



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, March 17, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

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

II. PUBLIC COMMENT

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

III. ACTION ITEMS

A. River Meadows Senior Living Phase 4 Revised Site Plan - 134 E. Red Pine Drive - Patterson Construction

The Planning Commission will review some revisions to a building pad alignment and architectural renderings for the final phase of this development.

B. Dominion Insurance Office Building Site Plan - 341 S. Main Street - Lawrence Hilton

The Planning Commission will review the site plan for a new building that would include office, dining and living space.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 3, 2015

ADJOURN

Chairman Steve Cospers
March 13, 2015

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

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

Public Hearing v. Public Meeting

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

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

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: River Meadows Senior Housing Phase 4 Revised Site Plan

FOR CONSIDERATION ON: 17 March 2015

PETITIONER: Patterson Construction

**ACTION REQUESTED BY PETITIONER: Make Recommendation of
Approval to City Council**

APPLICABLE STATUTE OR ORDINANCE: Article 3.18 (Senior Housing)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:


The Planning Commission and City Council have previously approved the River Meadows Senior Assisted Living Plan which lies within the Senior Housing Overlay Zone. The reason this is coming to the Planning Commission and City Council is to request approval for modification of building pad locations. An exhibit is attached showing the approved vs. revised layout for the building pads. Architectural renderings will also be provided for the Planning Commission to review.

STAFF RECOMMENDATION:

Staff recommends that the proposed site plan be approved:



Date: February 25, 2015

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

**Subject: River Meadows Senior Living Phase 4 – Revised Site Plan
8 Units on approximately 0.70 Acres**

Background

The Planning Commission and City Council have previously approved the River Meadows Senior Assisted Living Plan which lies within the Senior Housing Overlay Zone. The reason this is coming to Planning Commission and City Council is to request approval for modification of building pad locations. An exhibit is attached showing approved vs revised layout for the building pads.

Due to the alteration of the building pad locations, the rest of the zone requirements were reviewed and are outlined below.

Senior Housing Overlay Zone Requirements

The Senior Housing Overlay Zone requires 2 parking spaces per dwelling and 30 foot front setbacks with 20 foot rear and side yard setbacks. The site plan meets these guidelines.

The architectural character of the proposed units will match the existing units and is attached as an exhibit.

The total landscaped area of the project is 2.84 acres, or 31 percent of the project. The ordinance requires that a minimum of 30% of the total project area be landscaped. The provided landscaping plan is meant to blend in with the existing landscaping.

Street System/Parking Areas

The development plan shows a private street meeting the 20 foot minimum width. Parking lot

lighting is shown at the end of the street which should be sufficient. The existing portion of the development does have lighting in place.

Sewer System

There is an existing 8-inch sewer line in Red Pine Drive that could serve the development.

Culinary Water System

There is an existing 8-inch water line in Red Pine Drive that could serve the development. The location of proposed fire hydrants has been approved by the Fire Marshal.

Pressurized Irrigation System

There is an existing 8-inch pressurized irrigation line in Red Pine Drive that could serve the development.

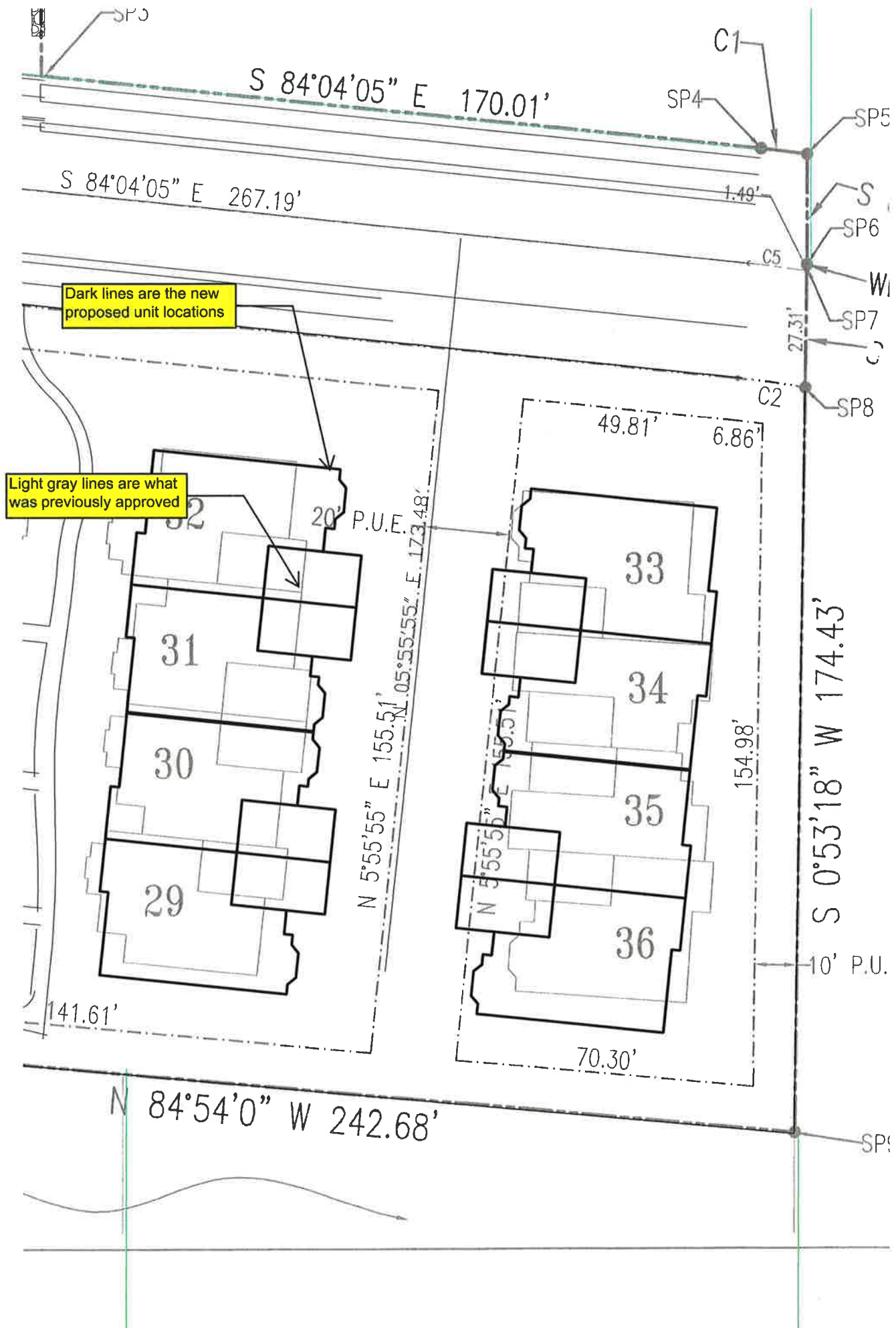
Storm Water Drainage System

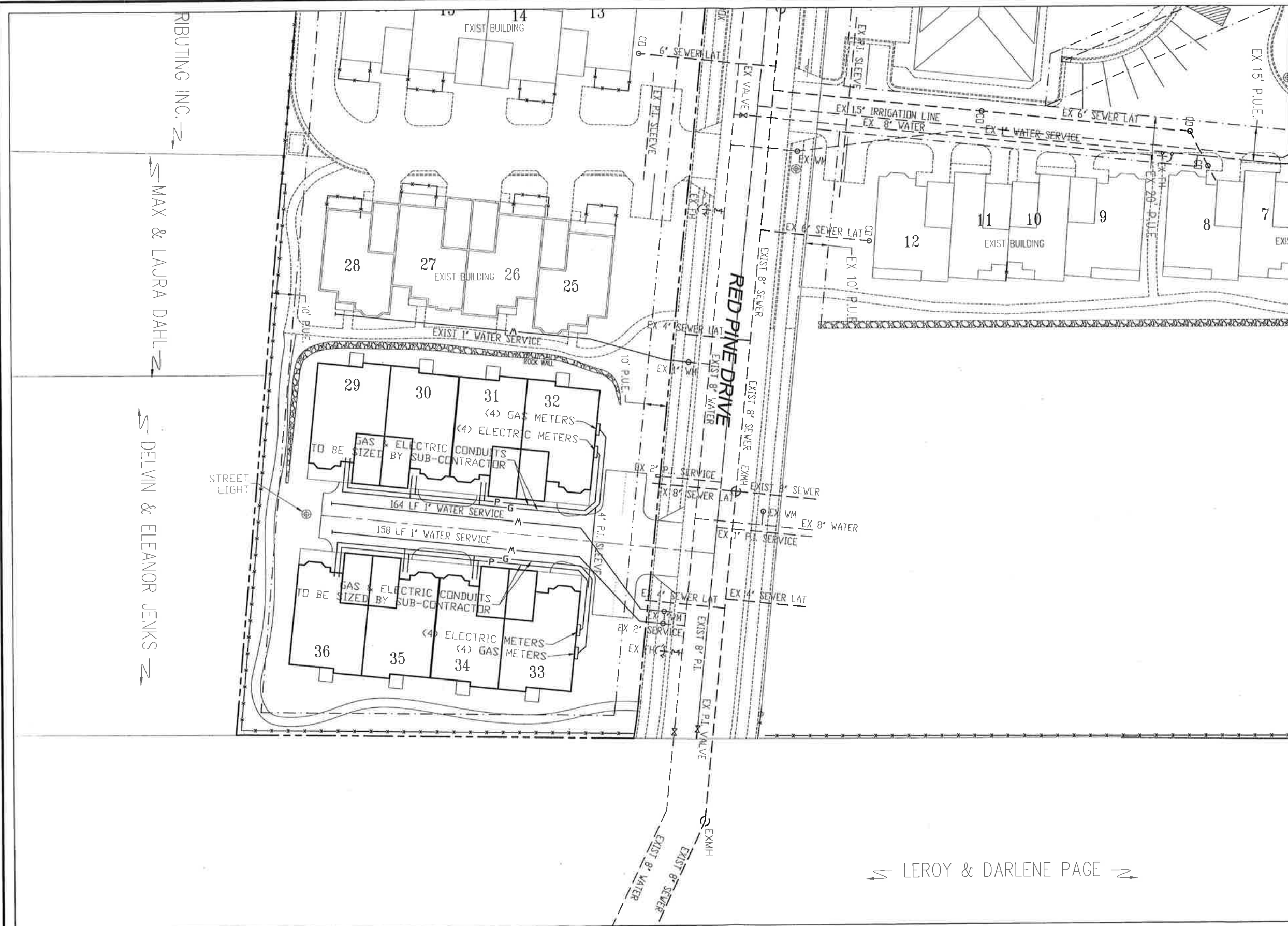
The storm drain design was submitted and approved previously. The drainage from this part of the development flows to Red Pine Drive and is collected there and piped to a detention basin by Dry Creek that serves the entire development for runoff control.

General Subdivision Remarks

The developer met the water policy when Spring Creek Plat A AMD was recorded.

We recommend that approval of the proposed development be approved.





