



Amended ALPINE CITY COUNCIL MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, April 26, 2016 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER*

- | | |
|---------------------------------|----------------------|
| A. Roll Call: | Mayor Sheldon Wimmer |
| B. Prayer: | Troy Stout |
| C. Pledge of Allegiance: | By Invitation |

II. PUBLIC COMMENT: The public may comment on items that are not on the agenda.

III. CONSENT CALENDAR

- A. Minutes of the April 12, 2016 City Council Meeting**

IV. REPORTS AND PRESENTATIONS

- A. Honoring of Police and Firefighters**

V. ACTION/DISCUSSION ITEMS:

- A. Fort Creek Riverbottom Concept Plan – approximately 700 N 100 W – Quayle Dutson.** The City Council will review the Fort Creek Riverbottom Subdivision concept plan. Information only.
- B. Alpine Main Street Village Lot 3 Site Plan – 45 W Main Street Court – John Johnson.** The City Council will consider approving the proposed site plan for lot 3 of the Alpine Main Street Village Planned Commercial Development.
- C. Creekside Cottages Senior Living – 242 S. Main Street – Bryce Nelson.** The City Council will consider approving a Senior Living Overlay Zone for Creekside Cottages Senior Living and the concept plan.
- D. Ordinance No. 2016-06, Open Space Amendment (Article 3. 16).** The City Council will consider approving an amendment to the Open Space Ordinance meant to clarify the ordinance, specifically as it pertains to conditional uses and definitions for the different types of City open space.
- E. Municipal Recreation Grant.** The City Council will consider approving an application for a Municipal Recreation Grant to Utah County.
- F. Orion Cellular Starter Kit.** The City Council will consider approving the purchase of the Orion Cellular Starter Kit to test an approach to a culinary water meter reading system.
- G. Moyle Park Construction Access.** The City Council will consider approving construction access through Moyle Park to Chris Poulsen to construct a riding arena on his property.
- H. Draft Tentative Budget.** Staff will continue the budget discussion with the Council.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. EXECUTIVE SESSION: Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

*Council Members may participate electronically by phone.

Sheldon Wimmer
April 22, 2016

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and 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 our 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 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 CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
April 12, 2016

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer.

A. Roll Call: The following were present and constituted a quorum:

Mayor Sheldon Wimmer

Council Members: Roger Bennett, Lon Lott, Troy Stout, Kimberly Bryant

Council Members not present: Ramon Beck was excused.

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Chief Brian Gwilliam, Steve Cosper, Alice Winberg

Others: Clive Walters, Jewel Walters, Julie Page, Brock Page, Vanee' B. Ashby, Griffin Johnson, Doug Hau, Carla Merrill, Eliot Jacobsen, John Johnson, Jonathan Johnson, Justin Aden, Zach Aden, Joshua Pontius, Josh Bentley, Evan Young, Darrin Young, Mike Davis, Tanner Davis, Paul Kroff, Will Jones, Sylvia Christiansen, Cathy Allred, Mary Wimmer

B. Prayer:

Roger Bennett

C. Pledge of Allegiance

Brock Page

II. PUBLIC COMMENT

Vanee' Ashby said she was a property owner between Timberline Middle School and Westfield Elementary. She had two items. First, she appreciated the service of the City Council. Her father was a mayor and she knew of the sacrifice it took. Secondly, she said her property was under contract with Griffin Johnson who was a developer

Griff Johnson said he had developed thousands of lots along the Wasatch front and looked forward to working with the City on development of the property.

Clive Walters thanked the City for posting agendas of the meeting so the public knew what was going on. Regarding the architectural approval of the proposed parks building on 300 North, he said he'd had a discussion about it with Don Watkins and Jason Bond. He understood that the Planning Commission had made a recommendation to move forward on it. He said he had lived on the north side of 300 North since it was a dirt road and his was the first home to get a building permit on the street. Later people started building homes on the south side of the road. His home was still the only home on the north side of the road. He said that because of the property owners on the south side of the road, the road was changed without due process. The road was supposed to be further south so it could be wider but they didn't do it that way. He said he would be glad to see improvements made to the city property on 300 North. For years the pump house had been an eyesore. When Oak Knoll was developed and Joel Hall was the mayor, they tried to make that area a cultural center but it didn't work out. When the pump house was built, funds were allocated for landscaping but they were used elsewhere. He said he saw that landscaping was included on the plans being presented that evening and he hoped the landscaping would be done. Mr. Walters said there was a concern about the traffic on 300 North and its impact on the elementary school. In reading past minutes, he said he learned that the lawn mowers were supposed to be transported on trailers from the parks building to other areas of town. He hoped the increased traffic and heavy equipment going up and down a narrow street would be taken into consideration by the Council. With the school there, they were past due for someone to get hurt and were lucky that no one had been hurt so far. He said he didn't get that there was a positive feeling that this should go forward. He'd also heard there was an issue with the zoning, then thanked the Council for their time.

Troy Stout agreed that 300 North was very narrow and the school was there. Having heavy equipment going past the school was a valid concern.

Will Jones updated the Council on the trail committee. They had met with Highland, Draper and Cedar Hills to discuss the trails connections that could be made. Their goal was to connect the trail in Three Falls to the parking lot above Hog Hollow Road in Highland. June 4th would be Trail Day but it wouldn't be as extensive as the previous year. They were planning a cleanup in Lambert Park. Troy Stout said the trail improvements done on Rodeo were

fantastic. He asked if there was going to be more signage. He had been going downhill on one of the trails that was supposed to be one-way and almost hit a kid coming up the trail. Will Jones said they had the signs and would put them up, probably on the next Eagle project. Rich Nelson suggested to the scouts in the audience that they not delay their Eagle project until they were 17 or 18 and said that if they were looking for an Eagle project, they could talk to Will Jones.

III. CONSENT CALENDAR

A. Approve minutes of March 8, 2016

B. Bond Release, David's Court Plat F - \$44,963.50

MOTION: Lon Lott moved to approve the Consent Calendar. Troy Stout seconded. Ayes: 3 Nays: 0. Lon Lott, Roger Bennett, Troy Stout, voted aye. Motion passed. Kimberly Bryant was not present at the time of the motion.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION /DISCUSSION ITEMS

Mayor Wimmer said the first three Action Items had been postponed at the request of the developer Paul Kroff.

A. Obere Annexation Development Agreement

B. Obere Annexation Public Hearing

C. Ordinance No. 2016-02 on the Obere Annexation

D. Consideration of sale of open space to Doug Hall: Mr. Hall said that years ago, he and his wife purchased a home at the end of Paradise Lane in Alpine. At the time of purchase there were some older trees and very little landscaping on the property. In the last 23 years he had put in sod, planted a lot of trees, and maintained the property, all the time believing the property described by a field fence was their property.

A year ago they put their home up for sale and learned that the piece they believed to be their property was actually part of the adjacent Peterson Park. He said that when the City developed Peterson Park, one of the first things they did was put in a holding pond (retention basin) to prevent flooding on the south. The berm between the pond and his property was difficult to maintain and not readily accessible by park workers. He had been maintaining it, mowing it and watering it because he believed it was part of his lot, which was a logical assumption based on the terrain.

Mr. Hall requested the Council to consider selling that piece of ground to him. He recognized that cities were not generally inclined to sell off property, but he felt this was an unusual circumstance. He suggested that there had been a mistake in an earlier legal description wherein some numbers were transposed and it resulted in an error, because if one switched the numbers, the legal description would follow the fence line. In response to question about the size of the area, he said it was 0.064 acre.

Roger Bennett asked if the irrigation ditch followed the fence line. Mr. Hall said it didn't follow it exactly.

Shane Sorensen said the City had a property survey done seven or eight years ago, and when they did, they researched the deeds, and that was the boundary description the surveyor came up with.

The Council discussed the request and a motion was made to move forward in the process to consider selling the land. Kimberly Bryant arrived at the meeting during the discussion.

MOTION: Troy Stout moved to instruct Planning Commission to take set a public hearing on the proposal for May 3, 2016 and take the appropriate steps under state law and the open space ordinance to consider the request, and make a recommendation to the City Council. Lon Lott seconded. Ayes: 3 Nays: 1. Troy Stout, Kimberly Bryant, Lon Lott voted aye. Roger Bennett voted nay saying that if the ditch ran along the property line, he would rather have it on City property since the City used it for the storm drain system. Motion passed.

E. Approval of Lot 2 of Alpine Main Street Village: Jason Bond said Alpine Main Street Village was located northwest of the roundabout and was a recorded commercial subdivision. John Johnson had submitted a site plan for lot 2 of Alpine Main Street Village. He was planning to also put a commercial building on lot 3 but there were some location issues with lot 3 that would require a plat amendment, so for now he was only seeking site plat approval for lot 2. He said the Planning Commission had reviewed the site plan and recommended approval. The property owners brought renderings of both buildings for the Council to view, one of which (lot 3) was modeled after the city building on the Andy Griffith show and the Bank of American Fork building in American Fork. Jason Bond said lot 2 had three parking spaces which it would not need, and the owners would like to use those three spaces for lot 3.

Jonathan Johnson was the contractor and was present. He said they were looking at moving lot 3 closer to lot 2 in order to avoid conflict with the existing building on lot 4. All the property owners would need to sign off on the plat when it was amended, and they all seemed to be in agreement, but amending the plat would take time so they wanted to move forward on lot 2 and obtain a building permit.

Shane Sorensen said he had reviewed the proposal and thought it was a great idea.

In response to a question from Roger Bennett about the height, it was noted that the plan showed the height of the building to be 30 feet. The height limit was 34 feet.

MOTION: Lon Lott moved to approve the site plan for lot 2 of Main Street Village. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Troy Stout voted aye. Motion passed.

F. Approval of Central Utah Project (CUP) and Alpine City Water Extension Agreement. Shane Sorensen said this was the third 5-year extension with CUP. In the mid-nineties, Alpine City had the opportunity to apply for CUP (Central Utah Water Project) water. They applied and got roughly 1500 acre feet. However, the closest point to take the water was the Murdock Canal where it crossed 4800 West, which was too far away for Alpine to actually use it. Later on a line was run northward to the gravel pit which allowed Cedar Hills and Highland to use the water but it was still too far away for Alpine. When Alpine City put in the pressurized irrigation system, they got a grant from CUP and had to turn back half the water. The City entered an agreement to allow CUP to use the water for five years. At the end of the five years, they applied for another extension. The five years had passed and they were applying for the third extension. He said they had a ten year deferral before they had to pay for the water, but they hadn't been able to use any of it yet. He said it was a good deal for the City because the value of the water had increased considerably since they first got it. The City could figure out how to integrate the water into the City's system or they could lease it, but they couldn't lease it for profit.

MOTION: Troy Stout moved to continue the CUP/Alpine City Water Extension Agreement for another five years. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Troy Stout, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

G. Parks Building Architecture Bid Approval: Shane Sorensen said they had been working with three architects on the design for the new parks building on 300 North, but two of them backed out. The remaining architect, Curtis Miner, proposed a contract for \$55,310 to design the building. Shane Sorensen said that if the Council approved the contract, they would work out the details later. He said that generally the architectural costs were eight to ten percent of the total building cost.

The Council discussed the project. It was pointed out that approving the contract with Curtis Miner would mean the Council was making a commitment to go forward with the project.

MOTION: Kimberly moved to approve the contract with Curtis minor for up to 55,000, and doing so would commit them to the project. Troy seconded. Motion was later withdrawn.

Lon Lott asked about the possibility of other options coming forward that the Council may want to consider before approving the contract.

Shane Sorensen said he'd gotten wind of another possibility and had made a phone call. The person he talked to said they may think about it.

Councilman Lott said he'd suspected he'd heard of the same possibility, and clarified that if they approved the contract that evening it would take other possibilities off the table.

Steve Cosper said that when they Planning Commission addressed the issue, he thought they were going to see renderings. In addition, there had been a letter from one of the residents who had hired an attorney in opposition to the project, and they hadn't discussed that at all. He said he'd thought the Planning Commission was going to review it more before they launched the design phase, and felt maybe they were rushing it.

After more discussion, Kimberly Bryant withdrew the motion.

H. Draft Tentative Budget: Alice Winberg said the Council should have received a copy of the draft budget in their packet. Also included was the detail regarding the capital outlay. She briefly reviewed the tentative budget. She would be meeting with members of the Council individually to review their concerns and answer questions.

Rich Nelson said they would have two public hearings on the tentative budget and a public hearing on the final budget prior to adopting it. The biggest issue in the budget was the plan for automated meter reading. They would study it through the winter and planned to implement it next spring or summer. It would not be phased.

VI. STAFF REPORT

Rich Nelson reported on several items.

- They just got the ISO rating which was a 4. They gone from a 5 to a 4.
- They had found someone qualified to do the work on the old house in Moyle Park, and hoped to get the work done on the roof before the rain caused problems.
- There was a company in Alpine which hadn't had a business license for years but was continuing to operate in Alpine. Staff had some discussion with them several years ago but the business still did not comply. He said they would be pursuing some action on this issue and wanted to Council to be aware of it, and if they heard something and had questions they should call him.
- Chris Paulson requested that the City allow him access through Moyle Park to his property. He was building a horse corral and the only way to get to it was through the park. He had talked to the Harts and they were okay with it but the Council needed to agree.
- He complimented Chief Brian Gwilliam on the work he was doing on some particularly tricky issues.

Shane Sorensen reported on the following:

- The project on North Main had started. They were trying to find Lehi City's waterline.
- The crew had started filling the PI system and the whole city should have water by the next day. He recommended the City implement the same watering schedule they'd used in the last few years.
- The Public Works Department was close to hiring a public works assistant and an entry level technician.
- He would be meeting with the Council to talk about the budget and explain the projects they were proposing.
- They had put up the four new speed signs. Two were on 600 East with one for northbound traffic and one of southbound. They'd planned to put one on Ridge Drive but the only good place to put it had too many trees so they moved it to 600 East.

Jason Bond reported on the Planning Commission.

- They would be looking at an amendment to lot 3 in Alpine Main Street Village, the Creekside Cottages Senior Living development, and the Fort Creek Riverbottom development. There would also be an amendment to the Open Space Ordinance on the agenda.

- The Planning Commission had finished the first draft of the Lane Use Element of the General Plan and would be working on the Open Space, Trails and Recreation Element.

VII. COUNCIL COMMUNICATION

Lon Lott

- He asked how the patrol at Lambert Park was going. Chief Brian Gwilliam said that when they'd go up there, they found no or minimal activity. The people who were there on motorized vehicles usually lived in the area. The previous fall they went up there every weekend for at least six hours on Saturday and then during the week. That may have had a quelling effect on the illegal activity.
- He asked if the rodeo grounds were locked all the time. Rich Nelson said that if someone wanted to use it they could come into City Hall and get a key.

Troy Stout

- He asked if there was progress on the rehabilitation project by the Covey Group. Kimberly Bryant said they were still working on it.
- He asked how the midtown trail project was going, and said he'd love to see something by summer. There were a lot of stroller type mothers who would like to have a trail they could get to that had a more Lambert-Park type environment. Jason Bond said he was working with the Alpine Art Center on something. The proposed Creekside Cottages would also have an asphalt trail that ran along Dry Creek. Julia Page said her son had done an Eagle project and cleared the trail from Ridge Drive to Red Pine and the Arboretum. A lot of people had participated and they cleared it in under two hours. She said she had three sons who would be looking for projects. There weren't always an available project but it would great to have trail projects that were ready to go.

Sheldon Wimmer

- He reported that he had talked to several people in Alpine Cove who were interested in coming into the City. There were issues with water and roads. People in the Cove were very concerned that Melby would be drilling a well above them. He expected they would have a meeting to discuss it. Chief Brian Gwilliam asked if he could be present at the meeting.

VIII. EXECUTIVE SESSION:

MOTION: Kimberly Bryant moved to adjourn to executive session to discuss litigation. Roger Bennett seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Lon Lott, Roger Bennett, Troy Stout, voted aye. Motion passed.

The Council went into closed session at 8:48 pm.

The Council returned to open session at 10:00 pm. and adjourned.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Fort Creek Riverbottom Concept Plan

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: Quail Dutson

**ACTION REQUESTED BY PETITIONER: Review the Concept Plan and
Provide any Necessary Feedback**

APPLICABLE STATUTE OR ORDINANCE: Chapter 4 (Subdivision)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 18 lots ranging from 10,000 square feet to 69,000 square feet on a site that is 12.23 acres. The site is located in the CR-20,000 zone (9 lots on 8.63 acres) and the TR-10,000 zone (9 lots on 3.60 acres).

PLANNING COMMISSION MOTION:

Bryce Higbee moved to recommend approval of the proposed Fort Creek Riverbottom concept plan provided the following items are addressed:

1. The small area at the northern end of the subdivision be included in the subdivision plans or a boundary line adjustment happen prior to the preliminary plan of the subdivision to exclude that area.
2. If the project is phased, the Planning Commission recommends and the City Council requires the full street dedication of Whitby Woodlands Drive through to Main Street as shown on the plan in the first phase.
3. The Developer alters the design of 50 West Street to meet city code in regards to cul-de-sac design which is sixty feet plus the park strip. (Development Code 4.7.4.9).

Jane Griener seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.



Date: April 12, 2016

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Fort Creek Riverbottom Concept Plan (Quayle Dutson)
Approximately 700 North 100 West – 18 lots on 12.23 acres**

Background

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 18 lots ranging from 10,000 square feet to 69,000 square feet on a site that is 12.23 acres. The site is located in the CR-20,000 zone (9 lots on 8.63 acres) and the TR-10,000 zone (9 lots on 3.60 acres).

General Remarks

The current parcel that is proposed to be subdivided includes a small area of land at the northern end of the subdivision that is not in a proposed lot. Because it is within the same parcel, this area needs to be included in the subdivision. It appears that the intent of the applicant is to utilize the street frontage of the smaller area and combine it with another larger parcel to the north. This would be acceptable but a boundary line adjustment would need to happen before the subdivision is approved to keep the larger parcel out of the Fort Creek Riverbottom Subdivision.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed Fort Creek Riverbottom concept plan provided the following items are addressed:

- **The small area at the northern end of the subdivision be included in the subdivision plans or a boundary line adjustment happen prior to the preliminary plan of the subdivision to exclude that area.**



Date: April 12, 2016

By: Jed Muhlestein, P.E. 
Assistant City Engineer

Subject: ENGINEER'S REVIEW
Fort Creek Riverbottom Concept Plan (Quayle Dutson)
Approximately 700 North 100 West – 18 lots on 12.23 acres

Background

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 18 lots ranging from 10,000 square feet to 69,000 square feet on a site that is 12.23 acres. The site is located in the CR-20,000 zone (9 lots on 8.63 acres) and the TR-10,000 zone (9 lots on 3.60 acres).

Street System

The plan shows the typical street cross section for the Whitby Woodlands Drive extension to Main Street but does not show the typical sized turn-a-round for the proposed cul-de-sac where it is requested to have a 50 foot radius right of way design without a park strip between the curb and sidewalk. Old city code allowed this type of design but Public Works has learned that this style of cul-de-sac is very difficult to navigate a snow plow and also have room for snow storage. For that reason city code (Dev Code 4.7.4.9) was changed several years ago to require a larger 60 foot radius cul-de-sac design with a 5 foot park strip between the curb and sidewalk to allow for snow storage. **Engineering would recommend the concept plan show a 60 foot radius designed cul-de-sac with the typical 5 foot park strip and 4 foot sidewalk in the cul-de-sac.**

It is unclear if the developer plans to phase the development. A previous concept plan proposed phasing the development but would deed 775 North to Alpine City with a 16-foot wide gravel access and looped utilities (to be discussed below). If the development were to be phased, leaving the eastern lots until a later date, **the deeding of this easterly right of way is recommended to be required with the first phase** as means for utility construction for both the development and City.

On the easterly side of the concept plan there are some overlapping property lines

between the development and adjacent properties. These overlaps should be addressed prior to preliminary approval. Engineering has overlaid the concept plan on an existing utility map of the area, the map is attached.

Utilities in general

A detailed utility plan is not required at concept. Having said that, some general observations are mentioned:

Sewer System. There is an existing 8-inch sewer line in Whitby Woodlands Drive that could be extended to serve the development. Sewer laterals would be required for each lot.

Culinary Water System. The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently an 8-inch water line in Whitby Woodlands Drive and a 6-inch line in Main Street. Connection to these lines would be required as proposed. If the developer chooses to phase the development these lines would be required to be installed with the first phase. This would result in a “looped” water system which would be beneficial to the area. Based on previous analysis, 8-inch water lines would be required throughout the subdivision. The Fire Chief will need to approve the location of proposed fire hydrants as the plan moves forward. 3/4-inch water laterals will need to be constructed for each lot.

