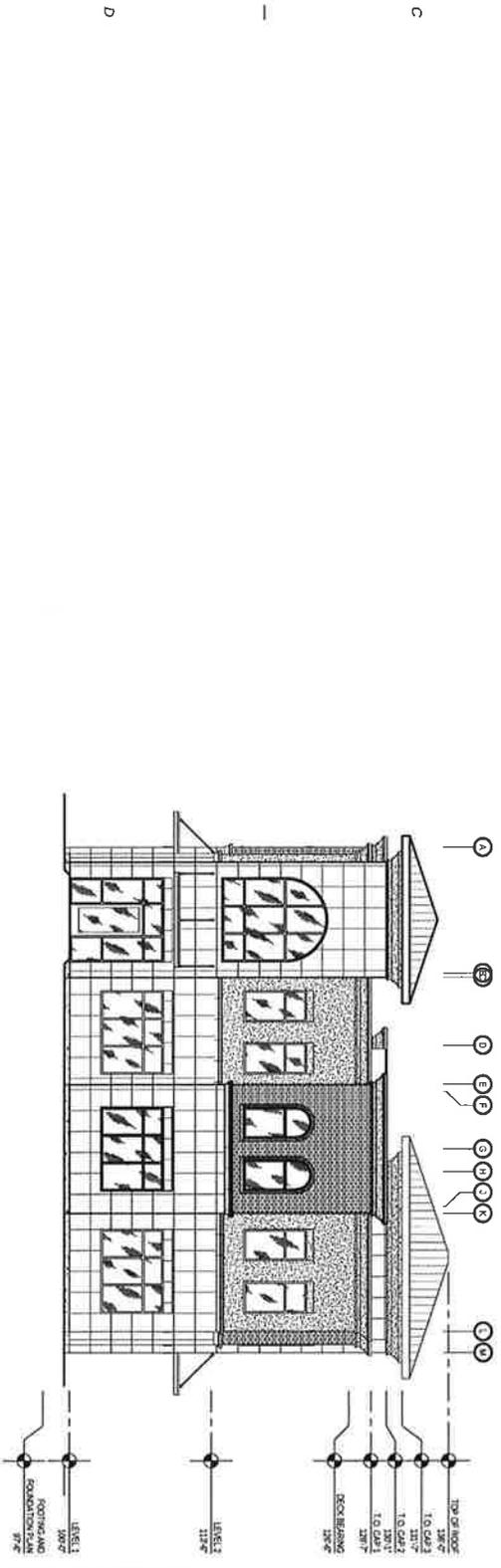
|   |  |   |  |
|---|--|---|--|
|   |  | CURTIS MINER ARCHITECTURE, LLC<br>2115 SOUTH BOSTON AVENUE, SUITE 200<br>ARLINGTON, VA 22204<br>TEL: 703.241.1100<br>FAX: 703.241.1101<br>WWW.CURTISMINER.COM |  |
| PROJECT:<br>DOMINION INSURANCE OFFICE BUILDING<br>346 SOUTH MAIN STREET<br>ARLING, VIRGINIA |  | SHEET DESCRIPTION:<br>SECOND LEVEL FLOOR PLAN   |  |
| SHEET: A102   |  | SHEET:  |  |



1 2 3 4 5



B1 EAST ELEVATION  
A202 / SCALE 3/8" = 1'-0"



B2 WEST ELEVATION  
A202 / SCALE 3/8" = 1'-0"

| DATE | REVISION | DATE |
|------|----------|------|
|      |          |      |
|      |          |      |
|      |          |      |

SHEET NOTES

**CURTIS WINNER ARCHITECTURE, LLC**

APPROVAL

Date Submitted: 05 OCTOBER 2015  
The information has been reviewed and approved by further development with the modification noted.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" MAXIMUM.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE SAND CONCRETE WALL RETAINING BARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MEMBRANE.
- D. CONCRETE WALL RETAINING BARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MEMBRANE.
- E. CONCRETE WALL RETAINING BARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MEMBRANE.
- F. SEE FOUNDING SCHEDULES FOR SECONDARY ROOF.
- G. SEE FOUNDING SCHEDULES FOR SECONDARY ROOF.
- H. SEE ELECTRICAL SCHEDULES FOR ELECTRICAL SYMBOL LOCATIONS ALONG EXTERIOR WALLS.
- I. OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR WORK.