DEVELOPMENT

RIVER MEADOWS SENIOR LIVING PHASE 4

134 EAST RED PINE DRIVE
ALPINE CITY, UTAH COUNTY, UTAH

DEVELOPER

AUTUMN MOUNTAIN, LLC

11038 N HIGHLAND BLVD.
HIGHLAND, UT 84003
(801) 756-7303

SCALE: 1"= 20'

Berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
ACTION		DATE	
FINAL		01/26/2015	

PROJECT

RIVER MEADOWS SENIOR LIVING PHASE 4

DESCRIPTION

CONSTRUCTION DRAWINGS

OVERALL UTILITY PLAN

SHEET NAME	SHEET NUMBER
UTILITY	C2



PLANT LEGEND

QUANTITY	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
2	RP	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2" CAL	30' O.C.
ORNAMENTAL TREES					
14	CA	POPULUS TREMULA 'ERECTA'	COLUMNAR ASPEN	2" CAL	AS SHOWN
2	CP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL	AS SHOWN
4	PFC	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	2" CAL	AS SHOWN
2	SSC	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	AS SHOWN
MEDIUM AND LARGE SHRUBS					
20	DWBB	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GAL	5' O.C.
20	EGE	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	5 GAL	3' O.C.
10	DWMP	PINUS MUGO MUGUS	DWARF MUGO PINE	3 GAL	5' O.C.
16	OLL	PRUNUS LAUROCESTRASUS	OTTO LUYKEN LAUREL	3 GAL	3' O.C.
16	DWEC	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY	5 GAL	4' O.C.
22	LP	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	1 GAL	3' O.C.
GROUNDCOVERS AND LAWN					
	LAWN		LAWN (SOD)	(SOD)	N.A.

PLANT NOTES

- 1) ALL PLANTER BEDS TO BE MULCHED TO A MINIMUM 2" DEPTH.
- 2) AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED IN ALL LAWN AND SHRUB BED AREAS.
- 3) 6" CONCRETE MOW STRIP TO BE INSTALLED AT PLANTER BEDS AS SHOWN.

DEVELOPMENT

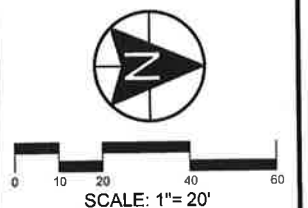
RIVER MEADOWS SENIOR LIVING PHASE 4

134 EAST RED PINE DRIVE
ALPINE CITY, UTAH COUNTY, UTAH

DEVELOPER

AUTUMN MOUNTAIN, LLC

11038 N HIGHLAND BLVD.
HIGHLAND, UT 84003
(801) 756-7303



Berg

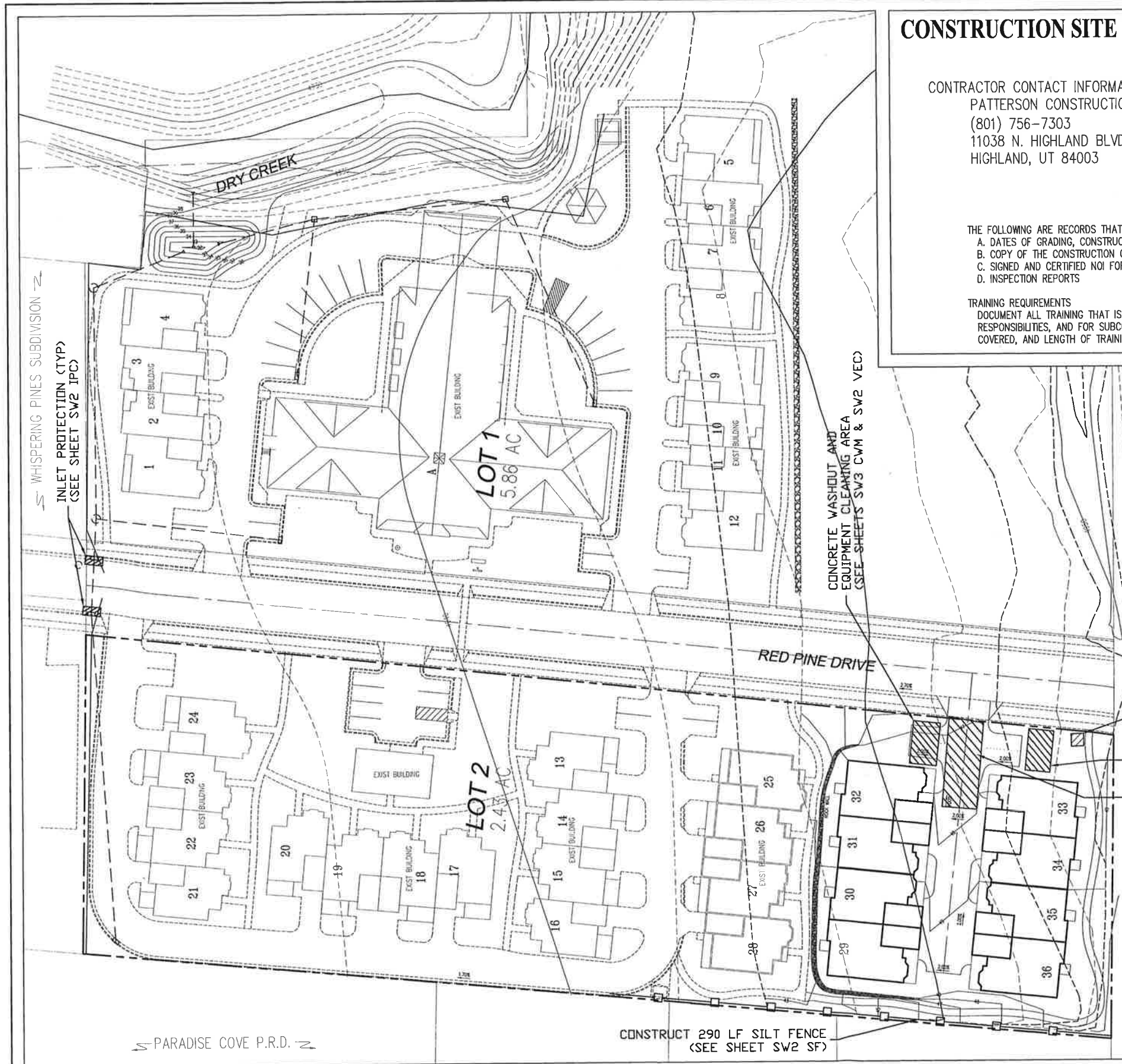
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
ACTION			DATE
FINAL			01/26/2015

RIVER MEADOWS SENIOR LIVING PHASE 4

CONSTRUCTION DRAWINGS LANDSCAPE PLAN

SHEET NAME: LANDSCAPE SHEET NUMBER: C4



CONSTRUCTION SITE SWPPP

CONTRACTOR CONTACT INFORMATION:
PATTERSON CONSTRUCTION
(801) 756-7303
11038 N. HIGHLAND BLVD
HIGHLAND, UT 84003

- THIS PLAN CONSISTS OF THE FOLLOWING ELEMENTS (SEE LOCATIONS ON PLAN AND ATTACHED DETAILS):
- A. BMP INSPECTION AND MAINTENANCE
 - B. CONTAMINATED OR ERODIBLE SURFACE AREAS
 - C. CONCRETE WASTE MANAGEMENT
 - D. DUST CONTROLS
 - E. PORTABLE TOILETS
 - F. SPILL CLEANUP
 - G. VEHICLE AND EQUIPMENT CLEANING
 - H. GRADING PRACTICES
 - I. WASTE DISPOSAL
 - J. PROVIDE TEMPORARY INLET PROTECTION
 - K. STABILIZE CONSTRUCTION ENTRANCE AND WASH AREA
 - L. MATERIALS STORAGE
 - M. SILT FENCE
 - N. HAZARDOUS WASTE MANAGEMENT

- THE FOLLOWING ARE RECORDS THAT SHOULD BE KEPT ONSITE FOR INSPECTORS TO REVIEW
- A. DATES OF GRADING, CONSTRUCTION ACTIVITY, AND STABILIZATION
 - B. COPY OF THE CONSTRUCTION GENERAL PERMIT
 - C. SIGNED AND CERTIFIED NOI FORM OR PERMIT APPLICATION FORM
 - D. INSPECTION REPORTS

TRAINING REQUIREMENTS
DOCUMENT ALL TRAINING THAT IS CONDUCTED FOR STAFF, FOR THOSE WITH SPECIFIC STORMWATER RESPONSIBILITIES, AND FOR SUBCONTRACTORS. INCLUDE DATES, NUMBER OF ATTENDEES, SUBJECTS COVERED, AND LENGTH OF TRAINING

POTENTIAL SOURCES OF POLLUTION

- 1. SEDIMENT FROM DISTURBED AREAS
- 2. CONCRETE WASHOUT AREA
- 3. TRASH / WASTE / DEBRIS
- 4. VEHICLE GREASE / OIL

DEVELOPMENT

RIVER MEADOWS SENIOR LIVING PHASE 4

134 EAST RED PINE DRIVE
ALPINE CITY, UTAH COUNTY, UTAH

DEVELOPER

AUTUMN MOUNTAIN, LLC

11038 N HIGHLAND BLVD.
HIGHLAND, UT 84003
(801) 756-7303

North arrow pointing up.

Scale bar: 0 15 30 60 90

SCALE: 1"= 30'

Berg

CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION		DATE	
FINAL		01/26/2015	


PROJECT

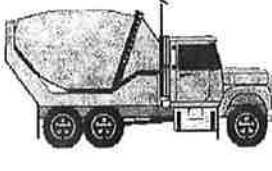
RIVER MEADOWS SENIOR LIVING PHASE 4


DESCRIPTION


STORMWATER POLLUTION PREVENTION PLAN

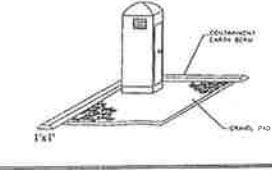
SHEET NAME	SHEET NUMBER
SWPPP	SW1

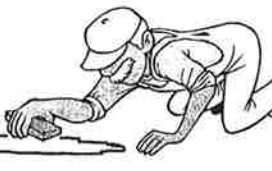
BMP: BMP Inspection and Maintenance		BMPIM
	<p>APPLICATIONS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Manufacturing <input type="checkbox"/> Material Handling <input type="checkbox"/> Vehicle Maintenance <input type="checkbox"/> Construction <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Highway <input type="checkbox"/> Waste Containment <input type="checkbox"/> Housekeeping Practices 	
<p>DESCRIPTION: Inspect and maintain all structural BMPs (both existing and new) on a routine basis to remove sediments from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.</p> <p>APPROACH: Regular maintenance of all structural BMPs is necessary to ensure their proper functionality.</p> <ul style="list-style-type: none"> ➤ Annual inspections ➤ Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading ➤ Clean structural BMPs in high pollutant areas just before the wet season to remove sediments or debris accumulated during the summer and fall ➤ Keep accurate logs of what structures were maintained and when they were maintained. Record the amount of waste collected. <p>LIMITATIONS: ➤ Availability of trained staff</p>	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oxygen Demanding Substances <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Bacteria & Viruses <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Staffing <input type="checkbox"/> Training <input type="checkbox"/> Administrative <p>High Medium Low</p>	

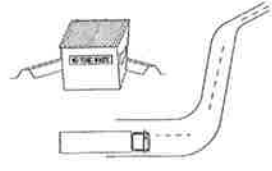
BMP: Concrete Waste Management		CWM
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.</p> <p>APPLICATIONS: This technique is applicable to all types of sites.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> ➤ Store dry and wet materials under cover, away from drainage areas. ➤ Avoid mixing excess amounts of fresh concrete or cement on site. ➤ Perform washout of concrete trucks at site or in designated areas only. ➤ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. ➤ Do not allow excess concrete to be dumped on site, except in designated areas. ➤ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.) ➤ Train employees and subcontractors in proper concrete waste management. <p>LIMITATIONS: ➤ Off-site washout of concrete wastes may not always be possible.</p> <p>MAINTENANCE: ➤ Inspect subcontractors to ensure that concrete wastes are being properly managed.</p> <p>➤ If using a temporary pit, dispose hardened concrete on a regular basis.</p>	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	