Pressurized Irrigation System. There is currently a 10-inch pressurized irrigation line in Main Street and a 6-inch line in Whitby Woodlands Drive. Connection at each of these locations would be required as proposed with the first phase of development, if the project is phased. Doing so would create a “looped” system similar to the culinary system. Previous calculations, as shown on the pressurized water system model, require a minimum 6-inch pressurized irrigation main with 1-inch laterals to each lot.

Storm Water Drainage System. The storm drain system would be designed to outfall to Fort Creek through controlled outlet detention basins. A box culvert is proposed as a bridge to cross Fort Creek.

General Subdivision Remarks

A portion of Westfield Ditch runs through this property. As shown on the proposed plan, and required by ordinance (Dev Code 4.7.19), this portion of the ditch will be piped through the property. The ditch is currently in bad condition and non-functional. In addition to that, access to repair the ditch would be very difficult. The proposal to pipe the ditch takes a different alignment of the existing ditch which would put the pipe in a more accessible location for maintenance.

Section 3.12 of the City’s development code outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards. This property is partially covered on the west side by areas shown on the hazard maps as having a potential for

faults, slide, debris, and rock fall. The Developer has had a geotechnical firm investigate the property. The report mentions small amounts of collapsible soils were discovered onsite but with some oversight during construction (of utilities, roads, and homes) the issue could be detected and overcome. The report discusses other site conditions but is overall favorable for development of the site. The report is attached for reference. **It is recommended the geotechnical report be kept on file and disclosed to potential lot buyers.**

A floodplain runs through the property. The developer has submitted and received approval for a Letter of Map Amendment (LOMA) to the flood plain. A LOMA is a detailed study using hydraulic engineering to show exactly where flood waters are anticipated. The lots were designed with this in mind and appear to meet city ordinance where lots contain a minimum area outside the floodplain corresponding to the underlying zone (Dev Code 4.7.18.2.3.f).

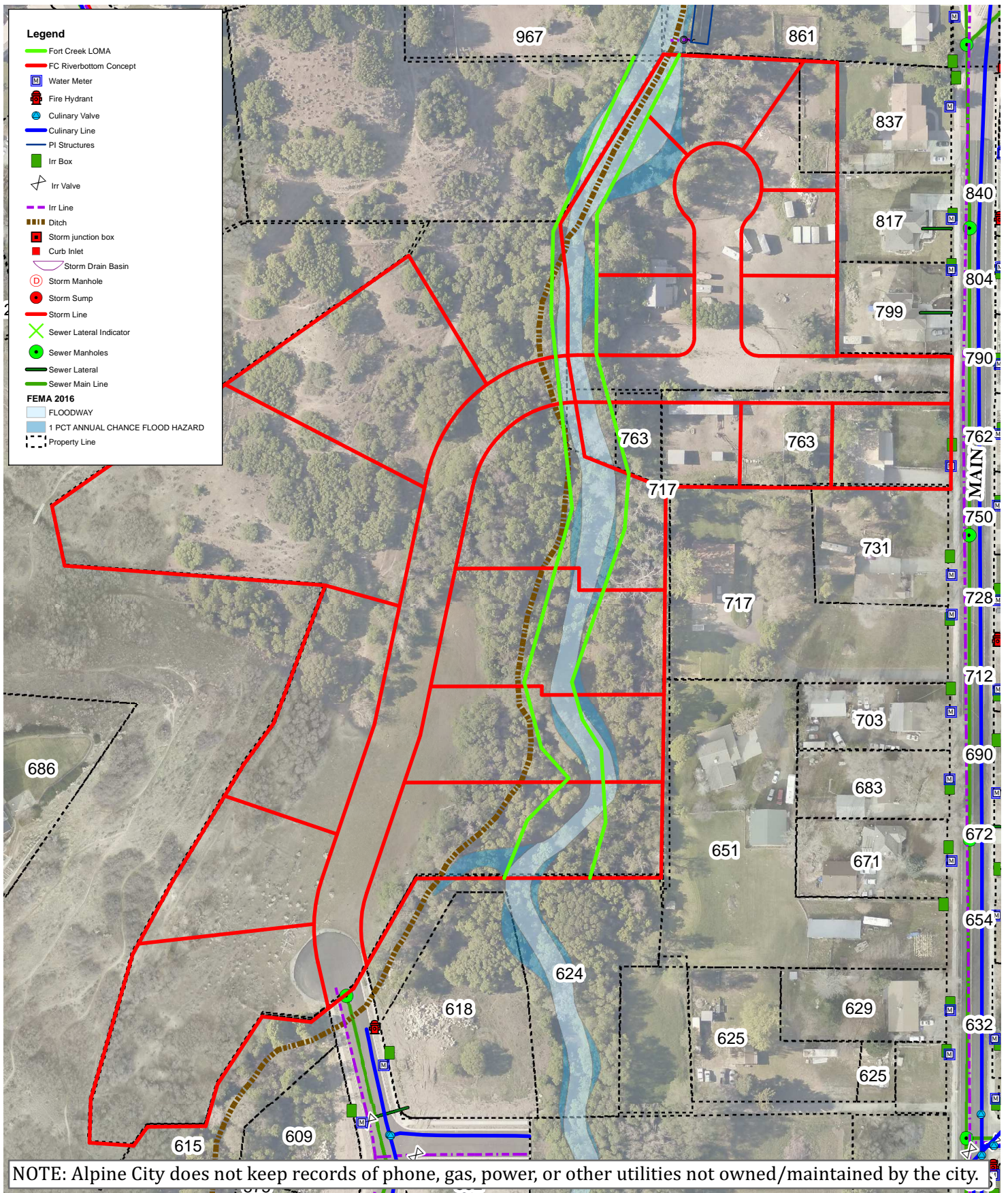
Engineering recommends approval of the concept plan based on the following recommendations:

- If the project is phased, the Planning Commission recommends and the City Council requires the full street dedication of Whitby Woodlands through to Main Street as shown on the plan in the first phase.
- The Developer alters the design of 50 West Street to meet city code in regards to cul-de-sac design (Dev Code 4.7.4.9)

Attached

- Fort Creek Riverbottom Utility Overlay
- Geotechnical Report

CMT Engineering Laboratories. *"Geotechnical Engineering Investigation, Fort Creek Riverbottom, 600 North Whitby Woodlands Drive, Alpine, UT"* March 3, 2016



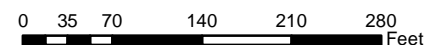
Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



Fort Creek Riverbottom Utility Overlay



1 inch = 150 feet





**Geotechnical Engineering Investigation
Fort Creek Riverbottom
600 North Whitby Woodlands Drive
Alpine, UT**

PREPARED FOR:

**Quayle & Sheri Dutson
967 Fort Canyon Road
Alpine, Utah 84004**

PREPARED BY:

CMT Engineering Laboratories

CMT Project No. 8332

March 3, 2016

CMTENGINEERING LABORATORIES

March 3, 2016

Quayle & Sheri Dutson
967 Fort Canyon Road
Alpine, Utah 84004

Subject: Geotechnical Engineering Investigation
Fort Creek Riverbottom
600 North Whitby Woodlands Drive
Alpine, Utah
CMT Engineering Project Number 8332

Mr. Dutson,

Submitted herewith is the report of our geotechnical engineering investigation for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

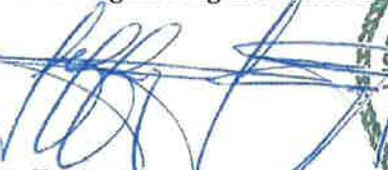
On February 12, 2016, a CMT Engineering Laboratories (CMT) engineer was on-site and supervised the excavation of 3 test pits extending approximately 10 feet below the existing grades. Soil samples were obtained during the field operations and were then transported to our laboratory for further testing.

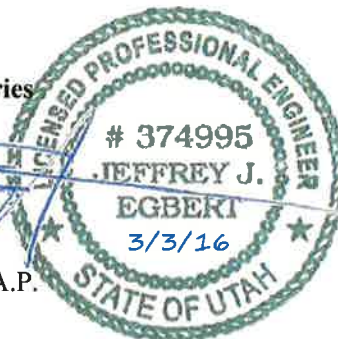
Based on the findings of the subsurface investigation, the natural soils consist predominately of sand and gravel layers, and an occasional layer of clay, extending to the bottom of each test pit. Groundwater was not encountered in the test pits. Conventional spread and continuous footings may be utilized to support proposed single family residences provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report.

We appreciate the opportunity to work with you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132.

Sincerely,

CMT Engineering Laboratories


Jeffrey J. Egbert, P.E., LEED A.P.
Senior Geotechnical Engineer





Steven L. Smith, P.E.
Geotechnical Division Manager

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APPENDIX

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Figure 2: Site Map

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1.0 INTRODUCTION

CMT Engineering Laboratories (CMT) was retained by Mr. Quayle Dutson to conduct a geotechnical engineering subsurface investigation for a proposed 9 lot single family residential development to be constructed on approximately 8.6 acres of land at approximately 600 North Whitby Woodlands Drive in Alpine, Utah (See **Figures 1 and 2** in the Appendix).

The purpose of this study is to observe the subsurface soil conditions at the site. Specifically, we supervised the excavation of three test pits at the site. We also obtained samples of the subsurface soils, conducted laboratory tests, analyzed and evaluated field and laboratory test data, and prepared this report which summarizes our findings and provides recommendations for design and construction of the development.

Significant aspects regarding site development

- The roughly 8.6 acre development will consist of 9 single family residences. Residences will likely be two levels of wood frame construction above grade with a possible single level of reinforced concrete below or partially below grade.
- We project that continuous wall footings will have loads which will not exceed 4 kips per lineal foot and the spread footings will have loads that will not exceed 60 kips. Uniform floor loads are projected to not exceed 150 pounds per square foot. If the loading conditions are different than we have anticipated, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein may be made.
- The site currently undeveloped land.

2.0 EXECUTIVE SUMMARY

Following is a brief summary of our findings and conclusions:

1. At the test pit locations, below approximately 8 to 30 inches of silty sandy surface soil with roots and organic material (topsoil), we predominately encountered natural, brown to light brown SAND (SM) and GRAVEL (GM) layers, with an occasional layer of CLAY (CL), extending to the maximum depths explored of about 10 feet below the existing grades.
2. Laboratory testing indicated the natural sand and clay soils are moisture sensitive and exhibit additional settlement (collapse) when wetted. Moisture control precautions are recommended to reduce the potential for foundation soils to become wetted.
3. Groundwater was not encountered within the depths explored.
4. Based upon our explorations and testing, footings may be established on undisturbed natural gravel soils, or entirely upon a minimum of 36" of structural/engineered fill

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extending to suitable undisturbed natural soils. A maximum allowable soil bearing pressure of 2,000 psf may be utilized for design. A CMT geotechnical engineer should observe each foundation excavation to assess if suitable soils have been exposed or whether over excavation is required.

3.0 DESCRIPTION OF PROPOSED CONSTRUCTION

The proposed development at this site will include single family residences which we project will have up to two levels of wood frame construction above grade and possibly one level of reinforced concrete below or partially below grade.

We project that wall loads will not exceed 4,000 pounds per linear foot, column loads will not exceed 60,000 pounds, and uniform floor loads will not exceed 150 pounds per square foot.

The development will also consist of the installation of utilities and the construction of an asphalt concrete paved residential street. Traffic on the street is expected to consist of a light volume of cars and pickup trucks, with an occasional medium weight truck (delivery trucks, garbage trucks). During construction some heavy weight construction vehicles may utilize the pavement.

4.0 SITE CONDITIONS AND FIELD INVESTIGATION

The general geology, as well as the existing surface and subsurface conditions associated with the subject property are presented in this section.

4.1 General Geology

The subject site is located at the mouth of Fort Canyon in the northeast corner of Utah Valley in north-central Utah. The site sits at an elevation of between approximately 5,012 and 5,080 feet above sea level. Utah Valley is a deep, sediment-filled basin that is part of the Basin and Range Physiographic Province. The valley was formed by extensional tectonic processes during the Tertiary (65 million to 2 million years ago) and Quaternary (2 million years ago or less) geologic time periods. The valley is bordered by the Wasatch Mountain Range on the east, Lake Mountain and West Mountain on the west, and the Traverse Mountains on the north. Utah Valley is located within the Intermountain Seismic Belt, a zone of active tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement within the past 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range.

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Much of northwestern Utah, including Utah Valley, was also previously covered by the Pleistocene age (2 million to 10 thousand years ago) Lake Bonneville. Utah Lake, which currently occupies much of the western portion of the valley, is a remnant of this ancient fresh water lake. Lake Bonneville reached a high-stand elevation of approximately 5,092 feet above sea level at between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped by almost 300 feet relatively fast as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current levels of Utah Lake and the larger Great Salt Lake to the north. Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within Utah Valley was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville.

The geology of the USGS 7.5 Lehi, Utah Quadrangle, including the location of the subject site, has been mapped by Biek¹. The surficial geology at the location of the subject site and adjacent properties varies and the geology on the lower, eastern portion of the site near Fort Creek is mapped as a combination of "Young alluvial deposits" (Map Unit Qaly) dated to be Holocene (10 thousand or less years ago) to upper Pleistocene, "Modern alluvial-fan deposits" (Map Unit Qaf₁) dated to be Holocene, and "Alluvial-fan deposits related to the Provo phase of the Bonneville lake cycle" (Map Unit Qafp) dated to be upper Pleistocene. The higher areas on the western portion of the site are mapped as "Lacustrine sand and silt (transgressive phase of the Bonneville lake cycle)" (Map Unit Qlsb) dated to be upper Pleistocene. No fill has been mapped at the location of the site on the geologic map.

The referenced geologic map shows a concealed fault crossing the central portion of the subject site in a southwest to northeast orientation. The map labels the fault as the Traverse Mountain South Fault. The referenced map indicates that this fault is a "Normal fault inferred principally from gravity data; very approximately located." The map also includes a northwest to southeast cross section to the west of the subject site that crosses the location of this inferred fault. The cross section indicates that the fault does not extend to the surface and has not displaced surface and near-surface, Pleistocene age lacustrine deposits of the Bonneville lake cycle. Additionally, aerial photographs of the site and surrounding area readily available on the internet show no surface expression of the fault (scarps or other lineaments) along the mapped trend of the fault. It is our conclusion that this inferred fault, if it exists, has not ruptured to and displaced the ground surface during Holocene time (last 10,000 years) and, therefore, is not considered to be active. It is our conclusion that the inferred fault poses a relatively low risk to the proposed development at the site and a surface fault rupture hazard study is not warranted for the site at this time. No other faults are mapped crossing or projecting toward the subject site.

¹Biek, R.F., 2005, Geologic Map of the Lehi Quadrangle and Part of the Timpanogos Cave Quadrangle, Salt Lake and Utah Counties, Utah; Utah Geological Survey Map 210, Scale 1:24,000.

No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. The site is not located within a known or mapped potential rock-fall hazard area. The eastern half of the subject site is crossed by the current channel of Fort Creek which drains a portion of the eastern Traverse Mountains to the north. There is significant existing residential development in Fort Canyon up-stream from the subject site and the creek channel appears to be crossed by roads in at least three locations up-stream. Current aerial photographs do not show any significant or visible flood or debris flow mitigation features such as detention basins or check dams up-stream from the site. Based on these observations, there is a potential for the planned lots on the east side of Whitby Woodlands Drive on the eastern portion of the subject property to be impacted by future steam flooding and/or debris flow events. Such events typically occur during or immediately after localized heavy precipitation events in the drainage area and rapid snow melt. The threat of such events is also increased in the first few years following any wildfires in the drainage area which can remove vegetation and render surface soils hydrophobic before new vegetation can populate and mature.

4.2 Site Conditions

The subject site is currently undeveloped land on the lower slopes of Traverse Mountain. The site grade generally slopes downward to the south. Vegetation consists of grasses, weeds, and numerous trees, particularly along the mapped Fort Creek channel. The site is essentially surrounded by existing residential development (see **Figures 1 and 2** in the Appendix).

4.3 Field Investigation

The subsurface soil conditions were investigated by excavating three test pits on the site at the approximate locations shown on **Figure 2** in the Appendix. The test pits extended to depths of approximately 10 feet below the existing grades. The subsurface soils encountered in the test pits were described in general accordance with ASTM 2488 and samples were obtained of the subsurface soils brought up by the backhoe bucket from varying depths. The subsurface conditions encountered in the field investigation are discussed in Section 4.3. Logs of the test pits, including a description of all soil strata encountered are presented in **Figures 3 through 5** in the Appendix. Sampling information and other pertinent data and observations are also included on the logs. In addition, a Key to Symbols sheet defining the terms and symbols used on the logs, is provided as **Figure 6** in the Appendix.

When backfilling the test pits only minimal effort was made to compact the backfill and no compaction testing was performed. Thus, settlement of the backfill in the test pits over time should be anticipated.

4.4 Sub-Surface Soils

At the surface of the test pits we encountered about 8 to 30 inches of silty sandy soil with roots and organic material (topsoil). At the locations of test pits TP-1 and TP-2 the topsoil was immediately followed by brown to light brown Silty SAND (SM) and Silty GRAVEL (GM), estimated to be in a loose to medium dense state, extending to the bottom of the test pits. At the location of TP-3, directly below the topsoil, we encountered light brown Silty SAND (SM), estimated to be in a medium dense state, followed by brown CLAY (CL) with sand, estimated to have medium stiff consistency, extending to the bottom of TP-3. The clay layer in TP-3 was observed to exhibit a pinhole texture. Pinholes are a typical visual indicator of a potentially moisture sensitive (collapsible) soil. These soils typically exhibit relatively good strength when dry but experience additional settlement (collapse) when wetted. Laboratory testing indicated both the natural sand layers and the natural clay do exhibit collapse when wetted. The presence of the pinholes is also an indicator that these soils are likely derived from a historic debris flow. These soils are not suitable for direct support of footings and floor slabs.

For a detailed description of the soil profiles encountered in this investigation see the Test Pit Logs (**Figures 3 through 5**) in the Appendix. See **Figure 2** for approximate test pit locations.

4.5 Ground Water

Groundwater was not encountered in any of the test pits within the depths explored. Groundwater levels would currently be near the low point seasonally. Groundwater levels can fluctuate as much as 1.5 to 2 feet seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

4.6 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations. Seasonal fluctuations in ground water conditions may also occur.

Also, once the subsurface investigation was completed the test pits were backfilled with the excavated soils but only minimal effort was made to compact these soils. Settlement of the backfill in the test pits over time is anticipated and caution should be exercised when constructing footings, floor slabs, or pavements over these locations.

4.6 Seismic Setting

4.6.1 Faulting

As stated in the section 4.1 General Geology of this report, there is a mapped concealed fault, named the Traverse Mountain South Fault, crossing the site. Our geologist has concluded that this inferred fault, if it exists, has not ruptured to and displaced the ground surface during Holocene time (last 10,000 years) and, therefore, is not considered to be active. It is our conclusion that the inferred fault poses a relatively low risk to the proposed development at the site and a surface fault rupture hazard study is not warranted for the site at this time. No other faults are mapped crossing or projecting toward the subject site.

4.6.2 Liquefaction

The project site is within an area mapped by Utah County as having "Very Low" liquefaction potential. Liquefaction of a soil is defined as the condition when saturated, loose, cohesionless, (sand-type) soils have a sudden, large decrease in their ability to support loads. This is because of excessive pore water pressure which develops during a seismic event. Cohesive (clay type) soils typically do not liquefy during a seismic event.

A special liquefaction study was not performed as part of this investigation. During our investigation at this site we did encounter some sand layers which we estimated to be in a loose state, but we did not encounter groundwater within the maximum depth we explored of 10 feet below the existing site grades. It is our opinion that the conditions we encountered within the depths we explored support the mapped "Very Low" liquefaction potential designation.

4.6.4 Seismic Design Category

The Seismic Design Categories in the International Residential Code (IRC 2012) are based upon the subsurface soil conditions in the upper 100 feet of the subsurface soil profile and on the guidelines of the International Building Code (IBC 2012). We project that the subsurface soils at the site, in the upper 100 feet of the subsurface soil profile would have properties consistent with IBC Site Classification D.

Using Site Classification D, $S_{DS} = 0.828$, and the **Seismic Design Category** is D₂.