**OTW**  
3111 Northside Blvd, Suite 400  
Atlanta, GA 30305  
Phone: 404.525.1111  
www.otw.com

**CURTIS WINNER ARCHITECTURE**  
340 SOUTHMAIN STREET  
SUITE 1000  
ATLANTA, GA 30303  
PHONE: 404.525.1111

PROJECT:  
**DOMINION INSURANCE OFFICE BUILDING**  
340 SOUTHMAIN STREET  
ATLANTA, GA 30303

DATE: 10/5/2015

PROJECT NUMBER: 15-0002

PROJECT LOCATION: 340 SOUTHMAIN STREET, ATLANTA, GA 30303

PROJECT DESCRIPTION: EXTERIOR ELEVATIONS

SHEET: A202

NOT FOR CONSTRUCTION

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
October 6, 2015**

**I. GENERAL BUSINESS**

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

Chairman: Steve Cospser

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin, Jane Griener, Steve Swanson

Staff: Jed Muhlestein, Jason Bond, Marla Fox

Others: Todd Anderson, Will Jones, Loraine Lott, Lon Lott, Peter Jensen, Alan Blake, Jake Bryant, Doug Hall

**B. Prayer/Opening Comments:** Judi Pickell

**C. Pledge of Allegiance:** David Fotheringham

**II. PUBLIC COMMENT**

No comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Hutchinson Property Exchange**

The DRC was approached by Harvey Hutchinson (194 East Paradise Lane) with a land exchange option between himself and the City that would allow the City to build sidewalk along Canyon Crest Road, his rear property boundary. Doing so would help address safety concerns for pedestrian traffic along Canyon Crest Road between the intersections of Ridge Drive and Paradise Cove. Children walking to school from the Ridge Drive area currently are forced to cross Canyon Crest Road to be able to continue on sidewalk westward along Canyon Crest Road.

Once they reach the round-a-bout, they then cross traffic again to either go to Timberline or Mountainville Academy. With a sidewalk connection as specified above, two street crossings would be eliminated for pedestrian traffic to schools. To modify or change the use of open space requires a recommendation from the Planning Commission and City Council approval.

Jed Muhlestein showed on the map where the sidewalk would go between two rows of trees already planted on the north side of Canyon Crest Road. He said Mr. Hutchinson has also agreed to continue to take care of the landscaping surrounding the sidewalk and the city would put in and maintain the sidewalk. Jed Muhlestein said the city has looked at the project and believes they can put in the sidewalks without removing any of the trees. He said if needed, the first row of trees could be removed to widen the road in the future but in an agreement with Mr. Hutchinson, no trees can be removed without his approval. If this were to happen, and trees were taken out, the city would have to replace them with a sound barrier or small retaining wall.

Steve Cospser asked if the open space property is part of a PRD. Doug Hall said he has been a neighbor to this property for twenty three years. He said he believes this property was exchanged as open space by Gordon Taylor to the city to acquire a PRD for the Silverleaf subdivision. He showed on the map the borders of Peterson Park, the trail running through there and the trees that have been planted. He said Mr. Hutchinson has made improvements to Peterson Park by adding a bridge and trees. He said he supports the city trading part of the park for the strip of land for the sidewalk.

The Planning Commission asked if Mr. Hutchinson would be able to develop the property traded to him by the city. Jed Muhlestein said he would not because it will not have the frontage needed. He said the city will water and mow Peterson Park and Mr. Hutchinson would take care of the portion traded along with the side where the sidewalk would go.

Judi Pickell asked if the city approached Mr. Hutchinson about this trade. Jed Muhlestein said the city asked Mr. Hutchinson to do this deal about ten years ago when the city had plans to widen Canyon Crest Road but said Mr. Hutchinson wasn't interested in doing a land trade back then and that is why the road is more narrow in that section. Jed Muhlestein said Mr. Hutchinson approached the city about the trade now because he sees a need for the sidewalk because of the pedestrian issues.

Steve Cosper opened the Public Hearing. No comments were made.  
Steve Cosper closed the Public Hearing.

David Fotheringham asked if the agreement with Mr. Hutchinson concerning the trees along Canyon Crest Road was for the life of Mr. Hutchinson or does it extend to the whole family forever? Jed Muhlestein said it would be until Mr. Hutchinson died. The reason is because he is pretty particular about his trees because he grows them from seeds. He said we wouldn't want to do anything with any of the trees unless we talked with him first. He said that an agreement has already been signed between Mr. Hutchinson and the city but we could ask David Church if the agreement would extend to his family and for how long.

**MOTION:** David Fotheringham moved to recommend to the City Council to approve the Hutchinson Property Exchange at 194 East Paradise Lane for the reason of pedestrian safety with the following conditions:

1. Talk to the City Attorney to get clarification on the agreement that was signed by Mr. Hutchinson and the City to see if the agreement ends upon Mr. Hutchinson's death.
2. Talk to the City Attorney to get clarification on what Mr. Hutchinson's role is in the property now that he is living and what will happen upon his death.

Bryce Higbee said he read the agreement and it states the Hutchinson's, so it's their entire family and not just one individual. Steve Cosper asked what would happen if the family sold the land. Bryce Higbee said this is a recorded document and Jed Muhlestein said it would go with the property.