BMP: Dust Controls		DC
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.</p> <p>APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> ➤ Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. ➤ Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. ➤ Water may be sprayed on the ground surface to maintain dry soil, making it less susceptible to wind erosion. <p>LIMITATIONS: ➤ Street sweeping is labor and equipment intensive and may not be effective for all pollutants. ➤ Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; excessive amounts of water are used, it may run off, carrying soil with it. <p>MAINTENANCE: If excess water results from water spraying, dust contaminated water should not be allowed to run off site. Areas may need to be reseeded to keep dust from spreading.</p> </p>	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	

BMP: Contaminated or Erodible Surface Areas		CESA
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from contaminated or erodible surface areas by leaving as much vegetation on-site as possible, minimizing soil exposure time, stabilizing exposed soils, and preventing storm water runoff and runoff.</p> <p>APPLICATION: This BMP addresses soils which are not so contaminated as to exceed criteria but the soil is eroding and carrying pollutants off in the storm water.</p> <p>INSTALLATION/APPLICATION CRITERIA: Contaminated or erodible surface areas can be controlled by:</p> <ul style="list-style-type: none"> ➤ Preservation of natural vegetation ➤ Re-vegetation ➤ Chemical stabilization ➤ Removal of contaminated soils ➤ Geosynthetic <p>LIMITATIONS: Disadvantages of preserving natural vegetation or re-vegetating include:</p> <ul style="list-style-type: none"> ➤ Requires substantial planning to preserve and maintain the existing vegetation. ➤ May not be cost-effective with high land costs. ➤ Lack of rainfall and/or poor soils may limit the success of re-vegetated areas. <p>Disadvantages of chemical stabilization include:</p> <ul style="list-style-type: none"> ➤ Creation of impervious surfaces ➤ May cause harmful effects on water quality. ➤ Is usually more expensive than vegetative cover. <p>MAINTENANCE: Maintenance should be minimal, except possibly if irrigation of vegetation is necessary.</p>	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	

BMP: Portable Toilets		PT
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Temporary on-site sanitary facilities for construction personnel.</p> <p>APPLICATION: All sites with no permanent sanitary facilities or where permanent facility is too far from activities.</p> <p>INSTALLATION/APPLICATION CRITERIA:</p> <ul style="list-style-type: none"> ➤ Locate portable toilets in convenient locations throughout the site. ➤ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel. ➤ Construct earth berm perimeter (See Earth Berm Barrier Information Sheet). ➤ Control for soil protection logic. ➤ Slope toilets to prevent them from tipping. <p>LIMITATIONS: No limitations.</p> <p>MAINTENANCE: ➤ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection. ➤ Regular waste collection should be arranged with licensed service. ➤ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval. </p>	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	

BMP: Spill Clean-Up		SCU
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.</p> <p>APPLICATION: All sites</p> <p>GENERAL:</p> <ul style="list-style-type: none"> ➤ Store controlled materials within a storage area. ➤ Educate personnel on prevention and clean up techniques. ➤ Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response. ➤ Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers. <p>METHODS:</p> <ul style="list-style-type: none"> ➤ Clean-up spills/leaks immediately and remediate cause. ➤ Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIALS. ➤ Use bags or absorbent material for clean-up. Excavate contaminated soils. ➤ Dispose of clean-up material and soil as hazardous waste. ➤ Document cleanup with date, location, substance, volume, actions taken and other pertinent data. ➤ Contact local Fire Department and State Division of Environmental Response and Remediation (Phone 4801-536-4100) for any spill of reportable quantity. 	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	

BMP: Waste Disposal		WD
	<p>OBJECTIVES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Housekeeping Practices <input type="checkbox"/> Contain Waste <input type="checkbox"/> Minimize Disturbed Areas <input type="checkbox"/> Stabilize Disturbed Areas <input type="checkbox"/> Protect Slopes/Channels <input type="checkbox"/> Control Site Perimeter <input type="checkbox"/> Control Internal Erosion 	
<p>DESCRIPTION: Controlled storage and disposal of solid waste generated by construction activities.</p> <p>APPLICATION: All construction sites.</p> <p>INSTALLATION:</p> <ul style="list-style-type: none"> ➤ Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas. ➤ Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown soil. ➤ Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly. ➤ Ensure all on-site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. oil, toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste). ➤ Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Portopolly service in waste management activities. <p>LIMITATIONS: ➤ On-site personnel are responsible for correct disposal of waste.</p> <p>MAINTENANCE:</p> <ul style="list-style-type: none"> ➤ Discuss waste management procedures at progress meetings. ➤ Collect site trash daily and deposit in covered containers at designated collection areas. ➤ Check containers for leakage or inadequate covers and replace as needed. ➤ Randomly check disposed materials for any unauthorized waste (e.g. toxic materials). ➤ During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain). 	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Other Waste <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <p>High Medium Low</p>	

BMP: Catch Basin Cleaning		CBC
	<p>PROGRAM ELEMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Development <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Activities <input type="checkbox"/> Industrial Activities <input type="checkbox"/> Municipal Facilities <input type="checkbox"/> Illegal Discharges 	
<p>DESCRIPTION: Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basin's sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.</p> <p>APPROACH: Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:</p> <ul style="list-style-type: none"> ➤ All local annual inspections ➤ Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading. ➤ Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer. ➤ Keep accurate logs of the number of catch basins cleaned. ➤ Record the amount of waste collected. <p>LIMITATIONS: There are no major limitations to this best management practice.</p> <p>MAINTENANCE: Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:</p> <ul style="list-style-type: none"> ➤ Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a functioning of catch basins and inlets. ➤ Keep logs of the number of catch basins cleaned. ➤ Record the amount of waste collected. 	<p>TARGETED POLLUTANTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Sediment <input type="checkbox"/> Nutrients <input type="checkbox"/> Heavy Metals <input type="checkbox"/> Toxic Materials <input type="checkbox"/> Oxygen Demanding Substances <input type="checkbox"/> Oil & Grease <input type="checkbox"/> Flammable Materials <input type="checkbox"/> Bacteria & Viruses <p>IMPACT</p> <ul style="list-style-type: none"> <input type="checkbox"/> High Impact <input type="checkbox"/> Medium Impact <input type="checkbox"/> Low or Unknown Impact <p>IMPLEMENTATION REQUIREMENTS</p> <ul style="list-style-type: none"> <input type="checkbox"/> Capital Costs <input type="checkbox"/> O&M Costs <input type="checkbox"/> Maintenance <input type="checkbox"/> Training <input type="checkbox"/> Administrative <p>High Medium Low</p>	

DEVELOPMENT	
<h1>RIVER MEADOWS SENIOR LIVING PHASE 4</h1> <p>134 EAST RED PINE DRIVE ALPINE CITY, UTAH COUNTY, UTAH</p>	
DEVELOPER	
<h2>AUTUMN MOUNTAIN, LLC</h2> <p>11036 N HIGHLAND BLVD. HIGHLAND, UT 84003 (801) 756-7303</p>	
PROJECT STATUS	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
ACTION	
FINAL	01/26/2015
PROJECT	
<h1>RIVER MEADOWS SENIOR LIVING PHASE 4</h1>	
DESCRIPTION	
<h2>STORMWATER POLLUTION PREVENTION PLAN</h2>	
SHEET NAME	SHEET NUMBER
SWPPP	SW3

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Dominion Insurance Building Site Plan

FOR CONSIDERATION ON: 17 March 2015

PETITIONER: Lawrence Hilton

**ACTION REQUESTED BY PETITIONER: Make Recommendation of
Approval to City Council**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.7 (Business/Commercial)
Article 3.11 (Gateway Historic)
Article 3.24 (Off-Street Parking)**

PETITION IN COMPLIANCE WITH ORDINANCE: No

BACKGROUND INFORMATION:

The proposed Dominion Insurance office building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 3,938 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The applicant has proposed two alternatives for the building. Option 1 plans show 4 levels (including basement) at a total square footage of 14,117 sf and option 2 shows 3 levels (including basement) at a total square footage of 10,856 sf.

Both options propose to include office space (Dominion Insurance, Precious Metal Exchange Service call “Namx” and additional tenants), dining space and/or living space.

STAFF RECOMMENDATIONS:

The Planning and Zoning Department recommends that the proposed site plan be denied until the following items are addressed:

- **The parking requirement is met.**
- **Trash storage be designated.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**

Whichever option is chosen, the Engineering Department recommends that approval of the proposed site plan be recommended for approval provided the following items are addressed:

- **A grading and drainage plan is provided for the drive-through showing no conflicts with the existing storm drainage system**
- **The water policy be met**
- **A bond be provided for the drive-through roadway improvements.**



Date: March 13, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Dominion Insurance Building Site Plan
341 South Main Street**

Background

The proposed Dominion Insurance office building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 3,938 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The applicant has proposed two alternatives for the building. Option 1 plans show 4 levels (including basement) at a total square footage of 14,117 sf and option 2 shows 3 levels (including basement) at a total square footage of 10,856 sf.

Both options propose to include office space (Dominion Insurance, Precious Metal Exchange Service call "Namx" and additional tenants), dining space and/or living space.

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)

The setbacks have been designated for the Planned Commercial Development. The recorded plat shows a 20' setback from the property to the north and a 24' setback from Main Street. These setbacks should be upheld. The applicant is showing a slightly smaller building footprint from the 3,938 building footprint that is on the recorded plat.

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

The recorded plat designates 21 parking stalls for Lot B. The off-street parking requirements for office, dining, and living are as follows:

Office - Four (4) spaces per 1,000 sf
Dining - One (1) space for every four (4) seats
Single-unit Dwelling - Two (2) parking spaces

Option 1 shows eight (8) underground parking stalls which would make the total parking stalls available for the building twenty seven (29). The applicant requests that two (2) spaces be used for the third floor living space, twenty seven (27) stalls be used by the first and second floors during business hours and the same spaces be used for the third floor restaurant on evenings and weekends. The applicant also requests that take-out and walk-up food service be allowed during business hours. This service will only be provided to drive-through customers and pedestrians approaching the north side patio. The applicant asks that the basement square footage not be included in the calculation and they would put a deed restriction on the building that would make the basement uninhabitable.

A concept of shared parking is not mentioned in the ordinance. An exception or ordinance amendment would need to occur for this shared parking proposal to be approved. If the current ordinance as written without exceptions is applied, total square footage is used to calculate the parking requirement. The square footage of the office space would require thirty one (31) spaces. If the basement square footage were excluded, twenty seven (27) spaces would be required. Two (2) spaces are required for the living space. That makes a total of twenty nine (29) parking spaces. However, there would be no extra parking spaces left for the dining area and I am not able to calculate a required number of parking stalls because the applicant has not specified a number of seats for the dining space. Another issue is that the underground parking stalls do not meet the 9' stall width that is required. Unless an exception or ordinance amendment was granted for shared parking, the parking requirement cannot be met.

Option 2 does not include underground parking so twenty one (21) parking stalls would be available to use. Based on the total square footage of the office space, thirty six (36) parking stalls would be required. If the basement square footage were excluded, twenty one (21) spaces would be required. This would require a recommendation from the Planning Commission and approval from the City Council. The applicant asks that the basement square footage not be included in the calculation and they would put a deed restriction on the building that would make the basement uninhabitable. If the 1,917 sf of designated space on the 2nd floor were used for living space, two (2) more parking stalls would be required. The calculation for parking stalls cannot be done for a potential dining use because a number of seats has not been provided. Either way, additional parking spaces would be required on top of the twenty one (21) spaces that would be required for the office space after a potential exception granted.

Special Provisions (Section 3.7.8)

- Trash Storage - The applicant has not designated a spot for trash storage.
- Height of Building - The maximum height requirement of the building is no more than thirty four (34) feet. The height of option 1 is 34 feet (no including the ramped area to the proposed underground parking garage) and the height of option 2 is 23 feet or 29 feet depending on the type of roof.
- Landscaping - A landscaping plan has been provided. The types of plants have been specified. It is understood that the area not within the building pad or area designated for parking will be landscaped. This should be in accordance with the approved PCD plat.
- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.