5.0 LABORATORY TESTING

5.1 Laboratory Examination

Selected laboratory tests were performed on one representative soil sample to determine classification and characteristics with respect to engineering design. Chart 1 indicates typical laboratory tests, which may be applicable to some of the samples retrieved from the site.

Chart 1 Laboratory Soil Testing

<u>Test Conducted</u>	<u>Specification</u>	<u>To Determine</u>
Moisture Content	ASTM D 2216	% moisture representative of field conditions
Dry Density	ASTM D 2937	Dry unit weight representative of field conditions.
Atterberg Limits	ASTM D 4318	Plasticity and workability
Gradation Analysis	ASTM D 1140/ C117	Grain Size Analysis
One Dimension Consolidation	ASTM D-2435	Consolidation properties

The results of the consolidation tests indicate that the natural sand and clay soils encountered in the test pits exhibit moisture sensitivity and experience additional settlement (collapse) when wetted. Collapse amounts range from about 3 to 6 percent. These amounts are significant. These soils are not suitable for direct support of footings and floor slabs, and could also cause problems for exterior concrete flatwork (sidewalks and driveways), curb and gutter, and pavements. Laboratory test results are presented on **Figures 7 and 8, Consolidation Test**, and summarized on **Figure 9, Lab Summary**. The final soil classifications, based upon laboratory test results, are illustrated on the Test Pit Logs contained in the Appendix (**Figures 3 through 5**).

5.2 Engineering Analysis and Report

Data obtained from the exploratory test pits and the laboratory-testing program was evaluated and used in the geotechnical analyses, which included the preparation of this report which presents our findings and recommendations.

6.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, the subsurface conditions observed in the field, the laboratory test data, as well as common engineering practice.

6.1 Foundation Recommendations

Footings may be established on suitable, undisturbed, natural gravel soils or entirely on a minimum of 36 inches of compacted structural/engineered fill placed on suitable, undisturbed natural soils. Footings may be designed using a maximum allowable bearing pressure of 2,000 psf. We recommend that each foundation excavation be observed by a CMT geotechnical engineer prior to forming for footings to assess if suitable soils have been encountered or whether over excavation is required.

The following recommendations should be followed:

- All topsoil, organic soils, undocumented fill, loose or disturbed soils, or any other deleterious materials should be removed from building footprints prior to the placement of foundations, floor slabs, or structural fill.
- Footings areas should be excavated using a cutting bar or other smooth-bladed equipment to minimize disturbance to the underlying soils.
- Base soil should be examined by a qualified geotechnical engineer to confirm that suitable bearing soils have been exposed.
- All imported structural fill should be placed and compacted in accordance to Section 10.0.
- Continuous footing width should be maintained at a minimum of 20 inches.
- Spot footings should be a minimum of 30 inches in width.
- Exterior footings should be placed a minimum of 30 inches below final grade and interior footing shall be placed a minimum of 16 inches below grade.

The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

6.2 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement. If the recommendations provided herein are observed, we estimate settlement should not exceed one inch, with differential settlements on the order of one-half inch. We expect approximately 75 percent of initial settlement to take place during construction. The recommendations above, along with those included in **Section 9.2** are

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intended made to reduce the potential for excessive settlement due to the presence of collapsible soils. If deeper in-situ soils become wet during the lifetime of the residences, it is possible that settlement beyond what is normally expected may occur. Additional settlement could also occur during a seismic event.

7.0 LATERAL EARTH PRESSURES

The following lateral soil pressures should be used for design:

1. An equivalent fluid pressure of 35 pounds per cubic foot (pcf) for the active case. That is when the structure is allowed to yield, i.e. move away from the soil. This requires a minimum movement or rotation at the top of the wall of $0.001H$, where "H" is the height of the wall (bottom of footing to top of wall).
2. 55 pcf for the at rest case. This case occurs when the wall is not allowed to yield.
3. 440 pcf for the passive case. In this situation, the wall moves into the soil.

The given values for design are based on the use of native sand and gravel soils as back fill. If imported soils other than native soils are used, we recommend that this office review the materials and determine if the above design earth pressures are still appropriate.

8.0 FLOOR SLAB

Floor slabs may be established on suitable, undisturbed natural gravel soils or upon a minimum of 24 inches of compacted structural/engineered fill extending to undisturbed natural soils. To aid in distributing the floor loads and to create a capillary break, we recommend that all slabs, including exterior flatwork, be underlain by a minimum of 4 inches of free draining granular material such as $\frac{3}{4}$ inch minus gravel or 'pea gravel'.

To help control normal shrinkage and stress cracking, the floor slabs should have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

9.0 DRAINAGE RECOMMENDATIONS

9.1 Subsurface Recommendations

The International Residential Code recommends that drains be provided around “foundations that retain earth and enclose habitable or usable space below grade.” An exception is allowed if the foundation is installed on “well drained” ground consisting of Group 1 soils. These soils include those defined by the Unified Soil Classification System as GW, GP, GM, SW, SP, SM. The natural gravel and sand layers encountered at the site meet the definition of a Group 1 soil, the natural clay soils do not.

9.2 Surface Recommendations

Laboratory testing indicates that the natural sand and clay soils are moisture sensitive and can experience additional settlement (collapse) when wetted. To reduce the potential for the subsurface soils to become wetted after construction we recommend the following:

1. All areas around each residence should be sloped to provide drainage away from the structures. We recommend a minimum slope of 8 inches in the first 10 feet away from the structure.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.
4. Sprinklers should be kept at least 5 feet, and aimed away from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided. Drought tolerant native plants should be considered in landscaping design, particularly near the foundations.
5. Other precautions may become evident during construction.

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10.0 SITE PREPARATION AND GRADING

10.1 General Site Grading

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes undocumented fill, loose and disturbed soils, topsoil, vegetation, etc. Based upon the conditions observed in the test pits, stripping of at least 8 inches from the surface, possibly deeper in some locations, may be required to remove vegetation, roots, and organic material. Because of the numerous trees on the site, large roots may extend deeper also. Any roots encountered over approximately ½ inch in diameter should also be removed. The site should be examined by a qualified geotechnical engineer to assure that all deleterious materials have been removed from beneath the proposed structures.

The exploratory test pits dug as part of our investigation will likely contain loose and disturbed soils and possibly vegetation. If these conditions are encountered in excavations, the loose and disturbed soils should be removed and replaced with structural fill.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 4 feet of site grading fill is anticipated over the existing surface of the site, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

10.2 Temporary Excavations

For temporary excavations less than 5 feet deep, either in the native sand soils or structural fill, slopes should not be steeper than 0.5:1 (horizontal to vertical). Excavations extending up to 10 feet in depth into the natural sand soils should not be made steeper than 1:1 (horizontal:vertical). If groundwater is encountered in excavations flatter slopes, shoring, bracing, and/or dewatering may be required for all conditions. All excavations should be made following OSHA safety guideline.

10.3 Fill Material

The natural clay and sand soils should not be utilized as structural fill in footing excavations, but may be utilized as site grading fill. The following types of fill are recommended for their specific applications:

10.3.1 Structural Fill:

Well-graded granular soils free of organics, debris, or other deleterious materials are recommended for use as structural fill at this site. We recommend a well-graded sandy gravel

material with 15%, and no more than 25% passing the #200 sieve and no particles greater than 4 inches in maximum dimension. The natural gravel soils may meet, or could be processed to meet these specifications.

10.3.2 Non-Structural Fill

The natural soils may be used as site grading fill and as fill in non-load bearing areas however, these soils will likely be time consuming to compact due to difficulties in controlling the moisture content. All fill material should be approved by the engineer prior to placement.

10.4 Trenches

Most municipalities are requiring that utility trench backfill be composed of granular material with limited fines. Structural fill as described above will meet these specifications. All trench backfill should be compacted to the requirements set forth in **Section 10.5**.

10.5 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most "trench compactors" have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557:

1. Compacted fill, supporting foundations.	95%
2. Compacted fill, below floor slabs	95%
3. Backfill of trenches	
a. Below foundations	95%
b. Below floor slabs	95%
c. Below pavements	95%
d. Others	90%
4. Below Pavements	95%

Field density tests should be performed on each lift as necessary to insure that compaction is being achieved. As a minimum, 33% of all spot footings, and one test for every 50 lineal feet of continuous wall footings shall be tested for each lift.

10.6 Stabilization

The likelihood of disturbance or rutting and/or pumping of the existing natural soils is a function of the load applied to the surface, as well as the frequency of the load. Consequently, rutting and pumping can be minimized by avoiding concentrated traffic, minimizing the load applied to the surface by using lighter equipment and/or partial loads, by working in drier times of the year, or by providing a working surface for the equipment. Rubber-tired equipment particularly, because of high pressures, promotes instability in wet, soft soils.

If rutting or pumping occurs, traffic should be stopped and the disturbed soils should be removed and replaced with granular material. Typically a minimum of 18 inches of the disturbed soils must be removed to be effective. However, deeper removal is sometimes required.

The most effective granular material for stabilization is an angular, well-graded gravel such as a pit run or crushed rock with a maximum size of about four inches. We suggest that the initial lift be approximately 12 inches thick and be compacted with a static roller-type compactor. The more angular and coarse the material, the thinner the lift that will be required. We recommend that the fines content (percent passing the no. 200 sieve) be less than 15%, the liquid limit be less than 35, and the plasticity index be less than 15.

Often the amount of granular material can be reduced with the use of a geotextile fabric such as Mirafi RS280i or equivalent. Its use will also help avoid the mixing of the subgrade soils with the granular material. After the excavation of the disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The granular material can then be placed over the fabric in compacted lifts as described above.

11.0 PAVEMENTS

The natural sand soils which predominated in the near surface in the test pits would typically provide good pavement support, however laboratory testing indicates that these soils are moisture sensitive. If these soils become wetted after construction it could result in settlement and distress to the pavement surface as well as curb and gutter. To reduce this potential we recommend that a minimum of 18 inches of these soils be removed, moisture conditioned, and re-compacted to 95% of the maximum dry density as determined by ASTM D-1557. Pavement subgrade should be graded to promote rapid runoff and reduce the potential for water to pond on the surface.

We expect site traffic to consist primarily of lightweight vehicles (cars and pickup trucks) with occasional medium weight trucks (delivery trucks, garbage trucks, school bus). A few heavy trucks are expected during construction. We estimate a traffic load of 3 equivalent 18-

ENGINEERING

MATERIALS TESTING

SPECIAL INSPECTIONS

ORGANIC CHEMISTRY

LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 • TEL: (435) 753-6815 • FAX: (435) 787-4983

SALT LAKE CITY OFFICE: 2796 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 • TEL: (801) 908-5954 • FAX: (801) 972-9075

LONDON OFFICE: 909 WEST 500 NORTH, SUITE F, LONDON, UTAH 84042 • TEL: (801) 492-4132

ATL/ARIZONA OFFICE: 2921 NORTH 30th AVENUE, PHOENIX, ARIZONA 85017 • TEL: (602) 241-1097 • FAX: (602) 2771306 EMAIL = cmt@cmtlaboratories.com

kip single axel loads (EASL's) per day. Table 1 below contains the minimum recommended pavement section based on an estimated CBR of 3% for the near surface natural soils.

Table 1: Pavement Design

Material	Pavement Section Thickness (in)
Asphalt	3
Road-Base	8
Sub-base	0
Total Thickness	11

Untreated base course (UTBC) should conform to 1"-minus UDOT specifications for A-1-A/NP and have a CBR value greater than 70%. Asphalt should conform to the standard city or UDOT specification.

All engineered fill materials soil should be compacted in accordance with Section 10.5 of this report. The asphalt pavement should be compacted to 96% of the maximum density for the asphalt material.

12.0 QUALITY CONTROL

Our recommendations in this report are based on the assumption that adequate quality control testing and observations will be conducted by CMT during construction to verify compliance. This may include but not necessarily be limited to the following:

12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Proctor-ASTM 1557) tests should be requested by the contractor immediately after delivery of any granular fill materials. The maximum density information should then be used for field density tests on each lift as necessary to insure that the required compaction is being achieved.

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MATERIALS TESTING

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12.3 Concrete Quality

We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

12.4 Vibration Monitoring

Construction activities, particularly site grading and fill placement, can induce vibrations in existing structures adjacent to the site. Such vibrations can cause damage to adjacent buildings, depending on the building composition and underlying soils. It can be prudent to monitor vibrations from construction activities to maintain records that vibrations did not exceed a pre-defined threshold known to potentially cause damage. CMT can provide this monitoring if desired.

13.0 LIMITATIONS

The recommendations provided herein were developed by, evaluating the information obtained from the borings and site investigation. The test pit data reflects the subsurface conditions only at the specific locations at the particular time designated on the test pit logs. Soil and ground water conditions may differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132. To schedule materials testing call (801) 908-5859.

ENGINEERING

MATERIALS TESTING

SPECIAL INSPECTIONS

ORGANIC CHEMISTRY

14.0 REFERENCES

ASTM, American Society for Testing and Materials 2010

Utah County Hazards Map, <http://utahcounty.maps.arcgis.com/apps/MapSeries/index.html>

IRC, International Residential Code, 2012 Edition, International Conference of Building Officials, Whittier, CA.

IBC, International Building Code, 2012 Edition, International Conference of Building Officials, Whittier, CA.

ENGINEERING

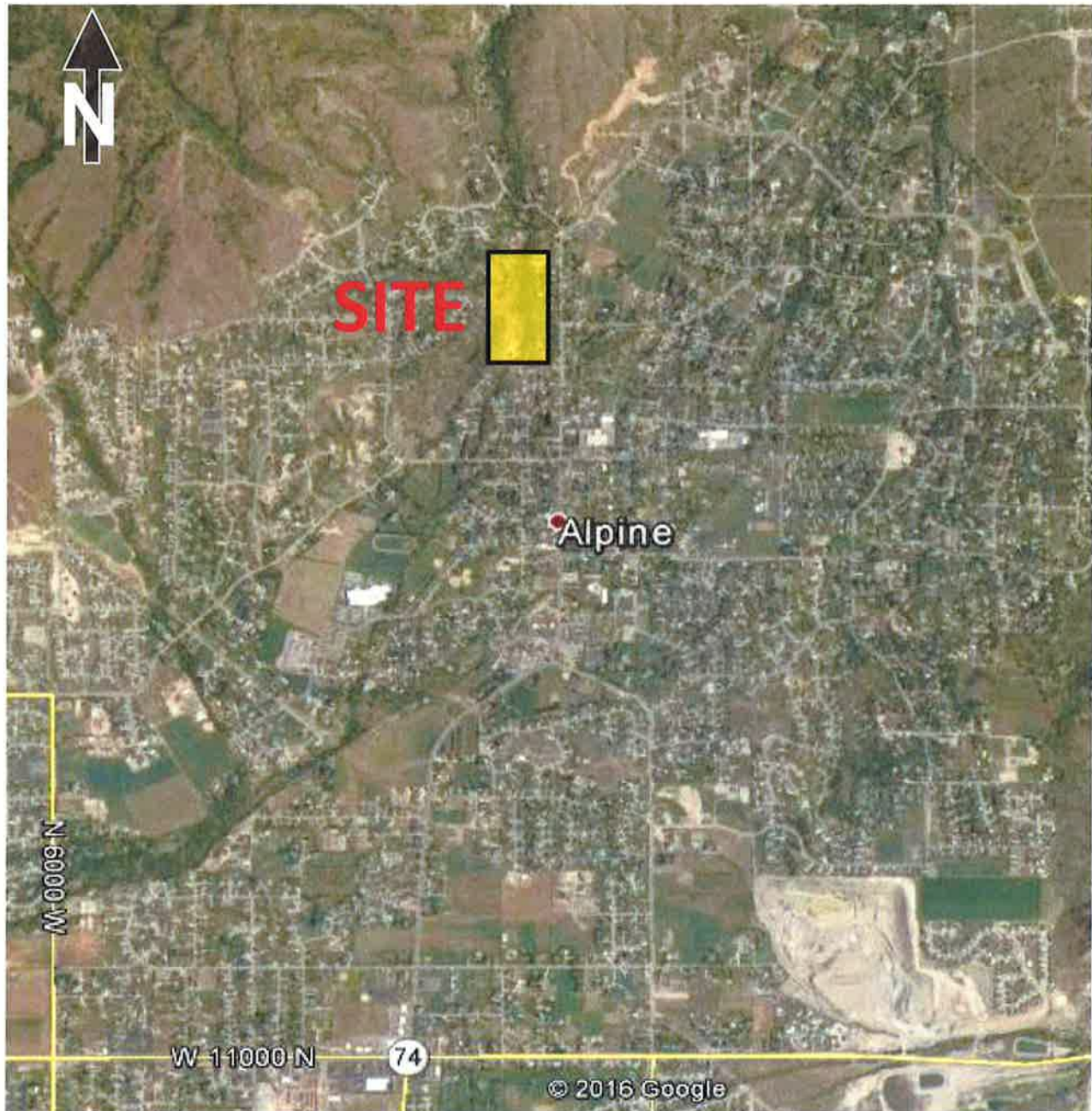
MATERIALS TESTING

SPECIAL INSPECTIONS

ORGANIC CHEMISTRY

LOGAN OFFICE: 2005 NORTH 600 WEST, SUITE A, LOGAN, UTAH 84321 • TEL: (435) 753-6815 • FAX: (435) 787-4983
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LINDON OFFICE: 909 WEST 500 NORTH, SUITE F, LINDON, UTAH 84042 • TEL: (801) 492-4132
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Appendix



CMTENGINEERING
LABORATORIES

Vicinity Map

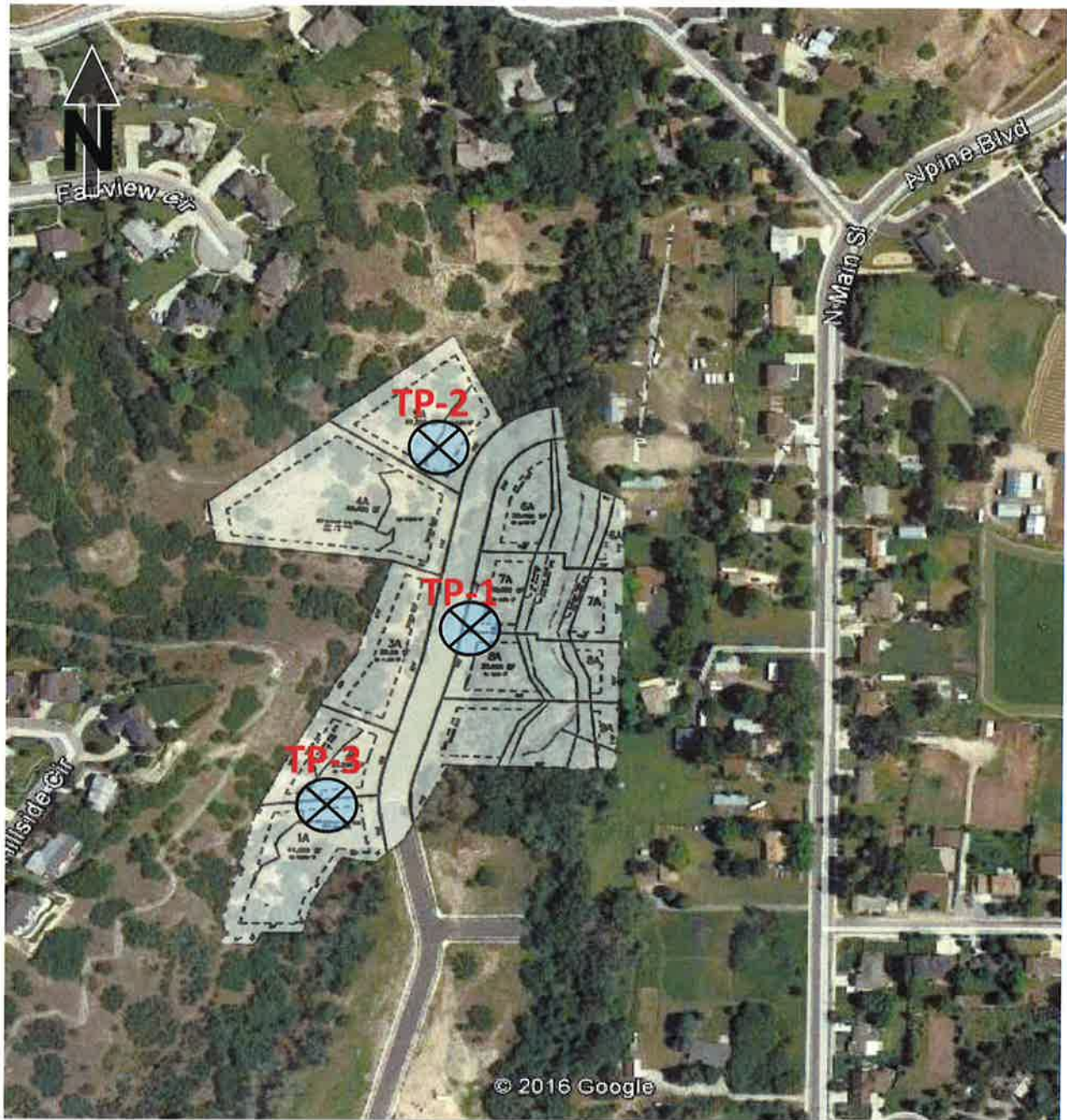
600 N Whitby Woodlands Drive, Alpine, Utah