Judi Pickell seconded the motion. The motion was unanimous and passed with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper and Judi Pickell all voted Aye

## **B. PUBLIC HEARING – Dry Creek Trail Improvements**

The trail in the center of town that runs along Dry Creek has been looked at and discussed over the past several months. It is proposed that this trail be addressed and improved in a way to accommodate more types of activities. If the current dirt trail would be improved to an 8 foot wide hard-surface trail, it would not just attract more types of recreational uses but it could be a great area for community events. Lighting should be considered to make it a safe place for users at all hours. More exposure and use of the trails would make it a safer route for kids that use it to get to and from Westfield Elementary and Timberline Middle School. These improvements would also enhance the center of Alpine City and promote pedestrian access to the heart of the business/commercial zone.

Improvements to the trail would probably be done in several phases. The City can maximize the efforts of service projects to prepare the trail for a hard surface and improve the trails when financial resources are available.

Jason Bond said this trail could be used by everyone from moms with strollers, bikers, walkers, kids going to school, etc. He said he proposes to make the trail eight to ten feet wide and asphalt it. He said a good first section to work on would be to start at the Water Wheel building going south over Dry Creek. He said this is an existing trail, in the center of town and could be amazing if improved.

Steve Cosper said beside cost, he doesn't see a reason we wouldn't want to improve the trail. He asked how many people use the trail. Jason Bond said he's not sure how many people know it's even there. He said we need to do a better job marking the trails so people know they're there.

Judi Pickell asked what Questsar is willing to do as far as a service project. Jason Bond said he's not sure, but he thinks they would use their staff and equipment. He said he is meeting with them tomorrow to see what they're willing to do. The Planning Commission wanted to see if this matched up with the current trails system. Judi Pickell

said she met with UDOT and they said they are willing to give a grant if we meet with MAG and apply for grants for our trails.

Lon Lott said he has been attending the Mountainland Association of Government meetings. He said there is a lot of money sitting there waiting to be issued to communities who have a plan. He said there is \$44,000,000 for future projects but our presence is necessary at the meetings so we can have input and make a proposal for our city. Lon Lott said we need to move on this because other cities are pulling the money in because it's there. He said also being at the meetings, we can encourage Highland City to apply for money to widen the road going into Alpine City.

Steve Cospser asked if we would use the trail committee to come up with the phases with a Master Plan. Jason Bond said we do have a trails committee and they would work on this to come up with a plan.

Steve Cospser opened the Public Hearing. No comments were made.  
Steve Cospser closed the Public Hearing.

Judi Pickell said she would like to see signage on the trail stating that this trail goes to Timberline Middle School, etc. Jason Bond said absolutely, and we could also put the mileage on the sign as well so walkers and joggers know how far they've gone.

Steve Cospser asked if there is water in Dry Creek and if there was a safety issue. Jason Bond said there is minimal water running through there, but railings could be put in if there is a safety concern. Steve Cospser said we need to bring the City Council on board and then start on this. He said he would like to see a step by step plan on how this will be implemented and wanted to see a plan from start to finish. Jason Bond said the Mayor and Council members are all on board with this and want to get moving on this. He said one barrier is that some of this trail is technically on the Alpine Art Center property. It is on the other side of the creek and he said they have plans for that property but their plans could fit in with the trail. He said we would have to work out easements and property acquisition with them but said he has talked with the owners of the property and has started the process.

**MOTION:** Bryce Higbee moved to recommend approval of the Dry Creek Trail improvements as proposed in this conceptual Master Plan. He asked that Jason Bond move forward on phase one of the Dry Creek Trail and work with Questar. He asked that the Trails Committee be appointed to come up with a detailed, step by step, phased plan for the trail system.

David Fotheringham seconded the motion. The motion was unanimous with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospser and Judi Pickell all voted Aye.

#### **COMMUNICATION:**

David Fotheringham said he enjoyed the conference he attended for City leaders and felt the information was very good and said leaders should take the opportunity to attend these meetings when offered.

Steve Cospser read a letter from residents from Paradise Cove. They were concerned about overgrown trees and weeds that posed a fire hazard. They contacted Ezra Lee and Dana Goff and discussed their concerns. They said that Mr. Goff came in at his expense and removed the weeds and hired a company to trim the trees back and completely removed the overhanging tree. This was a big job and professionals worked most of the day. They said they are still concerned about the height, size and appearance of the building Mr. Lee is building, but are grateful for the work that was done to clean up the area. They said that Mr. Goff is a responsible property owner and they appreciate the work and expense that went into the project proving that he is a good neighbor.

Steve Cospser said that this is what good citizens do and it is a good lesson for all of us. He also mentioned that the Gateway Guidelines were approved at City Council and thanked Judi Pickell and the Planning Commission for their work.

#### **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: September 1, 2015**

**MOTION:** Bryce Higbee moved to approve the Planning Commission Minutes for September 1, 2015 subject to changes.

Judi Pickell seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, and Judi Pickell all voted Aye.

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:00 pm.