RECOMMENDATION

The Planning and Zoning Department recommends that the proposed site plan be denied until the following items are addressed:

- **The parking requirement is met.**
- **Trash storage be designated.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: March 12, 2015

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

Subject: **Dominion Insurance Site Plan Review**
1 Building, Lot B of Alpine Olde Towne Center

ENGINEERING REVIEW

This is the engineering review for the proposed Dominion Insurance Building Site Plan. A separate Planning Review will also be completed. The building is proposed to be built on Lot B of the Alpine Olde Towne Center Planned Commercial Development. The parking lot and lighting for the parking have already been approved and built as part of the mentioned development. All utilities exist and are stubbed to the property. The only thing left to be built is the drive through access as shown in the proposal and on the plat.

Two options were submitted for the site plan. One option shows the building with underground parking. In order to access the underground parking the drive through section of road would have to dip down on the north side of the lot. Due to the location of an existing storm drain that runs along the north easterly side of the lot, we do not believe elevations of the roadway to an underground parking area would work without re-routing the storm drain.

The other option shows no underground parking and therefore there is no concern of conflicts with the existing storm drain.

Both options do not show elevations for grading of the drive through. The developer is waiting for a recommendation from the Planning Commission regarding which option is preferred before they complete the drive through design and provide elevations. No matter which option is chosen, a grading and drainage plan for the construction of the drive through would be required and could be provided prior to Final Approval from the City Council.

ENGINEERING RECOMMENDATION

Whichever option is chosen, we recommend that approval of the proposed site plan be recommended provided the following items are addressed:

- **A grading and drainage plan is provided for the drive through showing no conflicts with the existing storm drainage system**
- **The water policy to be met**
- **A bond be provided for the drive through roadway improvements**



DOMINION
I N S U R A N C E
where the answers are

RECEIVED MAR 03 2015

March 3, 2015

Jason Bond
City Planner
20 North Main Street
Alpine, Utah 84004

Re: Request for Project Approval
Alpine Olde Towne Centre
341 South Main Street

Dear Jason:

It was a pleasure meeting with you and your colleagues on the Design Review Committee yesterday. As we discussed, please find attached our completed site plan application together three (3) D size and ten (10) 11" x 17" copies of the following documents:

1. Recorded commercial development site plan;
2. Architectural site plan;
3. Floor plans; and
4. Schematic elevations.

Also provided with this letter is an electronic copy of the attached documents. No later than March 11, 2015, we intend to supplement our filing further with a landscaping plan, as well as more detailed color elevation renderings.

As you will note the plan provides for twenty-nine (29) off-street parking spaces for the project. Pursuant to Ord. No. 2010-19 (11/09/10) Art. 3.24.3 - 3.24.4, we respectfully request that those spaces be allocated as follows:

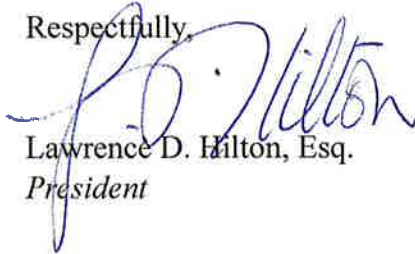
1. Two (2) spaces to the third floor residence;
2. Twenty-seven (27) spaces to the first and second floors during business hours;
3. Twenty-seven (27) spaces to the third floor restaurant on evenings and weekends; and
4. Zero (0) spaces to the basement.

We make this request based upon the third floor restaurant hours of operation being restricted to evenings and weekends, while the commercial activities planned for the first and second floors would be conducted during regular business hours. We also request that take-out and walk-up

food service be allowed during business hours as well. This service will only be provided to drive-through customers and pedestrians approaching the north-side patio. Neither of these groups would require parking. The basement, likewise, will not require any parking in that it is not designed for sustained human occupancy.

Thank you for your assistance and consideration. If you require anything in the meantime, please do not hesitate to contact us.

Respectfully,

A handwritten signature in blue ink, appearing to read "L. D. Hilton". The signature is fluid and cursive, with a large initial "L" and "H".

Lawrence D. Hilton, Esq.
President



Site Plan Application

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

Contact Information

RECEIVED MAR 03 2015

Applicant Dominion Insurance Services, Inc.

Address 270 N. Main, Suite A **City** Alpine **State** Utah **Zip** 84004

Phone (888) 313-9977 **Fax** (801) 492-4101 **Email** larry@dominioninsurance.com

Engineer/Architect Curtis Miner Architecture

Address 233 S. Pleasant Grove Blvd., #105 **City** Pleasant Grove **State** Utah **Zip** 84062

Phone (801) 769-3000 **Fax** (801) 769-3001 **Email** chrish@cmautah.com

Representative Lawrence D. Hilton, Esq.

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

Address Same as above. **City** _____ **State** _____ **Zip** _____

Phone (801) 367-0067 **Fax** _____ **Email** ldhilton@gmail.com

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

Project Information

Name of Project Dominion Insurance Office Building

Project Address 341 South Main Street **Current Use** Vacant Lott

Project Size (in acres) 0.10 **Current Zoning** Commercial

Source of Water Rights

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

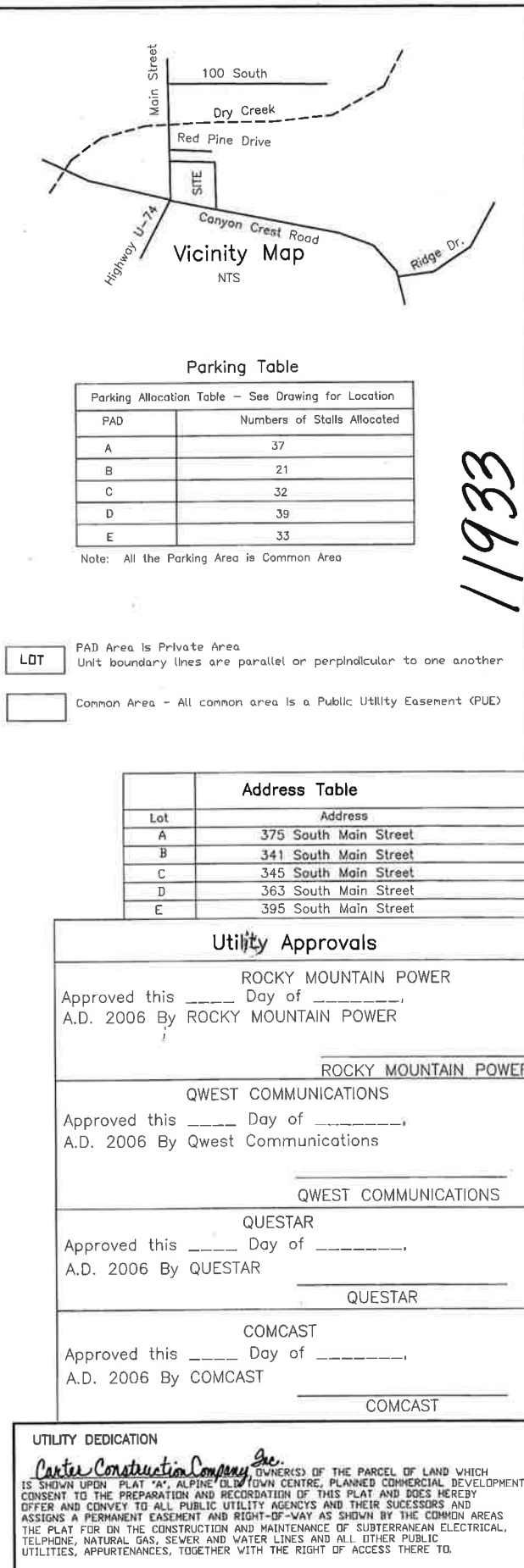
Other Water Rights: Source _____ # of Acreage Feet _____

☐ Requesting Cash in lieu of Water Rights Option

Site Plan Fee Commercial **Amount Paid** \$250 **Date Paid** 3 Mar 2015

(Actual cost of City Engineer's review + \$150.00 [\$250.00 for commercial site plans])

Applicant Signature [Signature] **Date** 3 Mar 2015



SURVEYOR'S CERTIFICATE


I, K. EDWARD GIFFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 162675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION:

Parcel 1
 Commencing at a point located S 0°02'38" E 592.875 feet along the Section Line and West 878.878 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 3°07' W 460.505 feet along the west boundary of Phase 1, Paradise Cove Planned Residential Development; thence along the boundary of Canyon Crest Road as follows: N 66°26'30" W 279.983 feet, N 48°56'48" W 24.318 feet, N 66°20'38" W 100.68 feet, along the arc of a 49.00 foot radius curve to the right 61.499' (chord bears N 12°33'59" W 57.541 feet); thence along Main Street boundary as follows: along the arc of a 180.50 foot radius curve to the right 16.526 feet (chord bears N 22°57'20" E 16.52); N 25°34'42" E 16.25 feet, N 31°08'22" E 10.94 feet, N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 311.495 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 3.2233 acres

Parcel 2 - Less and Excepting from Parcel 1, This Parcel to be added to the Plat Open Space by separate deed

Commencing at a point located S 0°02'38" E 565.386 feet along the Section Line and West 1183.758 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 0°40'22" W 50.185 feet; thence S 20°24'22" W 63.86 feet; thence S 23°38'22" W 70.50 feet; thence S 31°08'32" W 57.277 feet; N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 3.358 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 0.0403 acres


 K. Edward Gifford

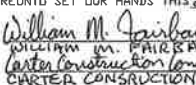
9-20-06
 Date

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THIS PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HERE ON AS

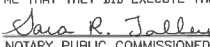
PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT

LOCATED ON SAID TRACT OF LAND HAVE CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP CONSISTING OF 1 SHEET TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 20th DAY OF SEPTEMBER, A.D. 2006


 William M. Fairbanks V.P.
 Carter Construction Company, Inc.
 CARTER CONSTRUCTION CO., INC.