Fort Creek Riverbottom

Date:	12-Feb-16
Project #:	8332
Engineer:	Jeff Egbert
Drawn by:	Nate Pack

Figure:

1



CMTENGINEERING
LABORATORIES

Site Map

600 N Whitby Woodlands Drive, Alpine, Utah

Fort Creek Riverbottom

Date: 12-Feb-16
Project #: 8332
Engineer: Jeff Egbert
Drawn by: Nate Pack

Figure:

2

Fort Creek Riverbottom

Test Pit Log

TP-1

600 N Whitby Woodlands Dr, Alpine,
Utah

Type: Rubber Tire Back Hoe
Surface Elev. (approx):

Total Depth: 10.0
Water Level:

Date: 2-12-2016
Job #: 8332

Depth (ft.)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Gradation			Atterberg			Dry Density
						Gravel %	Sand %	Fines %	LL	PL	PI	
0		Topsoil: 8" Dark brown silt and sand										
		Brown Silty SAND (SM) trace gravel										
1.5												
3		moist and loose		1	8.2	4	59	37				
4.5		Lt brown Silty GRAVEL (GM) w/ sand, trace cobbles dry and medium dense										
6												
7.5												
9		dry and medium dense		2		60	33	7				
10.5		End at 10.0 Feet										

Remarks: Ground water wasn't encountered in the excavation

Figure:

3

CMTENGINEERING
LABORATORIES

Excavated By:

Benny Halls

Logged By:

Nate Pack

Fort Creek Riverbottom

Test Pit Log

TP-2

600 N Whitby Woodlands Dr, Alpine,
Utah

Type: Rubber Tire Back Hoe
Surface Elev. (approx):

Total Depth: 10.0
Water Level:

Date: 2-12-2016
Job #: 8332

Depth (ft.)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Gradation			Atterberg			Dry Density
						Gravel %	Sand %	Fines %	LL	PL	PI	
0		Topsoil: 30" Dark brown silt and sand										
1.5												
3		Brown Silty SAND (SM) w/ gravel										
4.5		slightly moist, medium dense		3	5.2	41	45	14				
6		Lt brown w/ trace cobbles at 6 feet										
7.5												
9		dry and medium dense		4								
10.5		End at 10.0 Feet										

Remarks: Ground water wasn't encountered in the excavation

Figure:

4

CMTENGINEERING
LABORATORIES

Excavated By:

Benny Halls

Logged By:

Nate Pack

Fort Creek Riverbottom**Test Pit Log****TP-3**600 N Whitby Woodlands Dr, Alpine,
UtahType: Rubber Tire Back Hoe
Surface Elev. (approx):Total Depth: 10.0
Water Level:Date: 2-12-2016
Job #: 8332

Depth (ft.)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Gradation			Atterberg			Dry Density
						Gravel %	Sand %	Fines %	LL	PL	PI	
0		Topsoil: 18" Dark brown silt and sand										
1.5		Lt brown Silty SAND (SM), some fine gravel										
3		dry and medium dense		5	3.3	7	62	31				102.8
4.5												
6		LT brown/white CLAY (CL) w/ sand, trace gravel, trace roots, pinholes										
7.5		dry and medium stiff		6	3.8				25	12	13	91.1
9												
10.5		End at 10.0 Feet										

Remarks: Ground water wasn't encountered in the excavation

Figure:

5**CMT**ENGINEERING
LABORATORIES

Excavated By:

Benny Halls

Logged By:

Nate Pack

KEY TO SYMBOLS

Symbol Description

Strata symbols



Topsoil



Silty sand



Silty gravel



Silty sand and gravel



Low plasticity
clay

Soil Samplers



Bulk/Grab sample



Undisturbed Block Sample

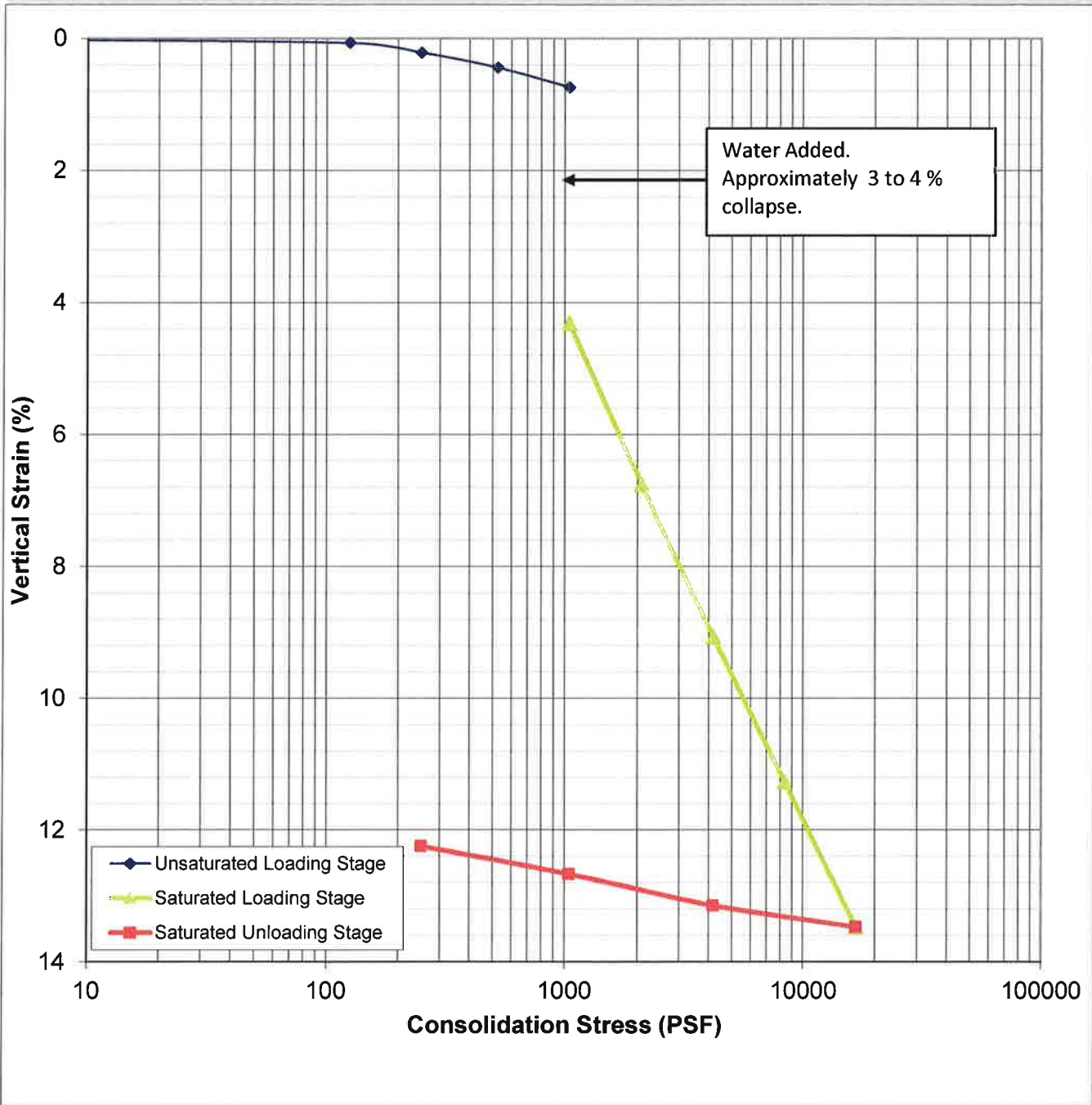
Notes:

1. The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
2. The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
3. The information presented on the logs is subject to the limitations, conclusions, and recommendations presented in the report.

Figure:

6

Consolidation Test



Moisture: 3.30 (%)

Dry Density: 102.8 (pcf)

Soil Classification: **SM**

Liquid Limit:

Plastic Limit:

Plasticity Index:

CMTENGINEERING
LABORATORIES

TP-3 @ 3.0' Consolidation

600 N Whitby Woodlands Drive, Alpine, Utah

Fort Creek Riverbottom

Date: 12-Feb-16

Project #: 8332

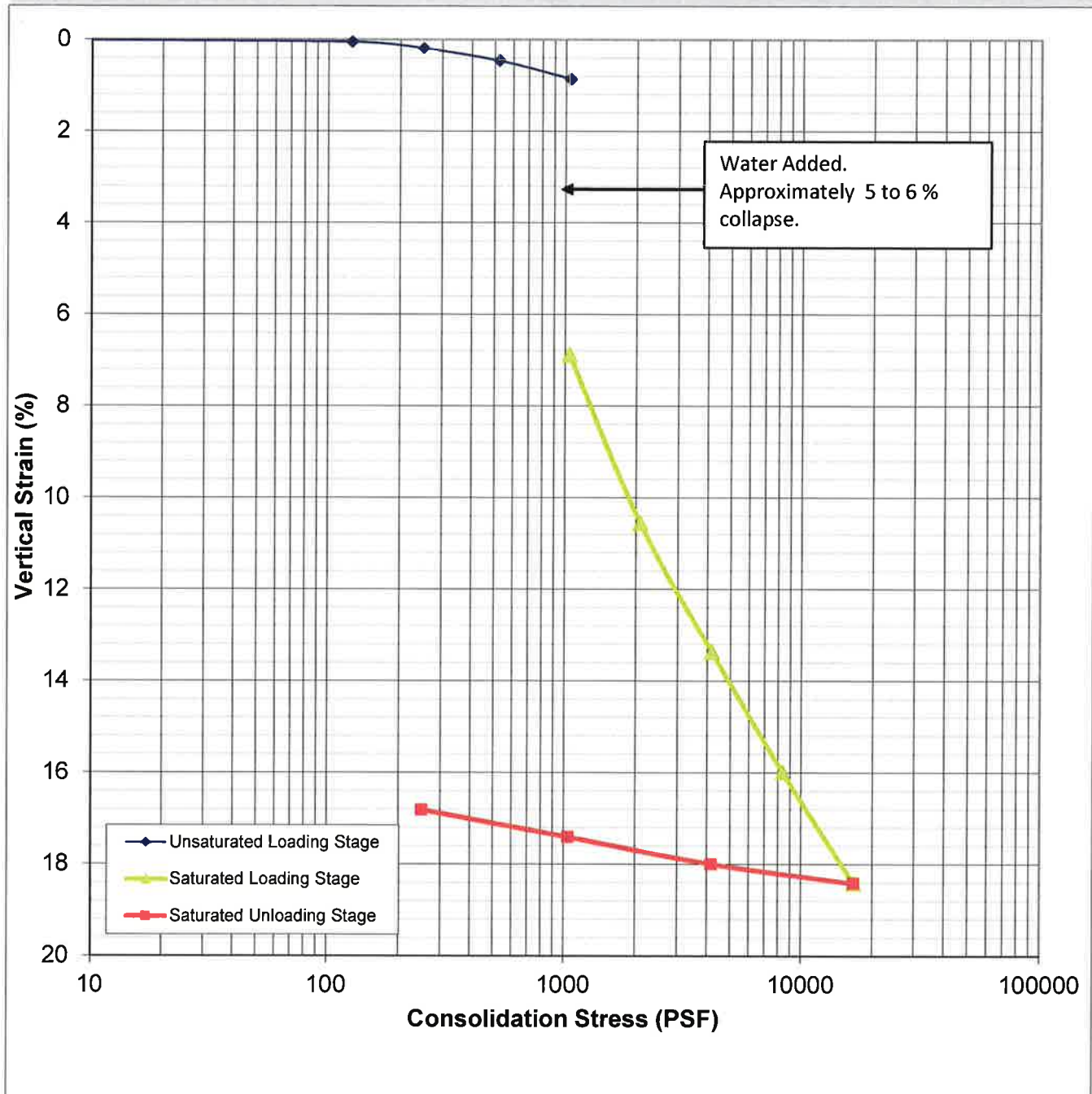
Engineer: Jeff Egbert

Drawn by: Nate Pack

Figure:

7

Consolidation Test



Moisture: 3.80 (%)

Dry Density: 91.10 (pcf)

Soil Classification: **CL**
 Liquid Limit: **25**
 Plastic Limit: **12**
 Plasticity Index: **13**

CMT ENGINEERING
 LABORATORIES

TP-3 @ 7.0' Consolidation

600 N Whitby Woodlands Drive, Alpine, Utah

Fort Creek Riverbottom

Date: 12-Feb-16
 Project #: 8332
 Engineer: Jeff Egbert
 Drawn by: Nate Pack

Figure:

8

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine Main Street Village Lot 3 Building Site Plan

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: John Johnson

ACTION REQUESTED BY PETITIONER: Approve the Site Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (B/C Zone)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed office building is proposed to be located on lot 3 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 1,872 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 1,872 square feet on the main floor and 1,763 square feet on the second floor.

This proposed site plan was reviewed by the Planning Commission on March 15, 2016. At the meeting, it was discussed that the approved location of lot 3 was not an ideal location for the overall feel of the area as it is situated partially in front of the building on Lot 4. The developer has come up with two options to address those concerns.

To reflect the changes, the plat will need to be amended. If there is not a change of use or a change of zone, the City Planner and the City Engineer may approve the plat amendment. However, the City Council will still need to approve the site plan in addition to the plat being amended.

PLANNING COMMISSION MOTION:

Jason Thelin moved to recommend approval of the proposed Option 2 site plan provided the following items are addressed:

- An exception for 1 less parking stall be granted.
- The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.
- The Developer provides an amended plat
- The Developer provide construction drawings for grading and utilities before Final Approval of the site plan.
- If the financial arrangements can't be made, the Planning Commission also recommends approval of Option 1.

Steve Swanson seconded the motion. The motion was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.



Date: April 14, 2016

By: Jed Muhlestein, P.E. 
Assistant City Engineer

Subject: Engineering Review
Alpine Main Street Village Lot 3 Building Site Plan
John Johnson, 65 West Main Street Court

Background

An office building is proposed to be located on Lot 3 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 1,872 square feet and is located in the Business Commercial zone.

The developer brought Lot 3 to the Planning Commission March 15th, 2016. At the meeting it was discussed that the approved location of Lot 3's building pad was not an ideal location for the overall feel of the area as it is situated partially in front of Lot 4, which would block views of that building. The developer has since worked with his engineer to come up with two options for review.

One option is for Lot 3's building pad to be rotated so it will not visually block Lot 4. There is no city code to regulate sight triangles within a commercial development, but from an engineering stand point a concern with this option is there would be zero visibility for traffic as it flows around the south east corner of this proposed layout. The parking layout for this option is also a concern where three of the proposed stalls (just west of Lot 2) would have to back for quite a distance before being able to turn and exit the area.

The other option presented moves Lot 3 by Lot 2. This option would require a fair amount of site work to make it viable but is the preferred design by the Engineering Department. The parking layout appears more user friendly, there are no sight triangle issues, and there are no visual concerns between Lot 3 and 4. This option would require a re-design of the parking, sewer main, sewer laterals, and culinary meter. The existing culinary meter would need to be cut and capped at the main. **Before Engineering could recommend Final Approval of this option construction drawings for the parking and utilities would need to be submitted and approved.**

Both options would require a plat amendment.

The water policy for this development was met at the time of recordation.

RECOMMENDATION

The Engineering Department recommends approval of moving Lot 3 by Lot 2 with the following conditions:

- **The Developer provide construction drawings for grading and utilities before Final Approval of the site plan**
- **The Developer provides an amended plat**



Date: April 15, 2016

By: Jason Bond
City Planner

Subject: Planning and Zoning Review - UPDATED
Alpine Main Street Village Lot 3 Building Site Plan (John Johnson)
65 West Main Street Court

This proposed site plan was reviewed by the Planning Commission on March 15, 2016. At the meeting, it was discussed that the approved location of lot 3 was not an ideal location for the overall feel of the area as it is situated partially in front of the building on Lot 4. The developer has come up with two options to address those concerns. This review will reflect the differences found in these two options from the original plat.

To reflect the changes, the plat will need to be amended. If there is not a change of use or a change of zone, the City Planner and the City Engineer may approve the plat amendment. However, the Planning Commission will still need to approve the site plan in addition to the plat being amended.

Background

The proposed office building is proposed to be located on lot 3 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 1,872 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 1,872 square feet on the main floor and 1,763 square feet on the second floor.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Location **(Section 3.7.5)**

There are two options for the location of lot 3.

Option 1: In this option, lot 3 would be rotated south in a way that would allow for the lot 4

building to not be visually blocked as much. Sidewalk would be rerouted and would extend out into the parking lot a little bit. Across the way to the southeast, the parking would also be reconfigured.

Option 2: In this option, lot 3 would move to the south east across the way and be located next to lot 2. This would be in a spot where parking is designated on the original plat. Additional parking would be put on the spot where lot 3 was originally platted to make up the difference of parking lost due to the relocation of the lot 3. Parking stalls south of the proposed new location of lot 3 would also need to be reconfigured.

Street System/Parking (Sections 3.7.8.3 and 3.24.3)

The recorded plat designates 12 parking stalls for Lot 3. The off-street parking requirements for an office are as follows:

Office - Four (4) spaces per 1,000 sf

With the total square footage of the building (3,129 square feet), 13 parking stalls are required. The applicant also owns lot 2 which recently received site plan approval. That approved building had 3 unused parking stalls which may be used to help the building on lot 3 meet the parking requirement.

Option 1 shows 2 less parking stalls than the original plat. 1 extra parking stall would also be required based on the square footage of the proposed building on lot 3. The 3 unused parking stalls from lot 2 would make up the difference and the applicant would meet the parking requirement.

Option 2 shows 3 less parking stalls than the original plat. 1 extra parking stall would also be required based on the square footage of the proposed building on lot 3. With the 3 unused parking stalls from lot 2 being used for the lot 3 building, an exception for 1 parking stall would need to be granted by the Planning Commission.