STATE OF UTAH }
 COUNTY OF UTAH } S.S.
 ON THIS 20th DAY OF SEPT, A.D. 2006 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

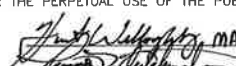
MY COMMISSION EXPIRES 4-11-09
567 N 1030 E
PLEASANT GROVE, UT 84062
 NOTARY ADDRESS


ACKNOWLEDGEMENT

 A NOTARY PUBLIC COMMISSIONED IN UTAH
SARA R. TALLEY
 PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH,

APPROVES THIS PLANNED COMMERCIAL DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 9th DAY OF May, A.D. 2006



 Approved _____
 Engineer
 (See Seal Below)


 Attest _____
 Clerk-Recorder
 (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF May, A.D. 2006, BY THE ALPINE CITY PLANNING COMMISSION

 Director--Secretary


 Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 11th Day of Oct, A.D. 2006

City Attorney Deeann Tarran

RECEIVED MAR 03 2015

ALPINE OLDE TOWNE CENTRE

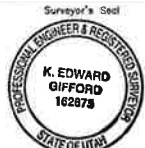
PLANNED COMMERCIAL DEVELOPMENT

SCALE 1" = 40'


PLAT "A"

UTAH COUNTY, UTAH


ALPINE,




Public Seal

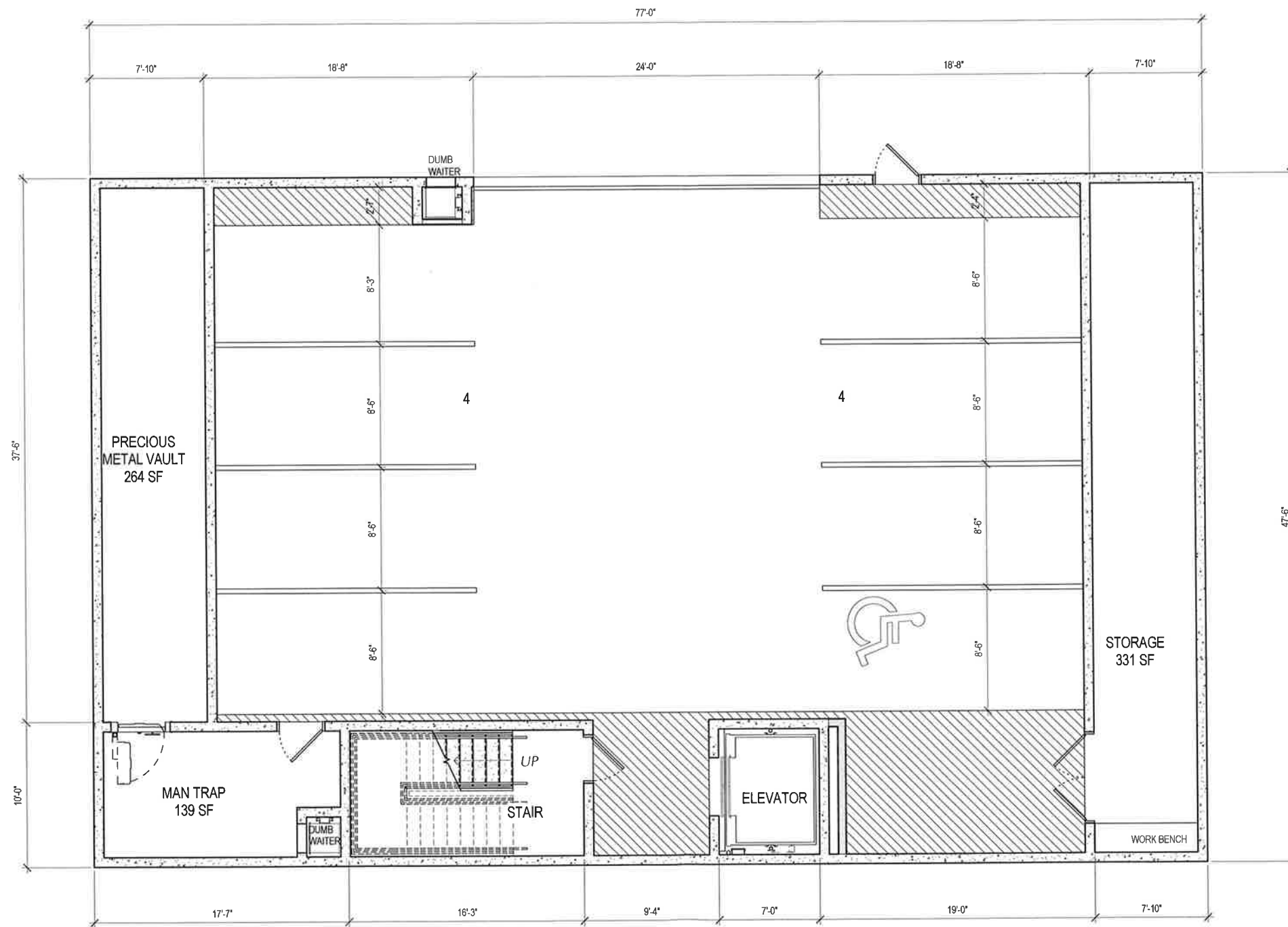


City Engineer's Seal



Clerk-Recorder Seal





PARKING FLOOR PLAN - 3,657 SF
SCALE: 1/4" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
PARKING FLOOR PLAN

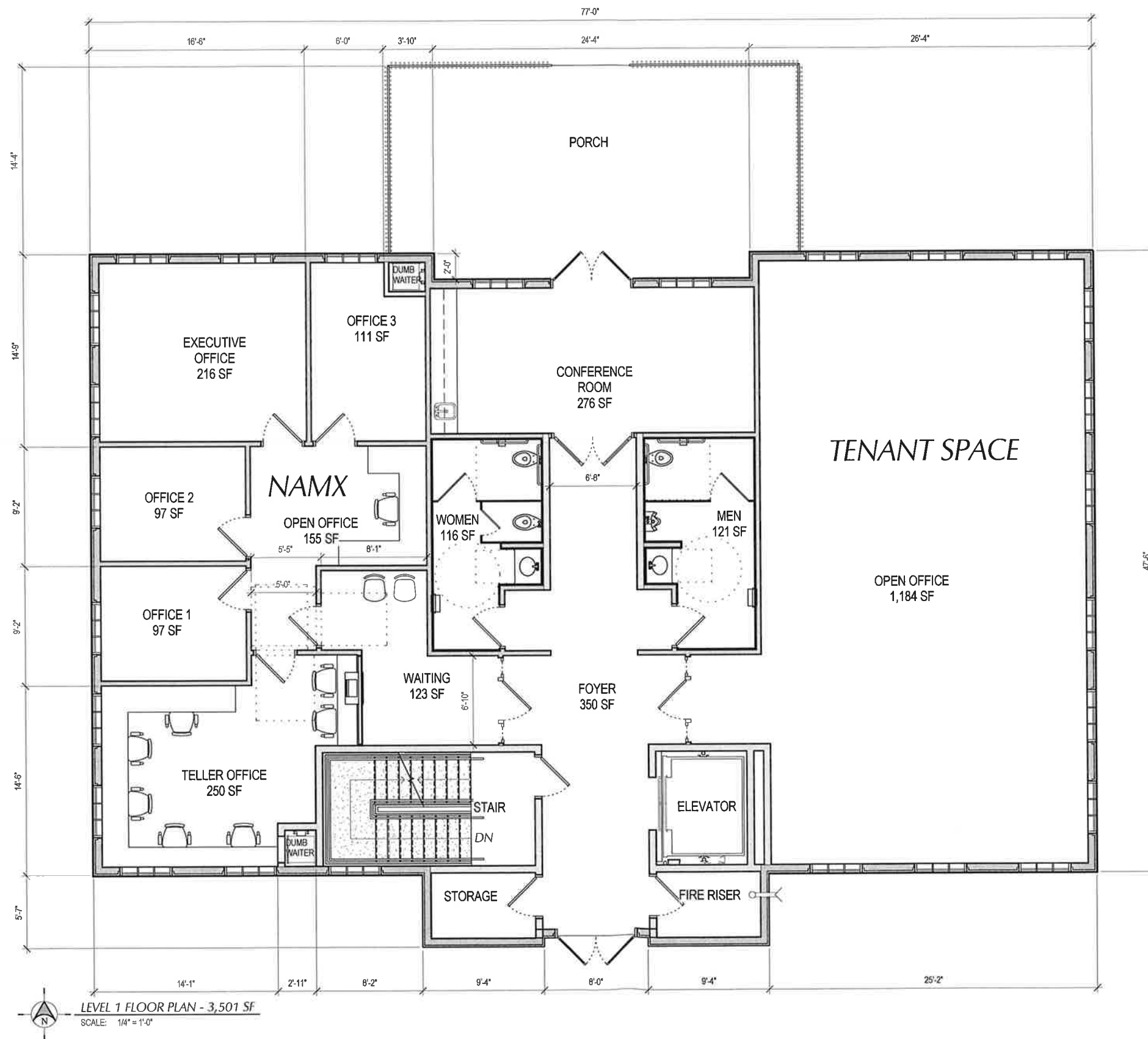
SOUTH MAIN STREET

03 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

S:\CMA Jobs\2015\15-009 Hilton Office\11 Rev\HILTON OFFICE BUILDING 2015-02-05.rvt
3/3/2015 1:12:06 PM



DOMINION INSURANCE
OFFICE BUILDING
LEVEL 1 FLOOR PLAN

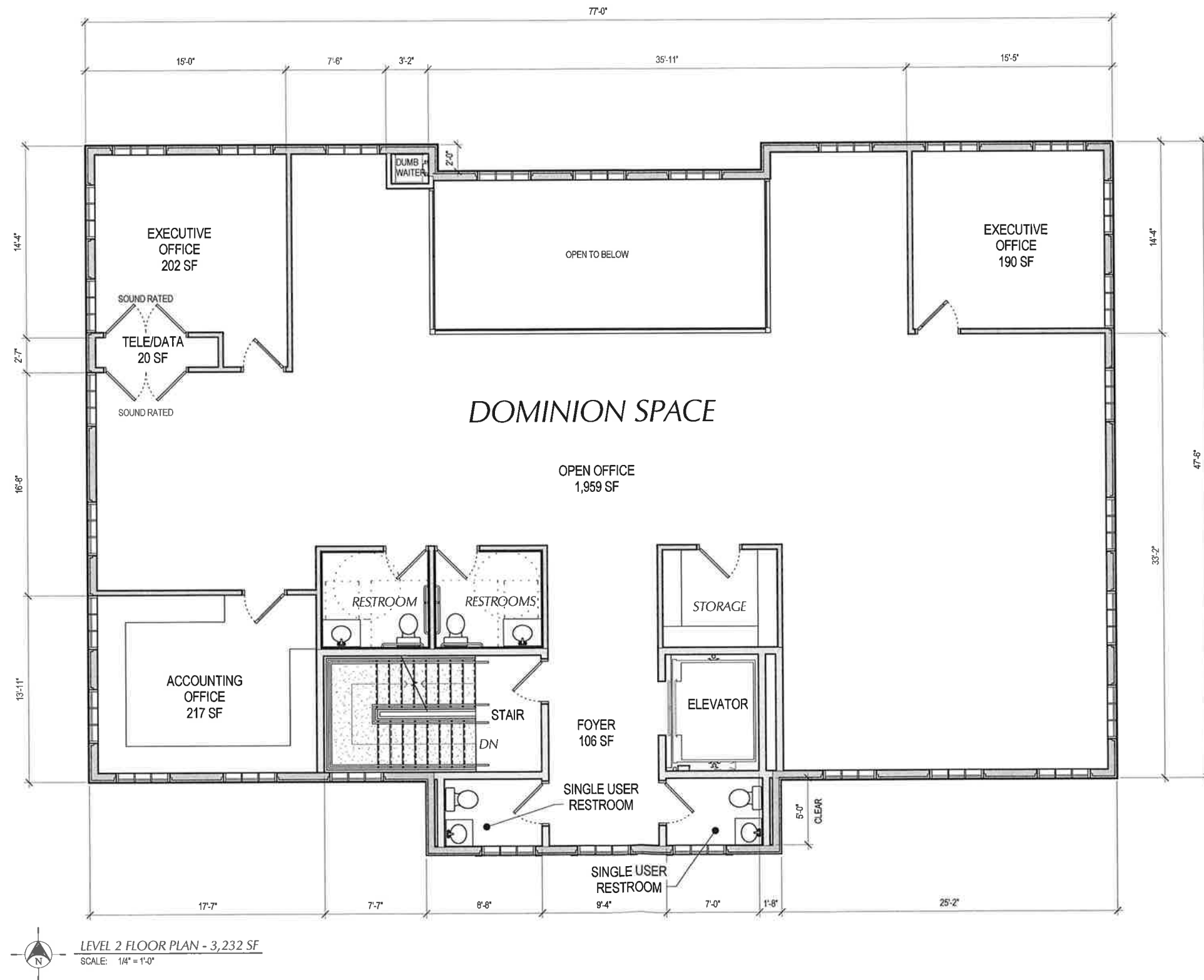
SOUTH MAIN STREET

03 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

S:\CMA Jobs\2015\15-009 Hilton Office\11 Rev\HILTON OFFICE BUILDING 2015-02-05.rvt
3/3/2015 1:12:07 PM