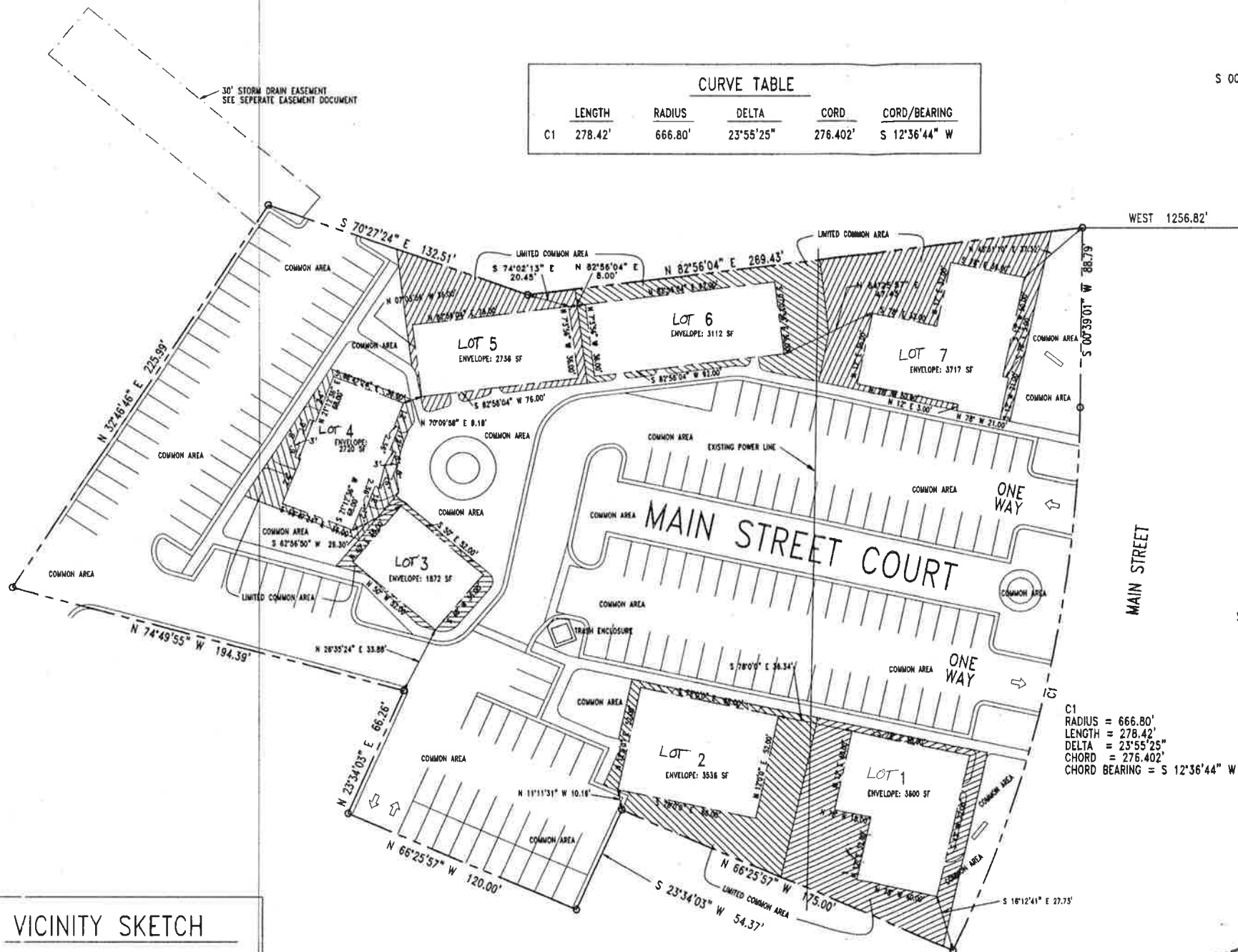
Special Provisions (Section 3.7.8)

- Trash Storage – A trash enclosure just northwest of Lot 2 is designated on the plat.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet. The height of the building from the finished grade to the highest point would be 29 feet 6 inches.
- Landscaping - A landscaping plan was provided and approved with the original plat.
- Design - Preliminary architectural design drawings will be presented and reviewed by the Planning Commission at the meeting.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed Option 2 site plan provided the following items are addressed:

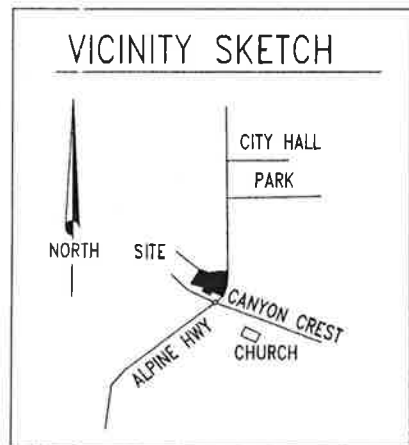
- **An exception for 1 less parking stall be granted.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**
- **The Developer provides an amended plat**



CURVE TABLE				
LENGTH	RADIUS	DELTA	CORD	CORD/BEARING
C1 278.42'	666.80'	23°55'25"	276.402'	S 12°36'44" W

NORTHEAST CORNER
SECTION 25
T4S, R1E, SLB&M
S 00°02'38" E 327.15'

C1
RADIUS = 666.80'
LENGTH = 278.42'
DELTA = 23°55'25"
CHORD = 276.402'
CHORD BEARING = S 12°36'44" W



ADDRESS TABLE	
BUILDING #	ADDRESS
1	25 WEST MAIN ST. COURT
2	45 WEST MAIN ST. COURT
3	65 WEST MAIN ST. COURT
4	75 WEST MAIN ST. COURT
5	60 WEST MAIN ST. COURT
6	40 WEST MAIN ST. COURT
7	20 WEST MAIN ST. COURT

BLDG. ENVELOPE	
BUILDING 1 =	3600
BUILDING 2 =	3536
BUILDING 3 =	1872
BUILDING 4 =	2720
BUILDING 5 =	2736
BUILDING 6 =	3112
BUILDING 7 =	3717
TOTAL PARKING = 157	

PARKING TABULATIONS	
NUMBER OF PARKING SPACES ASSIGNED TO:	
BUILDING 1 =	29
BUILDING 2 =	29
BUILDING 3 =	12
BUILDING 4 =	16
BUILDING 5 =	20
BUILDING 6 =	22
BUILDING 7 =	29
TOTAL PARKING = 157	

RECEIVED MAR 01 2016

ALL COMMON AND LIMITED COMMON AREA (DRIVES, WALKS, LANDSCAPED, ETC.) ARE PUBLIC UTILITY EASEMENTS

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 13th DAY OF June A.D., 2005
CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, David V. Thompson, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 63282 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE BUILDINGS AND COMMON AREA AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.
DATE MAY 13 2005 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S 00°02'38" E 327.15 FEET AND WEST 1256.82 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE
S 00°39'01" W 88.79'; THENCE
ALONG THE ARC OF A 666.80' RADIUS CURVE TO THE RIGHT 278.42' (CURVE HAS A CENTRAL ANGLE OF 23°55'25" AND A CHORD BEARING OF S 12°36'44" W 276.40'); THENCE
N 66°25'57" W 175.00'; THENCE
S 23°34'03" W 54.37'; THENCE
N 66°25'57" W 120.00'; THENCE
N 23°34'03" E 66.26'; THENCE
N 74°49'55" W 194.39'; THENCE
S 70°27'24" E 132.51'; THENCE
N 82°56'04" E 269.43' TO THE POINT OF BEGINNING.
CONTAINING: 2.87 ACRES

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE BUILDINGS, COMMON AREAS, TO BE HEREFTER KNOWN AS MAIN STREET VILLAGE, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY AGENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS
THIS 13th DAY OF June, 2005

SIGNED John B. Johnson, Manager, Linnus Properties, LLC
SIGNED David V. Thompson, Surveyor
SIGNED David V. Thompson, Surveyor
SIGNED David V. Thompson, Surveyor

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 13th DAY OF June, A.D. 2005, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES 10/27/2007
Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE CITY
COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF PARKING, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13th DAY OF June, A.D. 2005.
APPROVED David V. Thompson MAYOR
APPROVED David V. Thompson CITY ENGINEER
ATTEST David V. Thompson CLERK-RECORDER

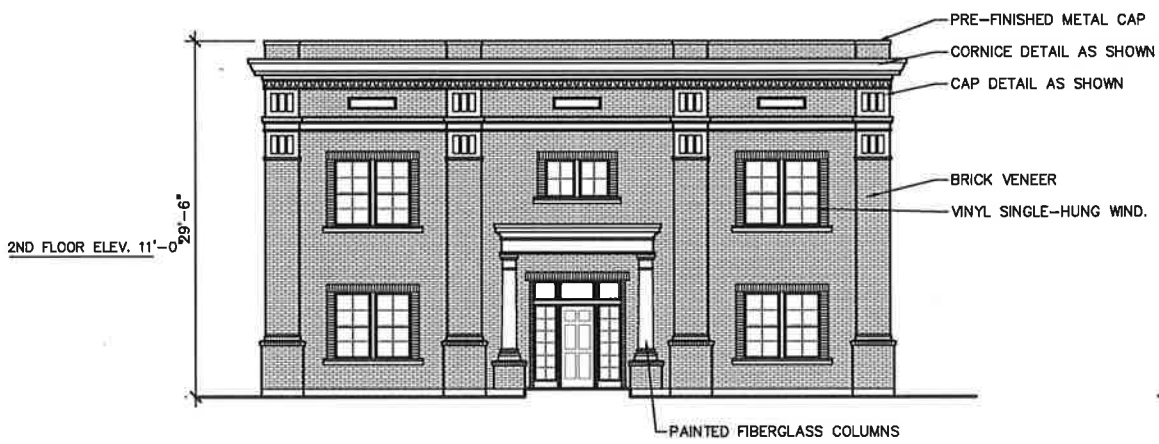
PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF June, A.D. 2005 BY THE
ALPINE CITY
DIRECTOR - SECRETARY
CHAIRMAN, PLANNING COMMISSION

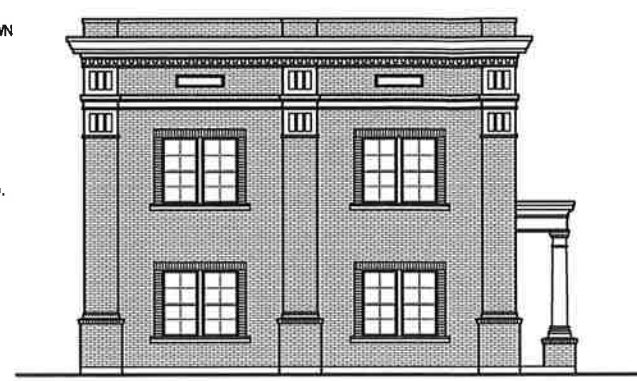
PLAT "A" 3RD AMENDMENT
ALPINE MAIN STREET VILLAGE
PLANNED COMMERCIAL DEVELOPMENT
LOCATED IN THE NE 1/4 OF SECTION 25, T4S, R1E, SLB&M

SUBDIVISION ALPINE CITY, UTAH COUNTY, STATE OF UTAH
SCALE: 1" = 30 FEET

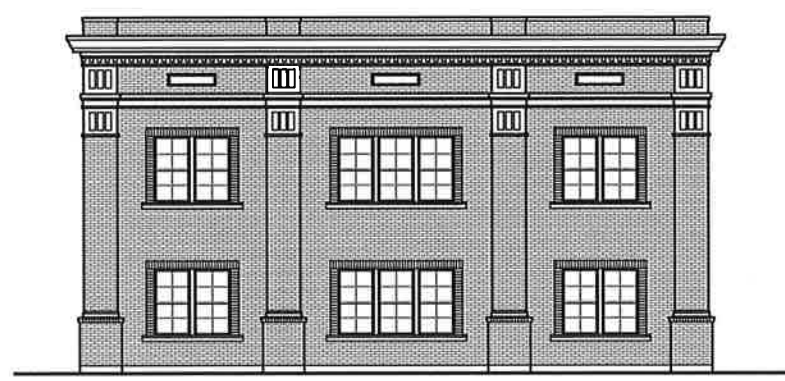
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL
SHANE L. SORENSEN
ENGINEERING DEPT.



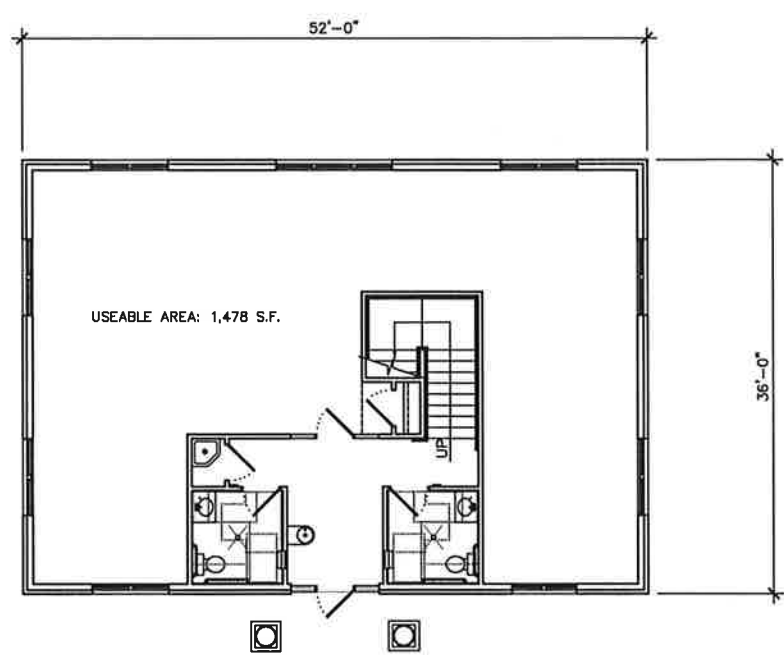
FRONT ELEVATION 'A'
SCALE: 1/8" = 1'-0"



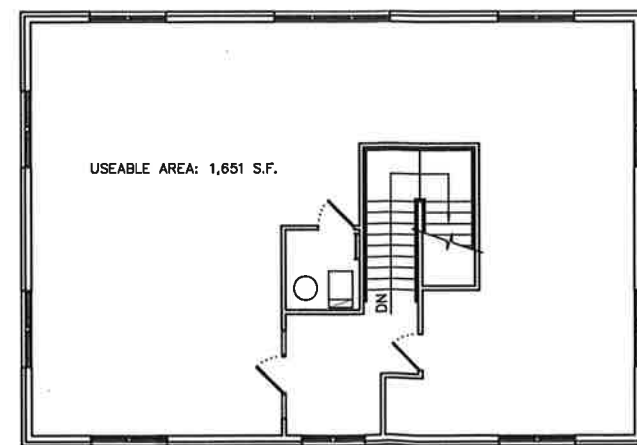
LEFT SIDE ELEVATION 'A'
SCALE: 1/8" = 1'-0"
OPPOSITE SIDE SIMILAR



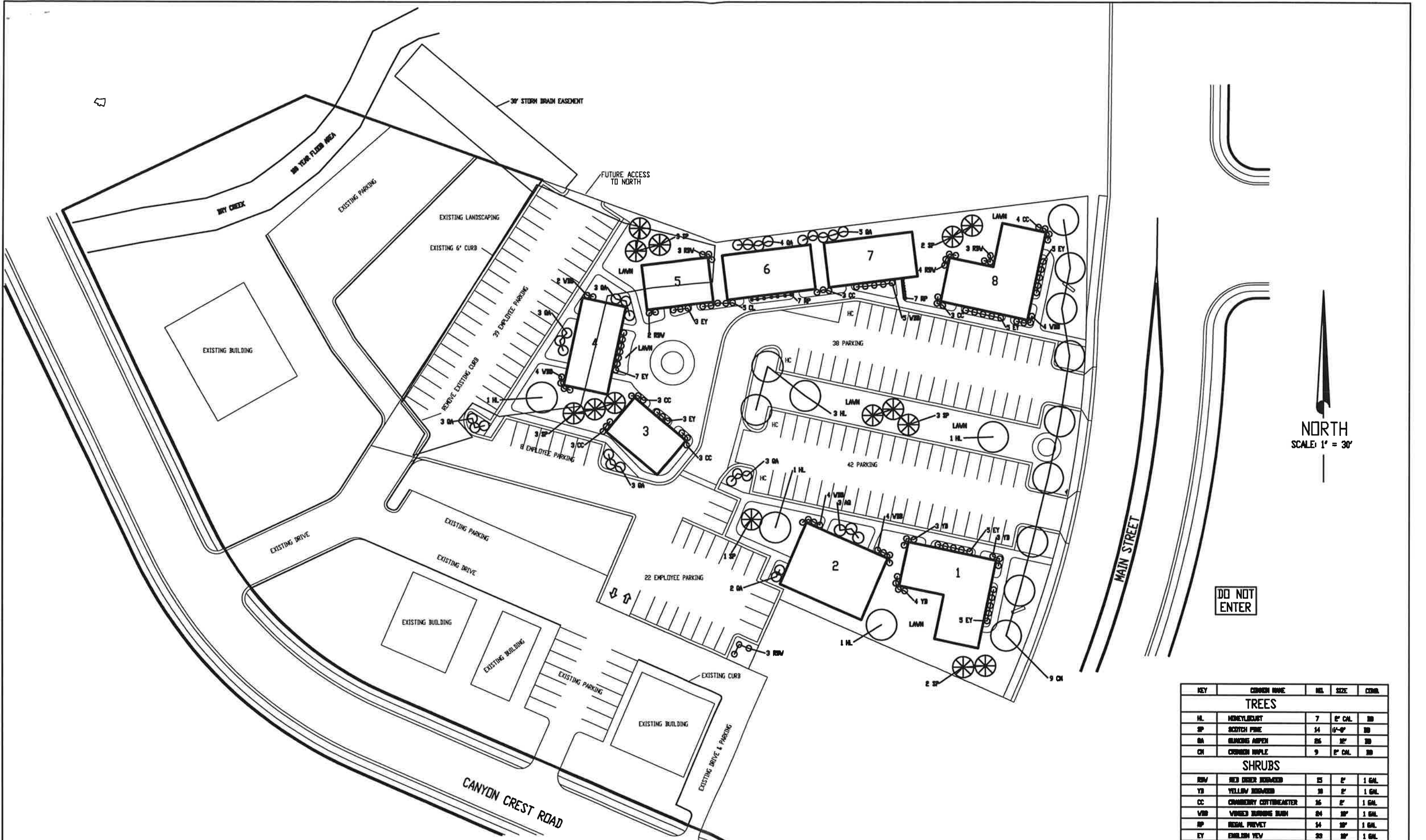
REAR ELEVATION 'A'
SCALE: 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN 'A'
SCALE: 1/16" = 1'-0"
GROSS FLOOR AREA: 1,872 S.F.



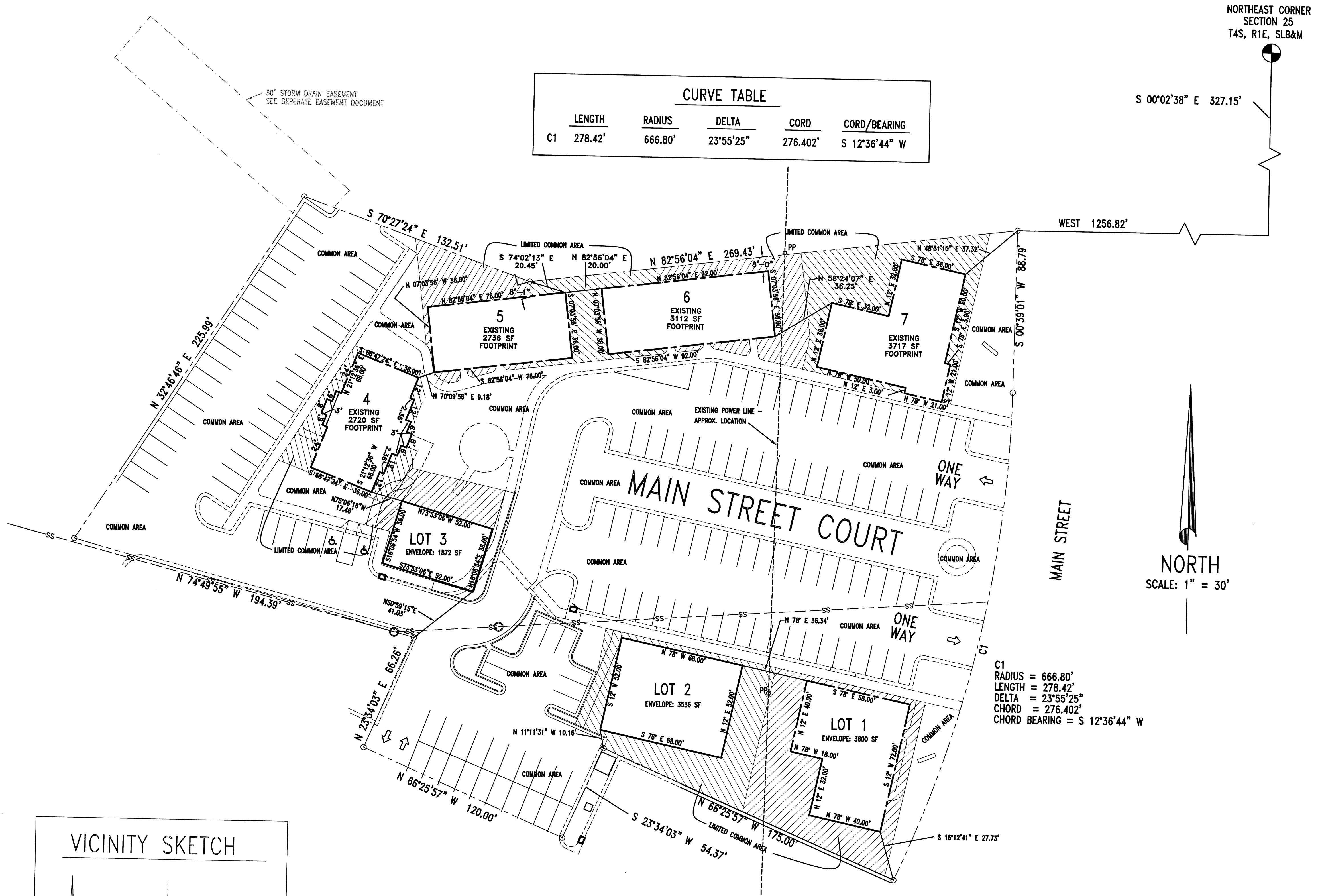
UPPER LEVEL FLOOR PLAN 'A'
SCALE: 1/16" = 1'-0"
GROSS FLOOR AREA: 1,763 S.F.