DOMINION INSURANCE
OFFICE BUILDING
LEVEL 2 FLOOR PLAN

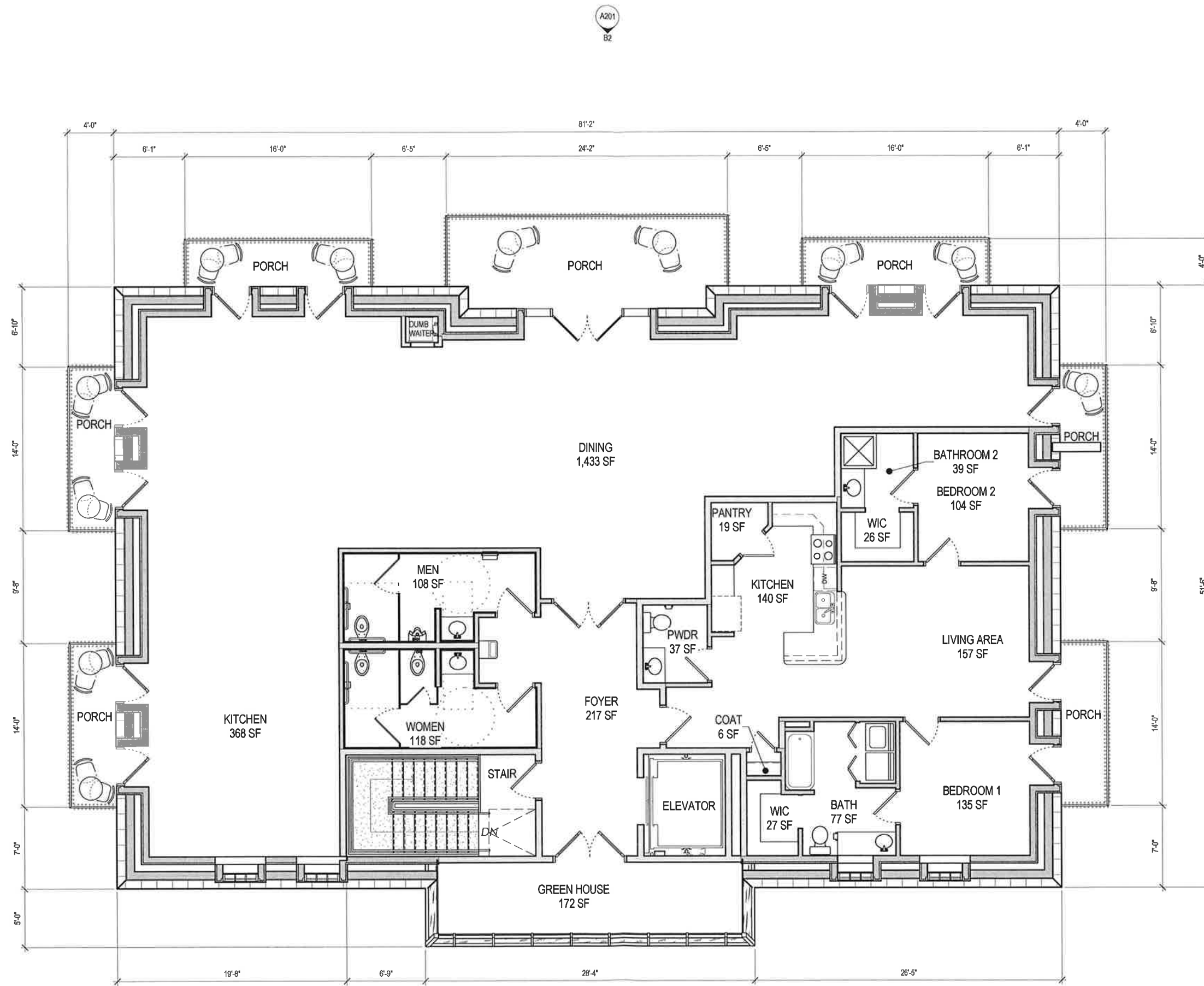
SOUTH MAIN STREET

03 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cm@cmarch.com

S:\CMA Jobs\2015\1515-009 Hilton Office\11 Rev\HILTON OFFICE BUILDING 2015-02-05.rvt
3/3/2015 1:12:10 PM



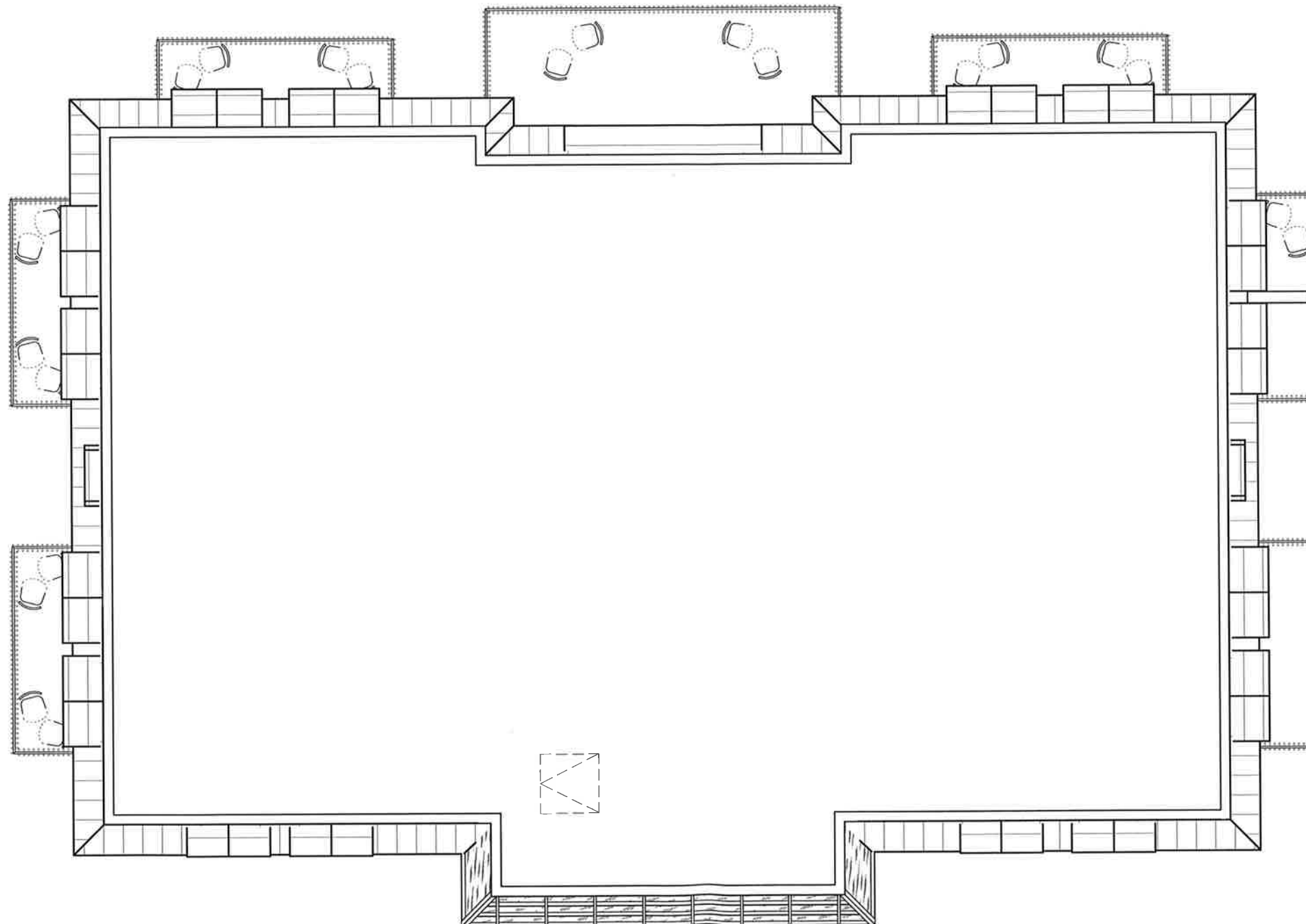
DOMINION INSURANCE
OFFICE BUILDING
LEVEL 3 FLOOR PLAN

SOUTH MAIN STREET

03 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



ROOF PLAN
SCALE: 1/4" = 1'-0"

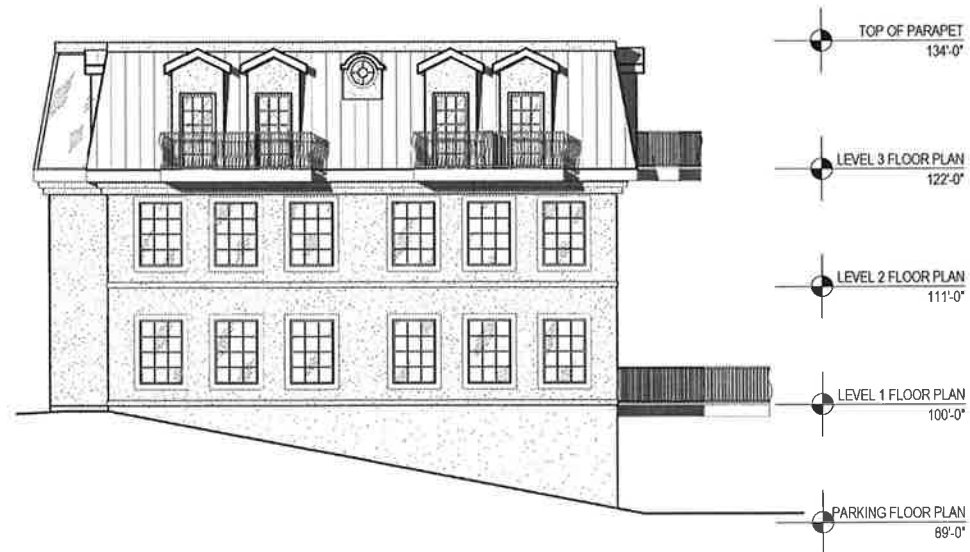
DOMINION INSURANCE
OFFICE BUILDING
ROOF PLAN

SOUTH MAIN STREET

03 MARCH 2015



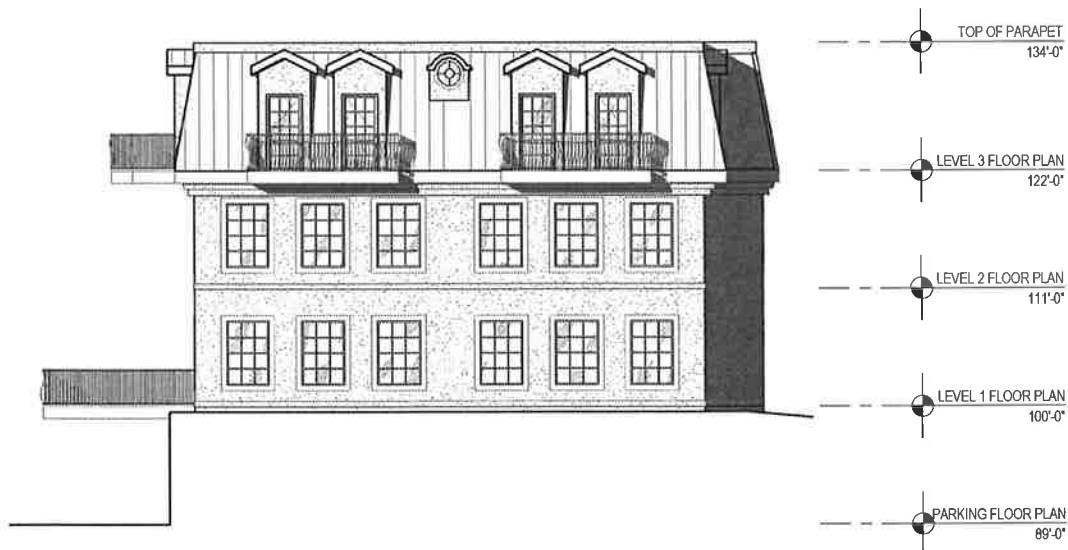
CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



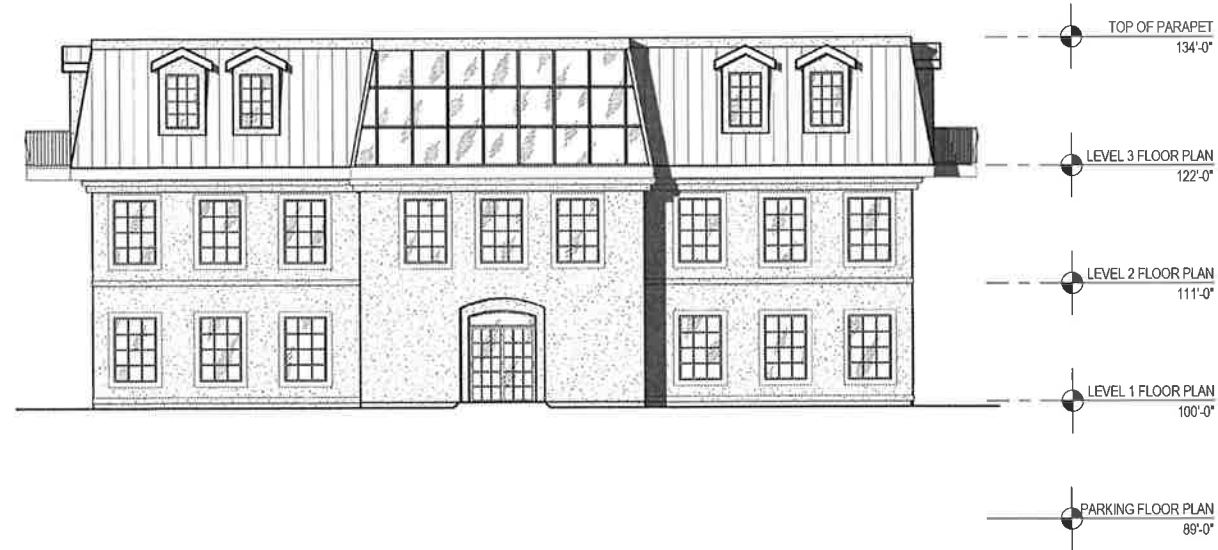
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



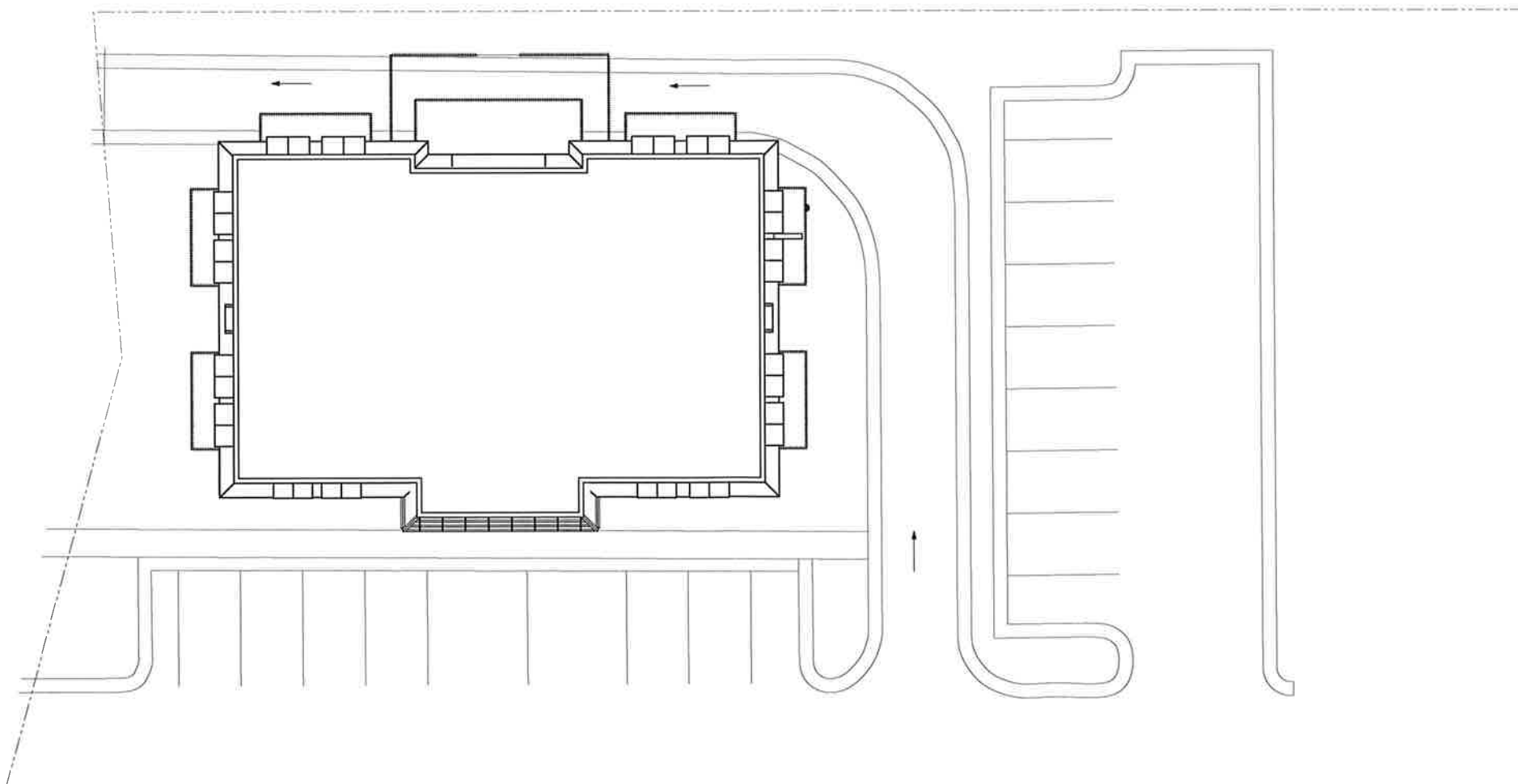
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
EXTERIOR ELEVATIONS
SOUTH MAIN STREET

03 MARCH 2015

CMA
CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

DOMINION INSURANCE
OFFICE BUILDING
ARCHITECTURAL SITE PLAN

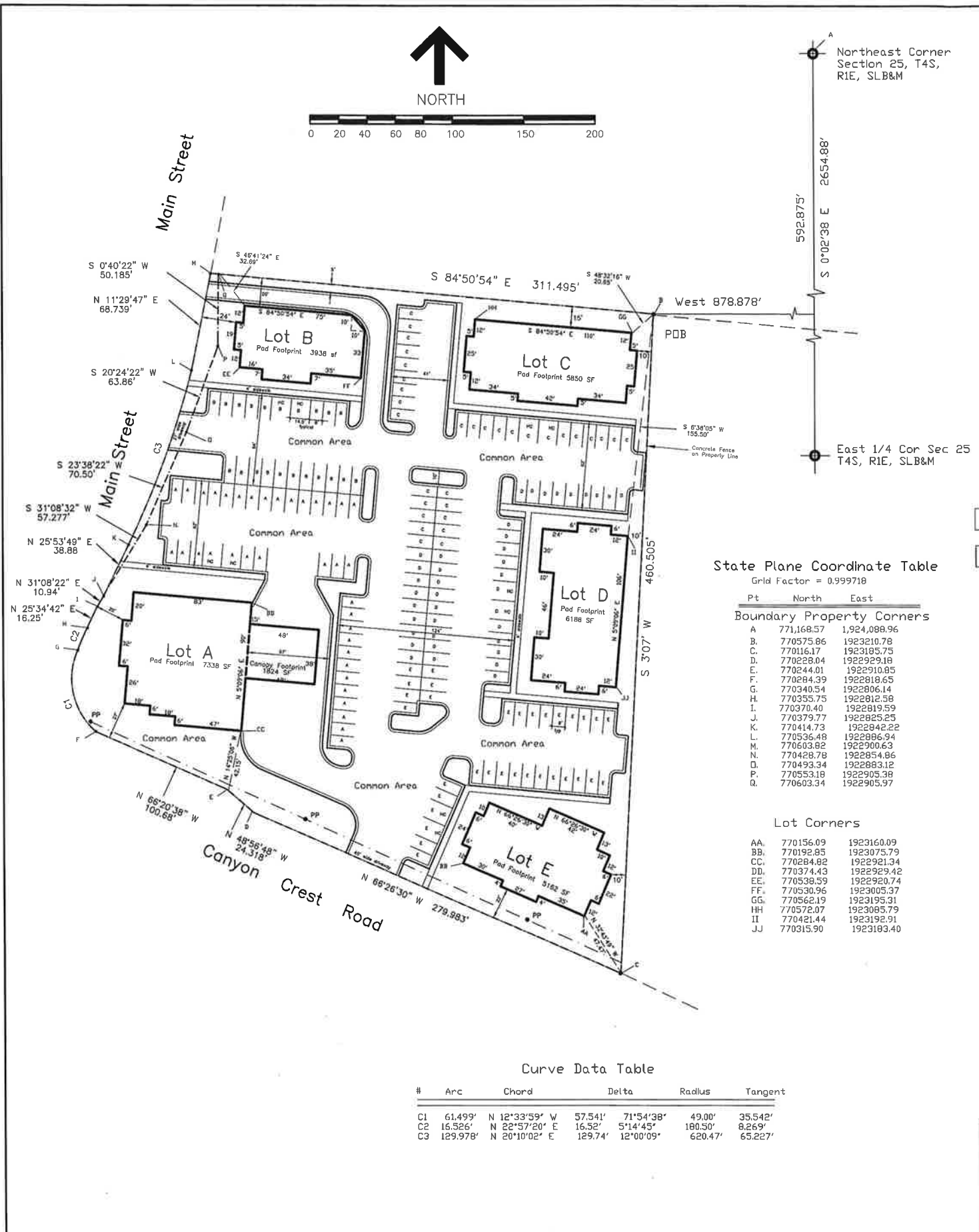
SOUTH MAIN STREET

03 MARCH 2015



CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



Vicinity Map

Parking Table

PAD	Numbers of Stalls Allocated
A	37
B	21
C	32
D	39
E	33

Note: All the Parking Area is Common Area

Address Table

Lot	Address
A	375 South Main Street
B	341 South Main Street
C	345 South Main Street
D	363 South Main Street
E	395 South Main Street

Utility Approvals

Approved this ____ Day of _____, A.D. 2006 By ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

QWEST COMMUNICATIONS

Approved this ____ Day of _____, A.D. 2006 By Qwest Communications

QWEST COMMUNICATIONS

QUESTAR

Approved this ____ Day of _____, A.D. 2006 By QUESTAR

QUESTAR

COMCAST

Approved this ____ Day of _____, A.D. 2006 By COMCAST

COMCAST

UTILITY DEDICATION

Carter Construction Company, Inc.

OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY AS SHOWN BY THE COMMON AREAS THE PLAT FOR ON THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND ALL OTHER PUBLIC UTILITIES, APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERE TO.