NORTH
SCALE: 1" = 30'

DO NOT
ENTER

KEY	COMMON NAME	NO.	SIZE	COM.
TREES				
HL	HONEYLOCUST	7	12" CAL.	DB
SP	SCOTCH PINE	14	14"-18"	DB
BA	BALCONY ASPEN	25	12"	DB
CH	CHERRY MAPLE	9	12" CAL.	DB
SHRUBS				
RW	RED OAK BURNING BUSH	15	12"	1 GAL.
YB	YELLOW BURNING BUSH	10	12"	1 GAL.
CC	CORONARY COTONEASTER	16	12"	1 GAL.
VIB	VIBURNUM BURNING BUSH	24	12"	1 GAL.
RP	RED PINE	14	12"	1 GAL.
EY	EMERALD YEW	20	12"	1 GAL.
GROUND COVER				
LAWN	KENTUCKY BLUEGRASS	2 LBS/K	---	SEED



SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PRIVATE BUILDINGS AND COMMON AREA AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S 00°02'38" E 327.15 FEET AND WEST 1256.82 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SLB&M; THENCE

S 00°39'01" W 88.79'; THENCE
ALONG THE ARC OF A 666.80' RADIUS CURVE TO THE RIGHT 278.42' (CURVE HAS A CENTRAL ANGLE OF 23°55'25" AND A CHORD BEARING OF S 12°36'44" W 276.40'); THENCE
S 12°36'44" W 276.40'; THENCE
N 66°25'57" W 175.00'; THENCE
S 23°34'03" W 54.37'; THENCE
N 66°25'57" W 120.00'; THENCE
N 23°34'03" E 66.26'; THENCE
N 74°49'55" W 194.39'; THENCE
N 32°46'46" E 225.99'; THENCE
S 70°27'24" E 132.51'; THENCE
N 82°56'04" E 269.43' TO THE POINT OF BEGINNING.

CONTAINING: 2.87 ACRES

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE BUILDINGS AND COMMON AREAS, TO BE HEREINAFTER KNOWN AS MAIN STREET VILLAGE, DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY AGENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS
THIS _____ DAY _____, 20 ____.

SIGNED _____ SIGNED _____
SIGNED _____ SIGNED _____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20 _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ CITY COUNCIL _____ OF _____ ALPINE CITY _____ COUNTY OF UTAH, APPROVES THIS PLANNED UNIT DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF PARKING, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20 ____.

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

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 ____ BY THE _____ CITY PLANNING COMMISSION

DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

PLAT "A" 4TH AMENDMENT
ALPINE MAIN STREET VILLAGE
PLANNED COMMERCIAL DEVELOPMENT
LOCATED IN THE NE 1/4 OF SECTION 25, T4S, R1E, SLB&M

SUBDIVISION _____ ALPINE _____ CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

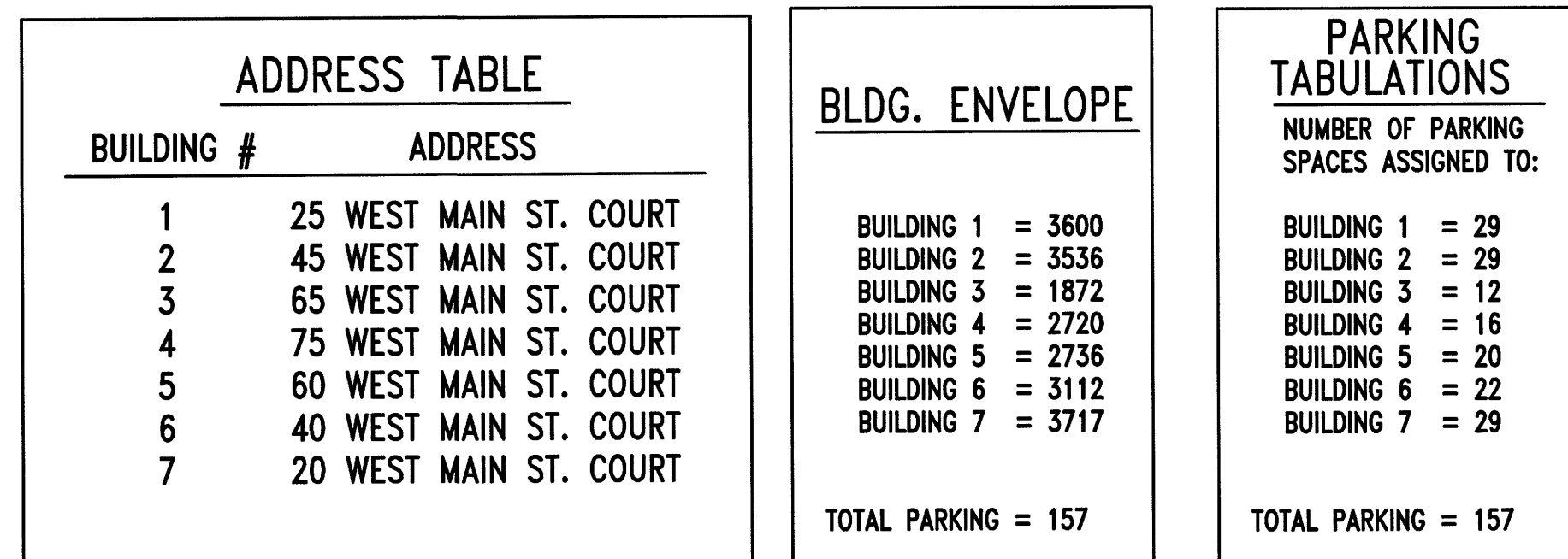
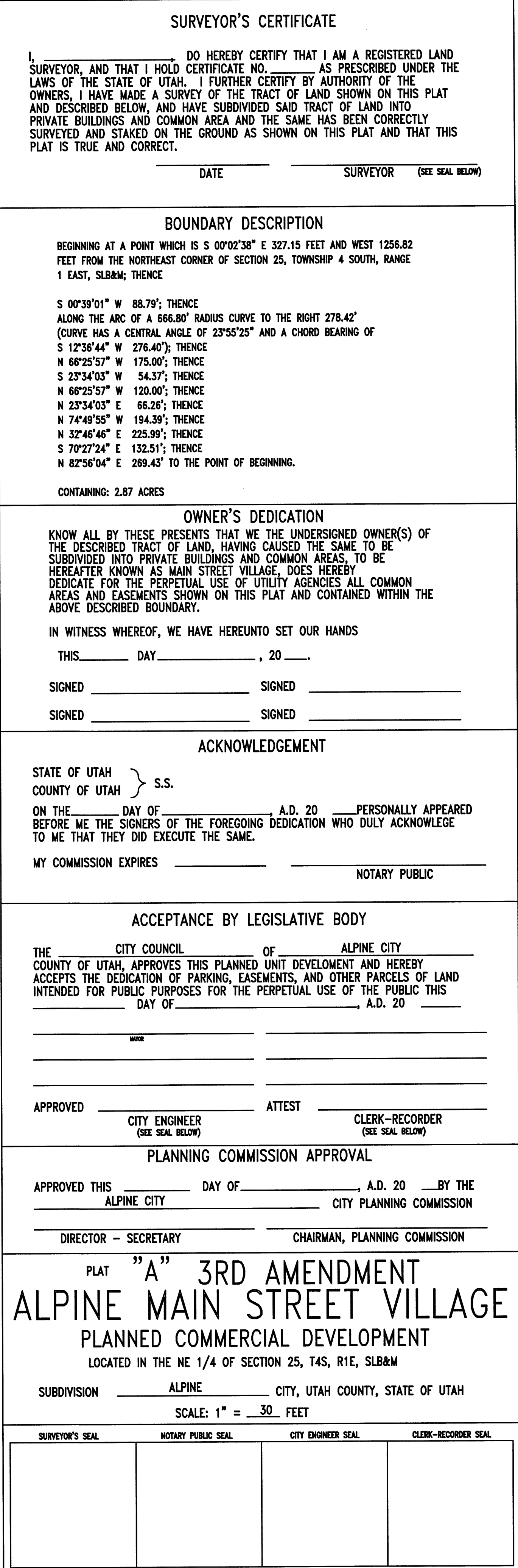
ADDRESS TABLE	
BUILDING #	ADDRESS
1	25 WEST MAIN ST. COURT
2	45 WEST MAIN ST. COURT
3	65 WEST MAIN ST. COURT
4	75 WEST MAIN ST. COURT
5	60 WEST MAIN ST. COURT
6	40 WEST MAIN ST. COURT
7	20 WEST MAIN ST. COURT

BLDG. ENVELOPE	
BUILDING 1 = 3600	
BUILDING 2 = 3536	
BUILDING 3 = 1872	
BUILDING 4 = 2720	
BUILDING 5 = 2736	
BUILDING 6 = 3112	
BUILDING 7 = 3717	
TOTAL PARKING = 157	

PARKING TABULATIONS	
NUMBER OF PARKING SPACES ASSIGNED TO:	
BUILDING 1 = 29	
BUILDING 2 = 29	
BUILDING 3 = 12	
BUILDING 4 = 16	
BUILDING 5 = 20	
BUILDING 6 = 22	
BUILDING 7 = 29	
TOTAL PARKING = 157	

ALL COMMON AND LIMITED COMMON AREA (DRIVES, WALKS, LANDSCAPED, ETC.) ARE PUBLIC UTILITY EASEMENTS

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20 ____
CITY ATTORNEY



APPROVAL AS TO FORM

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

CITY ATTORNEY

ALPINE CITY COUNCIL AGENDA

SUBJECT: Creek Side Cottages Senior Housing Concept Plan

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: Bryce Nelson

ACTION REQUESTED BY PETITIONER: Approve the Concept Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.18 (Senior Housing)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The Creek Side Cottages senior living development is proposed to be located at 242 South Main Street. This proposal includes 26 units on 3.85 acres which is 7 units per acre. This property is located in the Business Commercial zone. The Senior Living Overlay zone may be located within the Business Commercial zone but needs to be granted a zone change in order for the overlay zone to take effect.

PLANNING COMMISSION MOTION:

Jason Thelin moved to recommend creating a Senior Housing Overlay zone for the Creekside Cottages Senior Living Development.

Jane Griener seconded the motion. The motion passed with 5 Ayes and 2 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers and Jane Griener all voted Aye. Judi and Steve Swanson voted Nay.

NOTE: After the meeting, it was brought up that the motion for the Creekside Cottages Senior Living was incomplete. The Planning Commission needs to give a “favorable recommendation of the applicant’s concept plan and the proposed zone change...” before it is forwarded to the City Council for approval. The overlay zone change was the only thing recommended.

After talking with the City Attorney, the Mayor, and Chairman Cospers, it was suggested that the Planning Commission should have a short meeting on Tuesday, April 26th at 6:30 pm (before the City Council meeting) to make a recommendation on the concept plan. Otherwise, Creekside Cottages will be at a standstill until the Planning Commission meets again in May.



Date: April 5, 2016

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

Subject: **Creekside Cottages Concept 2 Review**
26 Senior Housing Units on 3.85 Acres

ENGINEERING REVIEW

This is the second engineering concept plan review for Creekside Cottages. From an engineering stand point there were few changes from the original submittal. The original concept review letter still stands and will be attached. This letter will simply highlight the changes and discuss as needed. The Engineering recommendation for concept approval remains unchanged from the previous.

Street System/Parking Areas

The original plan showed two 26 foot wide private streets (with 2 foot curb and gutter on each side) with "hammerhead" turn-a-rounds at the end of each. The plan now shows only one private street heading westward off Main Street, with a 30 foot wide private driveway (no curb and gutter) heading northward. City ordinance only requires 20 feet of pavement on a private street but any road (private or public) with hydrants is required to have a minimum of 26 feet according to the International Fire Code. Also required by fire code is a turn-a-round at the end of any dead end street over 150 feet. The concept plan shows two "hammerhead" style turn-a-rounds that are correctly dimensioned per IFC 2007, Appendix D. With the correct dimensions now shown, it appears the westerly hammerhead overlaps an 8 foot trail, which will most likely be built at a much lower elevation. As the plan moves forward through the preliminary approval process a grading plan will be required to show how everything will be built.

The Senior Housing Overlay zone requires two parking lots per unit and **"additional parking will be determined by specific review by the Planning Commission."** (Dev. Code 3.18.6) The code does not specify whether or not parking within a garage can count as part of the two stalls required per unit. Units 17-26 do not have driveways, but they do have garages. There are a total of 15 extra parking stalls for the development, not counting the driveways for Units 1-16. The Planning Commission will need to discuss if this is acceptable and meets the intent of the

code.

ENGINEERING RECOMENDATION

The following recommendation assumes that proper zoning for the site is approved.

We recommend that Concept Approval of the proposed development be approved with the following conditions:


- 1. The Developer provide a Geotechnical Report Prior to Final Approval that addresses existing conditions and recommends construction practices for the roads and buildings proposed to be built on the property**
- 2. The Planning Commission make a recommendation regarding the parking**

ATTACHED:

“Creekside Cottages Concept Review” by Jed Muhlestein, P.E., March 8, 2016



Date: March 8, 2016

By: Jed Muhlestein, P.E. 
Assistant City Engineer

**Subject: Creekside Cottages Concept Review
27 Senior Housing Units on 3.85 Acres**

ENGINEERING REVIEW

This is the engineering review for the proposed Creek Side Cottages concept plan. A separate Planning Review will also be completed. Twenty-seven senior housing units are proposed to be built in a private community similar to the River Meadows development. The proposed location (~250 S. Main) is currently zoned commercial but will also **require the approval of the Senior Housing Overlay Zone** to be granted for this property to allow the proposal to work. The following review assumes appropriate zoning is granted for the proposed concept plan.

Street System/Parking Areas

The development proposes a private street system with “hammerhead” style turn-a-round for emergency personnel at the ends of each street. Notes on the plan mention that the northern hammerhead could be turned into an access off Main Street if the desired. From a traffic stand point Engineering feels that a single access to this property (as shown) is probably the best design to implement. If a northern access were granted it would be located approximately 100 feet south of an already busy entrance/exit point for Mountainville Academy. Most of the time this would not be an issue but for the times when school traffic is there it would be adding to the congestion. The proposed southern entrance is 155 feet north of Red Pine Drive, which surpasses the intersection distance code minimum by 5 feet.

The minimum required street width for a private travel way is 20 feet. The proposed development shows 26 feet.

The Fire Marshal has approved the concept design but roadway design details will need to be provided and reviewed as the process moved forward to ensure proper design for this style of turn-a-round is followed.

The Senior Housing Overlay zone requires two parking lots per unit and **“additional parking will be determined by specific review by the Planning Commission.”** (Dev. Code 3.18.6)7
The plan shows two parking spaces per unit plus 12 additional for a total of 66 stalls for 27 units.
The Planning Commission will need to discuss if this is acceptable and meets the intent of the code.

Commercial site plans require lighting and landscaping plans. The Developer can provide these once the zoning issue is resolved and they can move forward.

Culinary Water

This piece of property is located in the Low Zone of the City's culinary water system and has been accounted for within the culinary water master plan to have 20.4 ERC's (equivalent residential connections). The proposed plan shows 27 ERC's. The difference here is that a regular ERC for Alpine City assumes 3.8 persons per home. A call was made to the River Meadows Cottages and we discovered that they have 1.2 persons per home within their development. Most units are occupied by only one person with a few having couples. The culinary master plan accounts for approximately 77 (20.4×3.8) persons on this property, but the proposed plan should only bring in about 32 (27×1.2).

There is a 6-inch line within Main Street and a 10-inch water main on the westerly side of the project that could serve the area. Connection to both of these lines would be required as that would provide good circulation within the zone and throughout the development. The 10-inch line will need to be re-routed to accommodate construction and location of homes. Culinary details are not required at Concept.

Pressurized Irrigation System

The property is located in the Low Zone of the City's pressurized irrigation water system and has been accounted for within the pressurized water system master plan. There is an 8-inch line within Main Street which has a 6-inch stub for this property. Pressurized irrigation plans are not required at Concept and will be looked at more closely as the plan progresses.

Sewer System

There is an existing 18-inch sewer main on the west side of the property that could serve the development. Sewer plans are not required at Concept.

Storm Water Drainage System

Storm drain design and calculations are not required at concept however it should be mentioned that state laws regarding storm water systems has recently changed as of March 1, 2016. One of the new changes is the requirement to retain the 90th percentile storm onsite. This new requirement is going to enlarge the size of retention/detention ponds or will be the cause of some creative storm water ideas as we move forward. Another requirement is to implement ideas that will create a Low Impact Development (LID) subdivision. The definition of LID is as follows:

“Low Impact Development” (LID) is an approach to land development (or redevelopment) that works with nature to more closely mimic pre-development hydrologic functions. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

As the plan moves forward Staff will work with the Developer to look into the new permit regulations and make sure everyone is in compliance with the new laws.

As shown on the plan there is currently a storm drain line by unit 13 that would need to be re-aligned for separation from the unit.

General Development Remarks

The location of power poles are shown on the plans. The developer would need to coordinate the relocation of any dry utility that conflicts with the proposed plan.

Just recently FEMA adopted a new flood plain map for this area. Though we have had the proposed boundaries of this map for quite some time, Staff will work with the Developer to ensure those boundaries haven't changed and if so, make any adjustments needed to ensure the safety of the public and infrastructure is protected.

The development area (property boundaries) includes areas of Dry Creek. There is also a fair amount of slope to the property and some existing retaining walls on the property. It is unknown if the material there is undocumented fill or if it is safe to build on. **It would be required the developer provide a geotechnical report that addresses existing conditions and recommends construction practices for the roads and buildings to be built on the property.**

A trail is shown on the plan which the Planning Review should cover in more detail.

ENGINEERING RECOMENDATION

The following recommendation assumes that proper zoning for the site is approved.

We recommend that Concept Approval of the proposed development be approved with the following conditions:

- 1. The Developer provide a Geotechnical Report Prior to Final Approval that addresses existing conditions and recommends construction practices for the roads and buildings proposed to be built on the property**
- 2. The Planning Commission make a recommendation regarding the parking**



Date: April 7, 2016

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review - UPDATED
Creek Side Cottages Senior Housing Concept Plan
250 South Main Street – 26 Units on 3.85 acres**

Some changes have been made to the concept plan. This review reflects those changes but is nearly identical to the original review.

Background

The Creek Side Cottages senior living development is proposed to be located at 242 South Main Street. This property is located in the Business Commercial zone. The Senior Living Overlay zone may be located within the Business Commercial zone but needs to be granted a zone change in order for the overlay zone to take effect.

Review Process (Section 3.18.1)

The Planning Commission will review the proposed zone change along with the concept plan and send a recommendation to the City Council. In considering a request for this zone change, the Planning Commission and City Council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and Zoning Ordinances;
- B. Whether or not the application of the Overlay Zone may be injurious to potential or existing development within the vicinity;
- C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood;
- D. The proposed location is in proximity to the major arterial or collector streets;
- E. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development;

- F. The economic impact of the proposed facility or use on the surrounding area;
- G. A demonstrable need for Senior Housing in the area of the proposed location.
- H. It shall be the City Council's sole discretion to decide if a project should be a Senior Housing Overlay within the intent of the ordinance as noted above.

Once the Planning Commission has given a favorable recommendation of the applicant's concept plan and the proposed zone change, the concept plan and zone change will be forwarded to the City Council for approval. After the City Council approves the concept plan the applicant will continue the planning process in accordance with the Alpine City's Subdivision Ordinance. The City Council shall continue to move forward with the applicable zone change. The actual zone change will coincide with City Council's approval of the final plat (Section 3.18.8).

The residents of the proposed units shall be "Elderly/Senior" as defined in section 3.18.1 of the Alpine City Development Code and all uses within the Senior Housing Overlay Zone shall be conducted within buildings which conform to the requirements of the underlying zone.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Location **(Sections 3.18.7 and 3.7.5)**

The minimum acreage requirement for a senior housing development is 2 acres with a maximum project size of 6 acres and 32 units. The maximum dwelling units per acre for a senior housing project is 8. This proposed development is 26 units on 3.85 acres and is 7 units per acre. This proposal meets all of these requirements.

The location requirements for senior housing development are as follows:

*Setback shall be 30 feet in the front along a public street
The rear and side yard setbacks shall be 20 feet*

The setback from Main Street (back of sidewalk) is 35 feet for the entire development. In addition, all of the units at the southern end of the property have a 15 foot rear setback to them. These setbacks require an exception from the ordinance.

The location requirements for the dwellings located within the development would be the same except that the side yard setbacks as set forth in the TR-10,000 zone would apply because of the requirements set forth for dwellings in the underlying B-C zone. That requirement is as follows:

Aggregate width of 22 feet with neither side yard less than 10 feet wide.

The side yard distance between each unit varies but the side yard distance between the majority of the units is 11 feet. This complies with the ordinance.

Street System/Parking **(Sections 3.18.7, 3.7.8.3 and 3.24.3)**

The plan designates 2 parking stalls for each unit (2-car garage). The plan also shows 15 additional parking spaces within the development. The off-street parking requirements for a senior housing is as follows:

Senior Housing - Two (2) spaces per dwelling
Additional parking will be determined by specific review of the Planning Commission

Based on the proposal of 26 units, 52 parking stalls are required. With the additional 15 parking stalls that have been added and the potential additional parking that could be located in the driveway of the majority of the units, the Planning and Zoning Department feels that the proposed plan meets the parking requirement.

Special Provisions **(Sections 3.18.7 and 3.7.8)**

- Trash Storage – It is expected that each individual unit will have their own garbage can.
- Height of Building - The maximum height requirement of the buildings is no more than thirty four (34) feet. The height of the building has not been provided.
- Landscaping - A landscaping plan has not been provided. A landscaping plan will be required at preliminary review. 30% of the development will need to be landscaping for the use and benefit of the residents. The ordinance requires 2 trees with a caliper of 2 inches and 10 one-gallon shrubs per dwelling unit. The development does propose to have a common area for the senior housing residents located at the northern most part of the development next to Dry Creek. Details of that common area are still being worked out. If the development is approved professional maintenance must be required.
- Design - Preliminary architectural design drawings will be presented and reviewed by the Planning Commission at the meeting.

General Remarks

The applicants have worked with the Planning and Zoning Department to build an 8' wide paved public trail that will run along the portion of their property that is next to Dry Creek. This is not a requirement of a senior housing development but will be a valuable connection for the trail corridor that is proposed to be completed that would be located in the center of Alpine along Dry Creek and Fort Creek. This addition to their proposed development is very much appreciated and will be an asset for both the residents of the proposed senior housing units and the community.

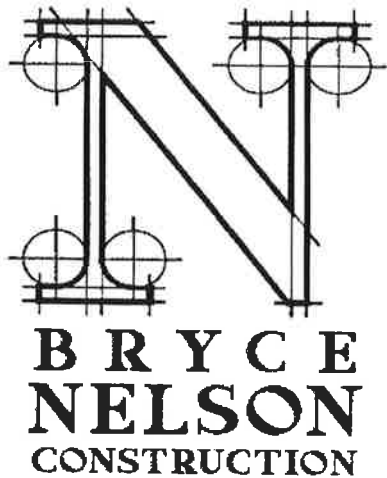
To address criteria G of section 3.18.1, the applicant has also provided a report from Pine Valley Realty summarizing the market need for this type of senior housing within Alpine City. This report shows a “very high” need for this type of residential use.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed concept plan for the Creek Side Cottages provided the following items are addressed:

- **An exception be recommended by the Planning Commission and granted by the City Council for the southern unit’s 15 foot rear yard setback.**
- **The Planning Commission decides if any additional parking is needed.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**

RECEIVED MAR 01 2016



General Contractor
Commercial - Residential

Bryce Nelson Construction

4014 W Sawgrass
Cedar Hills, Ut 84062

CELL 801-836-5650
FAX 801-763-7813

EMAIL bryce@bnc homes.com

We are proposing an upscale senior project called Creek Side Cottages at 242 South Main Street. As we have analyzed what would be the best use of the property for the owner and benefit for the city we have decided on the concept we have included.

There will be only one builder, Bryce Nelson Construction. This will provide uniformity in both look and quality. We feel that this is a plus and should be part of the consideration.

There are three projects in Alpine at this time that have used the senior overlay:

Whispering Pines has all existing units sold and occupied with the last unit under construction.

River Meadows has a few units available, but they have sold nearly as quickly as they have been built. The developer says rate of sales has exceeded what they expected.

Paradise Cove is 100% built and sold.

The demand for these units definitely exists. Our units are different in design and we have incorporated more nicely landscaped areas. We also have an 8' walking path along the stream. The Northeast corner will have a park like area. The South property line will have a concrete fence that will give a good transition between our project and commercial buildings to the south. There will also be a concrete fence 10' from back of sidewalk on the east side to allow for nice landscaping and buffer between Main Street and the project.

We have one corner of one building at the southeast corner of the project that is only set back 20'. This was because of location of existing power line. Everywhere else along Main Street has at least 30' setback.

We feel that this project would be a positive addition to Alpine and propose it for your consideration.



RECEIVED MAR 01 2016

February 29, 2016

To Whom It May Concern:

Summary: The market need for this type of senior housing remains very high.

Economies:

Paradise Cove 19 Units

Average price \$370,000

Market time 2 ½ months

No units on market at present time (see attachment)

Whispering Pine

Average price \$450,000

All units owned by original owners

5 units built, 1 being built

No units on market

Red Pine 25 units

Average price \$350,000

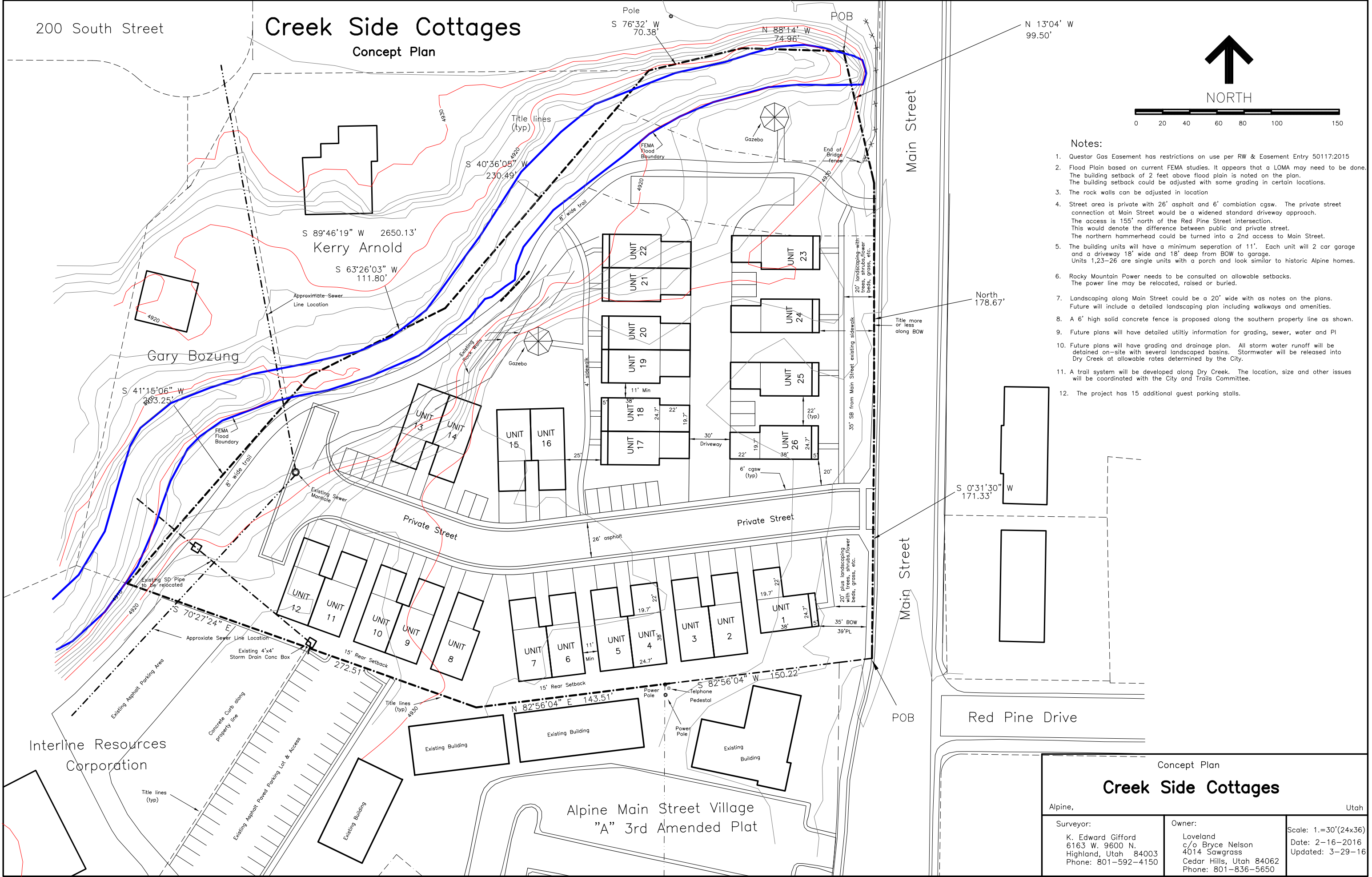
Average market time 90 days (Seller verified, not MLS reported)

Shortest build job, no time on market. Longest 6 months, 3 of which were in the middle of winter.

15 units sold, 4 units under construction.

The demand for senior units remains very high. Two of the three projects have no units for sale. The third project has less than a three month supply to sell out.

The need for 28 new units at the current absorption rate would sell in less than two years; most likely faster than they would be built.



ALPINE CITY COUNCIL AGENDA

SUBJECT: Open Space Amendment

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Adopt Ordinance No. 2016-06

APPLICABLE STATUTE OR ORDINANCE: Article 3.16 (Open Space)

BACKGROUND INFORMATION:

Over the past 6 months, Alpine City has been working on plans for using city-owned property to locate and build a needed parks maintenance building. There have been some concerns about this idea and whether or not it is in compliance with the open space ordinance. This proposed amendment is meant to clarify the open space ordinance, specifically as it pertains to conditional uses and definitions for the different types of city open spaces.

PLANNING COMMISSION MOTION:

Bryce Higbee moved to recommend to the City Council approval of the proposed amendment to the open space ordinance as proposed with the following condition:

1. Except 3.16.3.6 to state structures for the maintenance and operation of open space.

Jane Griener seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98; amended Ord. 2007-12/8-14-07)

3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscales, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
5. To provide off-street venues for activities such as walking, jogging, cross-country skiing, snow-shoeing, cycling and horseback riding, etc.
6. To preserve native vegetation and topography.

3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
3. Trails
4. Picnic Shelters
5. Sanitary Facilities
6. Lawns
7. Landscaping

These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
2. Temporary recreational facilities such as soccer goals.
3. Structures for sale of food, drinks, game booths etc. which are of strictly a temporary nature for specific events.
4. Structures for use in organized group areas to be approved by the Planning Commission.
5. Wells with accompanying auxiliary structures, water, sewer and utility transmission lines and facilities.
6. [Structures for the maintenance and operation of city business.](#)
7. Other uses which are determined by the Planning Commission to be similar and compatible with the foregoing uses and in harmony with the intent of the zone.

3.16.4 SPECIAL PROVISIONS

- 3.16.4.1** All public parks in the City of Alpine as noted on the attached map, hereby made a portion

of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.

- 3.16.4.2** Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

3.16.6 OPEN SPACE DEFINITIONS AND DESIGNATIONS

Open Space is defined as any area where either commercial or residential building of structures is restricted or prohibited. Open Space may be either publicly or privately owned. City (public) ownership should be clearly indicated on plans and plats and recorded on deeds. Public open space encompasses all city parks and all city trails. Private open space encompasses land retained open by conservation agreement in private ownership.

1. Privately-owned open space is retained through conservation agreements for the use and benefit of the owner or homeowner's association. Public access may be granted in designated areas. Improvement decisions are controlled by the owner in compliance with the City Master Plan, open space designations, City ordinances, and any commitments made pursuant to annexation or development agreements. Use by the public is restricted to trails and roads.
2. Publicly-owned open space is retained for the use and benefit of the general public. Improvement decisions are controlled by the City Council in compliance with the City Master Plan, open space designations and City ordinances.

3.16.6.1 Designation of Type of Open Space

As subdivisions are approved, or as land is acquired by the City, open space shall be designated as one of four types, which shall be recorded on final plats and on the map which is part of this zone.

1. Natural or conservation open space.
2. Semi-improved open space.
3. Developed open space.
4. Organized group recreational open space.
5. Semi-improved recreational open space.

Usage restrictions, landscaping and maintenance guidelines, and future development of these open spaces are specified within this ordinance and shall be incorporated as either deed restrictions, conservation agreements, or by City ordinance. These apply to both private and public open space.

3.16.6.2 Definitions of Each Designation

3.16.6.2.1 Natural or Conservation Open Space:

1. Soil is left undisturbed.
2. Natural vegetation, whether or not native to the area, occupies the major visible aspect of the land. Revegetation or additional plantings must be

approved by the Planning Commission. (Refer to Schedule A to this zone for acceptable plants.)

3. Recreational improvement limited to natural or road-base surfaced trails, trail head parking, scenic overlook, [public \(restroom\) facilities](#) and other improvements, which are incidental to the natural area.
4. Construction and maintenance of City utilities shall be permitted.

3.16.6.2.2 Semi-improved open space:

1. Limited grading for erosion control, access, etc.
2. Landscaping restricted to plants that require minimal water.
3. Recreational improvements limited to trails, trail head parking, scenic overlook, [public \(restroom\) facilities](#) and other improvements, which are incidental to the natural area.
4. Construction and maintenance of City utilities shall be permitted.

3.16.6.2.3 Developed open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Recreational areas, including playgrounds, pavilions, picnic areas, [public \(restroom\) facilities](#), etc, with sufficient parking.
4. Construction and maintenance of City [buildings and](#) utilities shall be permitted.

3.16.6.2.4 Organized group recreational open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Land intended for ballparks, swimming pools and similar activities which may require lighting, parking lots and public (restroom) facilities.
4. Construction and maintenance of City [buildings and](#) utilities shall be permitted.

3.16.6.2.5 Semi-Improved Recreational Open Space

1. Limited grading for parking and erosion control, access, etc.
2. Landscaping restricted to plants that require minimal water.
3. Recreational areas, including playgrounds, pavilions, picnic areas, rodeo grounds, and similar activities which may require lighting, parking lots and public (restroom) facilities.
4. Construction and maintenance of City [buildings and](#) utilities shall be permitted.

3.16.6.3 Changes in Designation and Future Development

From time to time, changes in designation may be desired, or major improvements may be proposed to be added, which are not indicated on the attached map.

All requests by homeowners and/or citizens groups for such changes to City-owned property shall be presented in writing to the Planning Commission for review. The Planning Commission shall forward its recommendation to the City Council for a decision.

If the City Council, Planning Commission, City Committee, or citizens' group initiate a request for change or improvement, all residents within 500 feet of the affected area shall be notified by certified US Mail and invited to respond to the change. A public hearing shall be held.

3.16.7 PUBLIC RIGHT OF WAY (ROW) THROUGH OPEN SPACE

3.16.7.1 Purpose of Improved Trails

Trails encourage and enhance public use of open spaces, and may be added to any public area, within the guidelines of each designation, as deemed necessary by the City, and following recommended procedures for improvements. (Refer to Trail Ordinance, Article 3.17)

3.16.7.2 Permitted Uses on Trails

Uses as determined by the City and designated by trail markers.

3.16.8 GENERAL RESTRICTIONS (amended by Ord. 2004-18, 11/23/04)

Certain restrictions apply to all publicly-owned space, regardless of designation.

1. Unless specifically authorized, no motorized vehicles are allowed.
2. Public entry may be prohibited in designated areas, at specific times, and/or seasons. This may be further restricted to specific types of use, such as cycling, horseback riding, or cross country skiing as established by the City Council.
3. Open fires will not be allowed, except in City-installed fire pits in such places as the Bowery and Historic Moyle Park.
4. Overnight camping will not be allowed, except in designated areas (Bowery and rodeo grounds) and with the notification and permission of City Hall. Permit to be obtained at City Hall.
5. No animals of any kind are allowed in Historic Moyle Park. In all other parks pets are to be leashed, except in Lambert Park in which case the pet is to be under the owner's direct control at all times. All animal excrement is to be cleaned up by the owner of the animal or pet.
6. Dumping or storage of private property will not be allowed.
7. Nothing may be placed by individuals to restrict or obstruct the public right-of-way.
8. The City Council may allow or prohibit other uses as it deems reasonable and proper.

3.16.9 MAINTENANCE AND IMPROVEMENTS TO PUBLIC LANDS

Alpine City is responsible for the landscaping and maintenance needs of all publicly-owned open space.

The City recognizes the benefit of private participation in caring for these lands. Therefore, individual citizens and citizen groups shall be allowed and encouraged to improve and maintain open spaces. However, these improvements shall be governed by guidelines incorporated in this ordinance, which includes specific rules for each designation.

All requests for improvements and maintenance of City-owned property by citizens shall be presented in writing and recommended by the Planning Commission and approved by the City Council. These requests shall include a written or drawn landscape design. Approval of such requests will be granted based on adherence to general and designation guidelines, compliance with City ordinances and a visit to the site. If approved, the request will be kept on file for further reference.

Any landscaping, maintenance or other improvements to public lands which does not receive prior approval as specified within this ordinance shall be deemed an encroachment. All such encroachments shall incur a penalty (fine) as established by the City Council. Upon direction of the City Council and after 30 days notice from the City Administrator, such encroachments are subject to removal and the area involved shall be restored to its original condition at the citizen's expense.

3.16.9.1 General Improvement Guidelines

The following guidelines apply to all improvements to publicly-owned lands, regardless of the designation.

3.16.9.1.1 Homeowners have no right to encroach on publicly-owned lands. These open spaces are not to be considered or treated as an extension of private property. Without a recommendation from the Planning Commission and approval of the City Council, all of the following apply:

1. Grass, trees or shrubbery may not be planted.
2. Fences may not be erected.
3. Grading may not be done.
4. Sprinkler systems may not be installed.
5. Vegetation may not be cut or destroyed.
6. Rain gutter or other drainage may not be directed onto public lands.
7. All other encroachments are expressly forbidden.

3.16.9.1.2 When permission is granted to individuals or groups to improve public lands, all such improvements become the property of the City.

1. The City is ultimately responsible for care and maintenance of such improvements.
2. The City may remove any elements as it deems necessary.
3. Written City approval must be obtained for any private parties to remove any such elements.

3.16.9.1.3 When permission is given to private parties to improve public lands with landscaping, these same parties will be required to maintain these improvements, unless otherwise specified. When approved the following general guidelines apply to all designations except natural (conservation) areas:

1. All sprinkling piping and heads are to be located entirely on private property. Drip irrigation pipes may go into the easements and would be the preferred watering method. Water may spray on planted landscaping, but shall not spray on the trail.
2. Shrubs may be planted within the trail easement, but must be no more than 2 feet high and be kept pruned back from the trail edge.
3. Non-invasive groundcovers may be planted in the trail easement but shall be kept off the trail. Low and slow-growing junipers, cotoneaster, vincas and grasses are examples of acceptable plants.
4. All trees are to be planted outside the trail corridor.
5. When written permission is granted for donated trees to be planted on public lands, they must be placed randomly, rather than parallel to private property lines, as such placement gives the visual effect of increasing the private area and effectually decreasing the public open space.

3.16.10 IMPROVEMENTS TO PRIVATE PROPERTY BORDERING PUBLIC OPEN SPACE

3.16.10.1 Fences or borders along property lines adjacent to open space must meet specific standards.

1. When the width of the open space is less than 50 feet, bordering fences may not exceed 6 feet in height.
2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.

3. Fences and hedges must be completely within the boundaries of the private property.
4. Hedges or shrubs must be maintained to the same height requirement as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

3.16.10.2 Dogs shall be restrained such that they cannot enter open space.

3.16.10.3 All trees are to be planted entirely on private property.

3.16.11 ENFORCEMENT

3.16.11.1 Subdivision Approval Stage

- 3.16.11.1.1** Open space designations and ownership shall be included on all plats and recorded on deeds.
- 3.16.11.1.2** Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by construction crews and vehicles.
- 3.16.11.1.3** Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.
- 3.16.11.1.4** A bond to be approved by the City Engineer shall be posted by the developer against damage to public open space.

3.16.11.2 Before Bond Release

- 3.16.11.2.1** Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.
- 3.16.11.2.2** Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

- 3.16.11.3.1** Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.
- 3.16.11.3.2** Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)
- 3.16.11.3.3** A copy of this ordinance shall be provided to the property owner when the building permit is issued.

3.16.11.4 Before Occupancy Permits are Issued

- 3.16.11.4.1** All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.
- 3.16.11.4.2** If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12 OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.

ORDINANCE NO. 2016-06

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.16 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE USE OF OPEN SPACE.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify the conditional uses for open space and the definitions for different types of open space; and

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:

The amendments to Article 3.16 contained in the attached document will supersede Article 3.16 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 26th day of April 2016.

Sheldon Wimmer, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

ARTICLE 3.16 OPEN SPACE ORDINANCE (Ord.98-20/11-24-98; amended Ord. 2007-12/8-14-07)

3.16.1 PURPOSE

To enhance and preserve the quality of life in Alpine by providing for the preservation of selected areas within the City to be dedicated for the express purpose of preserving open space for the recreational use of the citizens of Alpine. To provide for the use of competitive sports, picnics, family gatherings, community social functions and other like activities. To maintain the rural nature of Alpine with appropriate landscaping and natural open space. (Open space consists of public and private open space.) Open space is set aside to accomplish one or more of the following functions:

1. To preserve viewscales, natural ridgelines, etc.
2. To create or preserve a buffer between developed areas for privacy, aesthetic, and other purposes.
3. To provide areas for recreation, such as ballparks, swimming pools, picnic and playground facilities.
4. To preserve wildlife habitat.
5. To provide off-street venues for activities such as walking, jogging, cross-country skiing, snow-shoeing, cycling and horseback riding, etc.
6. To preserve native vegetation and topography.

3.16.2 PERMITTED USES

Permitted uses of the land in the Open Space Zone include:

1. Walkways
2. Paths
3. Trails
4. Picnic Shelters
5. Sanitary Facilities
6. Lawns
7. Landscaping

These permitted uses shall be part of the Alpine Park plan and shall be recommended by the Planning Commission and approved by the City Council.

3.16.3 CONDITIONAL USES

The following uses shall be permitted upon compliance with the requirements of this ordinance and approval of a site plan by the Planning Commission and in compliance with the attached guidelines.

1. Permanent recreation facilities such as baseball diamonds with accompanying auxiliary structures, tennis courts and basketball courts.
2. Temporary recreational facilities such as soccer goals.
3. Structures for sale of food, drinks, game booths etc. which are of strictly a temporary nature for specific events.
4. Structures for use in organized group areas to be approved by the Planning Commission.
5. Wells with accompanying auxiliary structures, water, sewer and utility transmission lines and facilities.
6. Structures for the maintenance and operation of open space.
7. Other uses which are determined by the Planning Commission to be similar and compatible with the foregoing uses and in harmony with the intent of the zone.

3.16.4 SPECIAL PROVISIONS

3.16.4.1 All public parks in the City of Alpine as noted on the attached map, hereby made a portion of this Ordinance, are included in this Zone and are subject to all of the provisions of this Zone.

3.16.4.2 Land included in these parks shall not be disposed of in any manner or used for any other purpose than specified herein except after a recommendation of the Planning Commission and a public hearing and by a super majority vote of the City Council (4 positive votes are required).

3.16.5 PROHIBITED ACTIVITIES

All activities specified in the attached guideline that are not allowed, as well as all activities not expressly permitted.

3.16.6 OPEN SPACE DEFINITIONS AND DESIGNATIONS

Open Space is defined as any area where either commercial or residential building of structures is restricted or prohibited. Open Space may be either publicly or privately owned. City (public) ownership should be clearly indicated on plans and plats and recorded on deeds. Public open space encompasses all city parks and all city trails. Private open space encompasses land retained open by conservation agreement in private ownership.

1. Privately-owned open space is retained through conservation agreements for the use and benefit of the owner or homeowner's association. Public access may be granted in designated areas. Improvement decisions are controlled by the owner in compliance with the City Master Plan, open space designations, City ordinances, and any commitments made pursuant to annexation or development agreements. Use by the public is restricted to trails and roads.
2. Publicly-owned open space is retained for the use and benefit of the general public. Improvement decisions are controlled by the City Council in compliance with the City Master Plan, open space designations and City ordinances.

3.16.6.1 Designation of Type of Open Space

As subdivisions are approved, or as land is acquired by the City, open space shall be designated as one of four types, which shall be recorded on final plats and on the map which is part of this zone.

1. Natural or conservation open space.
2. Semi-improved open space.
3. Developed open space.
4. Organized group recreational open space.
5. Semi-improved recreational open space.

Usage restrictions, landscaping and maintenance guidelines, and future development of these open spaces are specified within this ordinance and shall be incorporated as either deed restrictions, conservation agreements, or by City ordinance. These apply to both private and public open space.

3.16.6.2 Definitions of Each Designation

3.16.6.2.1 Natural or Conservation Open Space:

1. Soil is left undisturbed.
2. Natural vegetation, whether or not native to the area, occupies the major visible aspect of the land. Revegetation or additional plantings must be approved by the Planning Commission. (Refer to Schedule A to this zone for acceptable plants.)
3. Recreational improvement limited to natural or road-base surfaced trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.
4. Construction and maintenance of City utilities shall be permitted.

3.16.6.2.2 Semi-improved open space:

1. Limited grading for erosion control, access, etc.
2. Landscaping restricted to plants that require minimal water.
3. Recreational improvements limited to trails, trail head parking, scenic overlook, public (restroom) facilities and other improvements, which are incidental to the natural area.
4. Construction and maintenance of City utilities shall be permitted.

3.16.6.2.3 Developed open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Recreational areas, including playgrounds, pavilions, picnic areas, public (restroom) facilities, etc, with sufficient parking.
4. Construction and maintenance of City buildings and utilities shall be permitted.

3.16.6.2.4 Organized group recreational open space:

1. Formal grading.
2. Landscaping, including grass areas, shrubbery, trees, and other plants requiring watering and other maintenance.
3. Land intended for ballparks, swimming pools and similar activities which may require lighting, parking lots and public (restroom) facilities.
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1. Limited grading for parking and erosion control, access, etc.
2. Landscaping restricted to plants that require minimal water.
3. Recreational areas, including playgrounds, pavilions, picnic areas, rodeo grounds, and similar activities which may require lighting, parking lots and public (restroom) facilities.
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3.16.6.3 Changes in Designation and Future Development

From time to time, changes in designation may be desired, or major improvements may be proposed to be added, which are not indicated on the attached map.

All requests by homeowners and/or citizens groups for such changes to City-owned property shall be presented in writing to the Planning Commission for review. The

Planning Commission shall forward its recommendation to the City Council for a decision.

If the City Council, Planning Commission, City Committee, or citizens' group initiate a request for change or improvement, all residents within 500 feet of the affected area shall be notified by certified US Mail and invited to respond to the change. A public hearing shall be held.

3.16.7 PUBLIC RIGHT OF WAY (ROW) THROUGH OPEN SPACE

3.16.7.1 Purpose of Improved Trails

Trails encourage and enhance public use of open spaces, and may be added to any public area, within the guidelines of each designation, as deemed necessary by the City, and following recommended procedures for improvements. (Refer to Trail Ordinance, Article 3.17)

3.16.7.2 Permitted Uses on Trails

Uses as determined by the City and designated by trail markers.

3.16.8 GENERAL RESTRICTIONS (amended by Ord. 2004-18, 11/23/04)

Certain restrictions apply to all publicly-owned space, regardless of designation.

1. Unless specifically authorized, no motorized vehicles are allowed.
2. Public entry may be prohibited in designated areas, at specific times, and/or seasons. This may be further restricted to specific types of use, such as cycling, horseback riding, or cross country skiing as established by the City Council.
3. Open fires will not be allowed, except in City-installed fire pits in such places as the Bowery and Historic Moyle Park.
4. Overnight camping will not be allowed, except in designated areas (Bowery and rodeo grounds) and with the notification and permission of City Hall. Permit to be obtained at City Hall.
5. No animals of any kind are allowed in Historic Moyle Park. In all other parks pets are to be leashed, except in Lambert Park in which case the pet is to be under the owner's direct control at all times. All animal excrement is to be cleaned up by the owner of the animal or pet.
6. Dumping or storage of private property will not be allowed.
7. Nothing may be placed by individuals to restrict or obstruct the public right-of-way.
8. The City Council may allow or prohibit other uses as it deems reasonable and proper.

3.16.9 MAINTENANCE AND IMPROVEMENTS TO PUBLIC LANDS

Alpine City is responsible for the landscaping and maintenance needs of all publicly-owned open space.

The City recognizes the benefit of private participation in caring for these lands. Therefore, individual citizens and citizen groups shall be allowed and encouraged to improve and maintain open spaces. However, these improvements shall be governed by guidelines incorporated in this ordinance, which includes specific rules for each designation.

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reference.

Any landscaping, maintenance or other improvements to public lands which does not receive prior approval as specified within this ordinance shall be deemed an encroachment. All such encroachments shall incur a penalty (fine) as established by the City Council. Upon direction of the City Council and after 30 days notice from the City Administrator, such encroachments are subject to removal and the area involved shall be restored to its original condition at the citizen's expense.

3.16.9.1 General Improvement Guidelines

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1. Grass, trees or shrubbery may not be planted.
2. Fences may not be erected.
3. Grading may not be done.
4. Sprinkler systems may not be installed.
5. Vegetation may not be cut or destroyed.
6. Rain gutter or other drainage may not be directed onto public lands.
7. All other encroachments are expressly forbidden.

3.16.9.1.2 When permission is granted to individuals or groups to improve public lands, all such improvements become the property of the City.

1. The City is ultimately responsible for care and maintenance of such improvements.
2. The City may remove any elements as it deems necessary.
3. Written City approval must be obtained for any private parties to remove any such elements.

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2. Shrubs may be planted within the trail easement, but must be no more than 2 feet high and be kept pruned back from the trail edge.
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4. All trees are to be planted outside the trail corridor.
5. When written permission is granted for donated trees to be planted on public lands, they must be placed randomly, rather than parallel to private property lines, as such placement gives the visual effect of increasing the private area and effectually decreasing the public open space.

3.16.10 IMPROVEMENTS TO PRIVATE PROPERTY BORDERING PUBLIC OPEN SPACE

3.16.10.1 Fences or borders along property lines adjacent to open space must meet specific standards.

1. When the width of the open space is less than 50 feet, bordering fences may not exceed 6 feet in height.
2. When the width of the open space is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
3. Fences and hedges must be completely within the boundaries of the private property.
4. Hedges or shrubs must be maintained to the same height requirement as fences.
5. The owner of the fence or hedge must maintain the side facing the open space.

3.16.10.2 Dogs shall be restrained such that they cannot enter open space.

3.16.10.3 All trees are to be planted entirely on private property.

3.16.11 ENFORCEMENT

3.16.11.1 Subdivision Approval Stage

- 3.16.11.1.1** Open space designations and ownership shall be included on all plats and recorded on deeds.
- 3.16.11.1.2** Signs shall be provided by the City which can be photocopied, protected with plastic and fastened to stakes surrounding open space. These signs shall indicate City-owned open space and penalties for damage caused by construction crews and vehicles.
- 3.16.11.1.3** Developers are required to stake, clearly tape off and post signs marking all trail corridors and open spaces prior to the start of construction. The site may be walked by the City Staff, City Council and Planning Commission.
- 3.16.11.1.4** A bond to be approved by the City Engineer shall be posted by the developer against damage to public open space.

3.16.11.2 Before Bond Release

- 3.16.11.2.1** Developers shall ensure that tapes and signs are in place continuously during construction. The tapes and signs shall remain in place until construction is completed and the final bonds are released. They shall be replaced if necessary if damaged or lost from other causes.
- 3.16.11.2.2** Developers will be assessed a fine if damage is done to publicly owned areas by their contractors or their agents, and they will be required to restore the area(s) at their cost to the satisfaction of the City Engineer.

3.16.11.3 Before Building Permit is Issued

- 3.16.11.3.1** Before building permits are issued, all potential homeowners with property adjacent to open space shall bond, (amount to be set by City Engineer) for any and all damage done to public property caused by the owner and/or his contractor or agents during home construction.
- 3.16.11.3.2** Public open space must be staked, temporarily fenced off and marked with signs so that all construction crews will be aware of these public lands. (Amended by Ord. 2004-13, 9/28/04)
- 3.16.11.3.3** A copy of this ordinance shall be provided to the property owner when the building permit is issued.

3.16.11.4 Before Occupancy Permits are Issued

- 3.16.11.4.1** All damage to public open space and/or improvements upon it caused by home construction must be repaired by the homeowner at his or her expense.
- 3.16.11.4.2** If construction is completed during winter and weather prohibits replanting or other restoration, an additional bond may be posted to be held until repairs are approved by the City Administrator. The amount of bond to be determined by the City Engineer.

3.16.12 OTHER REMEDIES

Notwithstanding the enforcement measures in Section 3.16.5.4 above, all penalties contained in Chapter 8 of this ordinance may be imposed in lieu of or in addition to all other remedies in case of infractions.

ALPINE CITY COUNCIL AGENDA

SUBJECT: 2016 Municipal Recreation Grant

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: Alpine City

**ACTION REQUESTED BY PETITIONER: Approve Application for the 2016
Utah County Municipal
Recreation Grant**

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE:

BACKGROUND INFORMATION:

Attached is the application prepared for submittal to the Utah County Commission for the 2016 Municipal Recreation Grant. Alpine City is proposing that this money be used to install nets and replace the sand of the Burgess Park sand volleyball court.

The 2016 funds allocated to Alpine City is \$5,471.85. Alpine City **NO LONGER** has the option to carry forward its funding allocation. “Only those cities being awarded the minimum \$1,000 are eligible to “roll over” funds for 2 consecutive years, with the intent to save the grant funds in preparation for funding a project that will cost more than the yearly grant of \$1,000.” These funds are payable on a reimbursement basis only.

RECOMMENDED ACTION:

We approve the application created for submission to the Utah County Commission requesting the Municipal Recreation Grant money (\$5,471.85) that has been allocated to Alpine City. The grant money will be used to install nets and replace the sand of the Burgess Park sand volleyball court.



2016 Municipal Recreation Grant *Alpine City – Burgess Park Volleyball Court*

DESCRIPTION

Burgess Park is located at approximately 300 West Canyon Crest Road. The site is approximately 21.59 acres. This public park is used for numerous recreational activities including baseball, sand volleyball, tennis, pickleball and basketball. The park also has children's play areas and 0.69 miles of paved trail that runs throughout the entire park.

PROPOSAL

The sand volleyball court in Burgess Park is in need of some attention. Specifically, the sand needs to be replaced and nets need to be installed. The volleyball court was moved and significantly impacted due to the construction of some new pickleball courts nearby.

Alpine City requests that the \$5,471.85 allocated to the city for 2016 be used for replacing the sand and installing nets for the volleyball court in Burgess Park. **Alpine City will spend this amount before October 28, 2016 to be reimbursed.**



Sincerely,

Jason Bond
Alpine City Planner

Mayor Sheldon Wimmer

City Council
Roger Bennett

Lon Lott
Ramon Beck

Kimberly Bryant
Troy Stout

20 North Main Street
Alpine, UT 84004
(801) 756-6347



Utah County Commission

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2016 Municipal Recreation Grant Application

Municipality: Alpine City
Name of Preparer/Contact Person: Jason Bond (City Planner)
Mailing Address: 20 North Main Street, Alpine, UT 84004
Phone: 801-756-6347 x6 E-mail: jbond@alpinecity.org

Grant Amount Requested
2016: \$ 5,471.85
2015: \$ _____ (if eligible)
TOTAL: \$ 5,471.85

Project Name: Burgess Park Volleyball Court
Project Location: 300 West Canyon Crest Road
Project Type: (Please check all that apply.)

- ☐ Physical Facilities (Construction) ☐ Cultural Facility ☐ Tourist Facility
☒ Recreational Facility ☐ Convention Facility

Please submit a detailed project description with application

Application deadline is MAY 2, 2016 @ 5:00 P.M.

Date Approved by Municipal Council: April 26, 2016

Mayor Signature

Date

FOR INTERNAL OFFICE USE ONLY

Application Received by Commission Office	County Attorney Review	Commission Approval/Agreement #	Agreement Sent to Municipality	Signed Agreement Received by Commission Office	Receipts Received by Commission Office	PO Sent to County Auditor	Funds Paid

ALPINE CITY COUNCIL AGENDA

SUBJECT: Culinary Water Electronic Read System – Starter Kit

FOR CONSIDERATION ON: April, 2016

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Purchase electronic water meter read starter kit.

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION: For some time we have discussed the possibility of automating the City's water meters on the culinary water system and exploring the possibility of installing meters on pressurized irrigation services. A year or so ago the Public Works Department looked into a few different types of meter read systems. The system that was the most impressive was the Badger Meter Orion Cellular option. This option makes use of the cellular network and the Cloud to read meter data at regular intervals and transfer the data into the City's billing system. The software is customized to fit the City's needs and more specifically to mesh into the City's billing software.

Badger Meter offers the Orion Cellular Starter Kit to allow systems to see how this product works. The starter kit includes everything that is needed to remotely read 10 separate meters. Also included is access to the software to access data, ability to view the data through an app that would be available to residents, and training on how the system works. The water meter readings would not go into our billing system, but would be available to input by hand, just as the reads are that are currently taken in the field. The starter kit cost is \$1,999.99. This would give us readings for 4 months. Additional months can be added for a fee. This would be a great way to explore this system and see if it will work for the City.

We recommend that the system be implemented in an area like the Box Elder subdivision where indoor and outdoor water is used from the culinary system.

<p>RECOMMENDATION: The City Council approve the purchase of the Badger Meter Orion Cellular Starter Kit for \$1,999.99.</p>
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Badger Meter

ORION® Cellular Starter Kit Marketing Program

Program Overview

To encourage the deployment of the ORION Cellular endpoint solution, Badger Meter is offering a special bundled starter kit to help utilities deploy the system. BEACON Advanced Metering Analytics is just one more way Badger Meter is Making Water Visible® to utilities and consumers alike.

Program Terms & Conditions

- Utility customers must submit a single purchase order identifying the "ORION Cellular Starter Kit" to qualify.
- ORION Cellular endpoints must ship directly to the end utility customer.
- Four months after activation or six months after shipment, whichever comes first, the end utility customer will be invoiced a monthly endpoint subscription fee of \$3.00 per endpoint to continue receiving access to endpoint reading data via the BEACON AMA software suite unless otherwise quoted.
- Billing interface is not included in starter kit pricing.
- WebEx training to be provided by Badger Meter personnel or appointees only.
- ORION systems do not require a FCC license.
- Product installation is the responsibility of the end utility customer and is not included in the pricing.
- End utility customer is responsible for providing an internet connection as well as any computer hardware/software necessary for utility user access to the BEACON software suite.
- A propagation study and formal quote are required to qualify for a BEACON Managed Solution.



ORION® Cellular Starter Kit Includes:

Technology

- Ten (10) ORION Cellular endpoints (mix & match)
 - Endpoint only with 6' lead and Badger Meter ~~308~~ Connector, Nicor Connector or Pigtail (gelcaps)
 - Endpoint with HR-E LCD encoders with 6' lead and Badger Meter 308 Connector or Nicor Connector
- One (1) ORION Cellular endpoint activation magnet
- Four (4) months of hourly endpoint read data provided via daily endpoint call-in

Software

- BEACON AMA Software hosted access to endpoint reading data
- EyeOnWater Online consumer engagement module
- BEACONTool ORION Cellular endpoint installation smartphone app

Training

- 4-hour WebEx training session

Selling Price:

\$ 1,999.99

Program valid through

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ORI-MP-00721-EN-01 (2-14)

Marketing Program

Additional Contact Information:

ALPINE CITY COUNCIL AGENDA

SUBJECT: Moyle Park Construction Access

FOR CONSIDERATION ON: April 26, 2016

PETITIONER: Rich Nelson, City Administrator

ACTION REQUESTED BY PETITIONER: The City was approached by Chris Poulsen to see if the City would grant him permission to have construction access through Moyle Park for two weeks while he constructed a horse arena in his backyard. His backyard is directly north of Moyle Park.

INFORMATION: The Hart's and the Moyle Park Advisory Committee are ok with this request.

RECOMMENDED ACTION: That the City Council approve granting Chris Poulsen construction access through Moyle Park during the two week period when he will be constructing his horse arena.