SURVEYOR'S CERTIFICATE

I, K. EDWARD GIFFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 162875 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PLAT "A", ALPINE OLDE TOWNE CENTRE, PLANNED COMMERCIAL DEVELOPMENT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

BOUNDARY DESCRIPTION:

Parcel 1

Commencing at a point located S 0°02'38" E 592.875 feet along the Section Line and West 878.878 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 3°07' W 460.505 feet along the west boundary of Phase 1, Paradise Cove Planned Residential Development; thence along the boundary of Canyon Crest Road as follows: N 68°26'30" W 279.983 feet, N 48°56'48" W 24.318 feet, S 66°20'38" W 100.68 feet, along the arc of a 49.00 foot radius curve to the right 61.499' (chord bears N 12°33'59" W 57.541 feet); thence along Main Street boundary as follows: along the arc of a 180.50 foot radius curve to the right 16.526 feet (chord bears N 22°57'20" E 16.52'), N 25°34'42" E 16.25 feet, N 31°08'22" E 10.94 feet, N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 311.495 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 3.2233 acres

Parcel 2 - Less and Excepting from Parcel 1, This Parcel to be added to the Plat Open Space by separate deed

Commencing at a point located S 0°02'38" E 565.386 feet along the Section Line and West 1183.758 feet from the Northeast Corner of Section 25, T4S, R1E, SLB&M; thence S 0°40'22" W 50.185 feet; thence S 20°24'22" W 63.86 feet; thence S 23°38'22" W 70.50 feet; thence S 31°08'32" W 57.277 feet; N 25°53'49" E 38.88 feet, along the arc of a 620.47 foot radius curve to the left 129.978 feet (chord bears N 20°10'02" E 129.74 feet), N 11°29'47" E 68.739 feet; thence S 84°50'54" E 5.358 feet along River Meadows Office Park Subdivision boundary to the point of beginning. Area = 0.0403 acres

1/1933

ACKNOWLEDGEMENT

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

ON THIS 29th DAY OF SEPT. A.D. 2006, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 4-11-09

567 N 1030 E
PLEASANT GROVE, UT 84062

NOTARY ADDRESS

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF ALPINE, COUNTY OF UTAH,
COMMERCIAL DEVELOPMENT AND HEREBY ACCEPTS THE DEDICATION OF
ALL EASEMENTS, AND OTHER PARCELS LAND INTENDED FOR PUBLIC PURPOSES
FOR THE PERPETUAL USE OF THE PUBLIC THIS 29th DAY OF May, A.D. 2006

APPROVED THIS 29th DAY OF May, A.D. 2006, BY THE ALPINE CITY PLANNING COMMISSION

Director-Secretary

Chairman, Planning Commission

APPROVAL AS TO FORM

Approved as to Form this 11th Day of Oct, A.D. 2006

City Attorney

PLAT "A"

ALPINE OLDE TOWNE CENTRE

PLANNED COMMERCIAL DEVELOPMENT

SCALE 1" = 40'

ALPINE, UTAH COUNTY, UTAH

Surveyor's Seal
K. EDWARD GIFFORD
162875
STATE OF UTAH

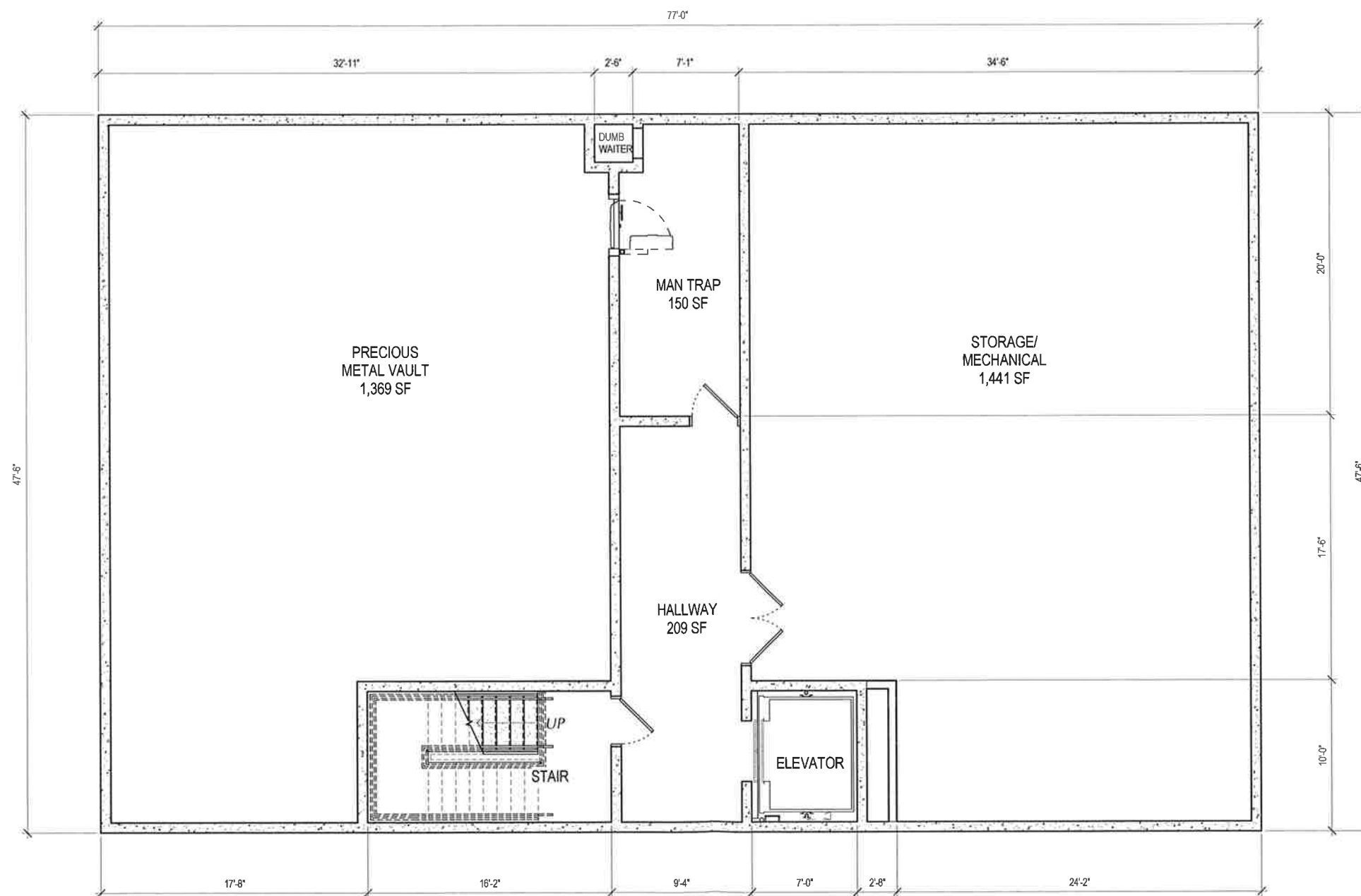
Notary Public Seal
K. EDWARD GIFFORD
162875
STATE OF UTAH

City Engineer's Seal
SHANE L. SORESENSEN
P.E.
ENGINEERING DEPT.
CITY OF ALPINE, UTAH

Clerk-Recorder Seal
Alpine City
CORPORATE
Seal
Utah County, Utah

SEC 25 T4S R1E TO 040 PG

S:\CMA Jobs\201515-009 Dominion Insurance Office Building\11 Revit\15-009.1 Dominion Insurance Office Building 2015-03-04.rvt
3/10/2015 9:19:07 AM



BASEMENT FLOOR PLAN - 3,657 SF
SCALE: 1/4" = 1'-0"

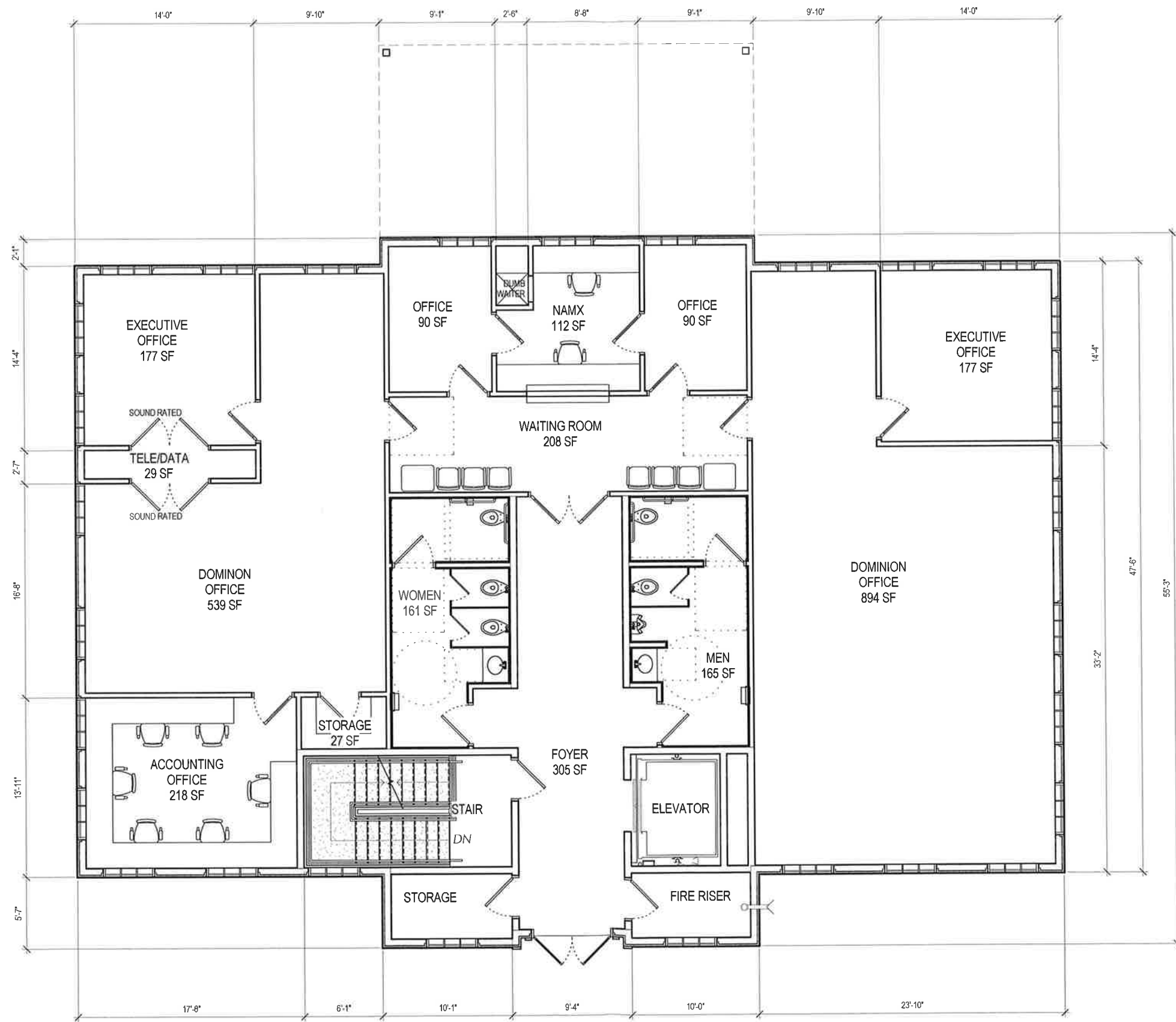
DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
BASEMENT FLOOR PLAN
SOUTH MAIN STREET

09 MARCH 2015



233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

S:\CMA Jobs\2015\15-009 Dominion Insurance Office Building\11 Rev\15-009_1 Dominion Insurance Office Building 2015-03-04.rvt
3/10/2015 9:19:08 AM

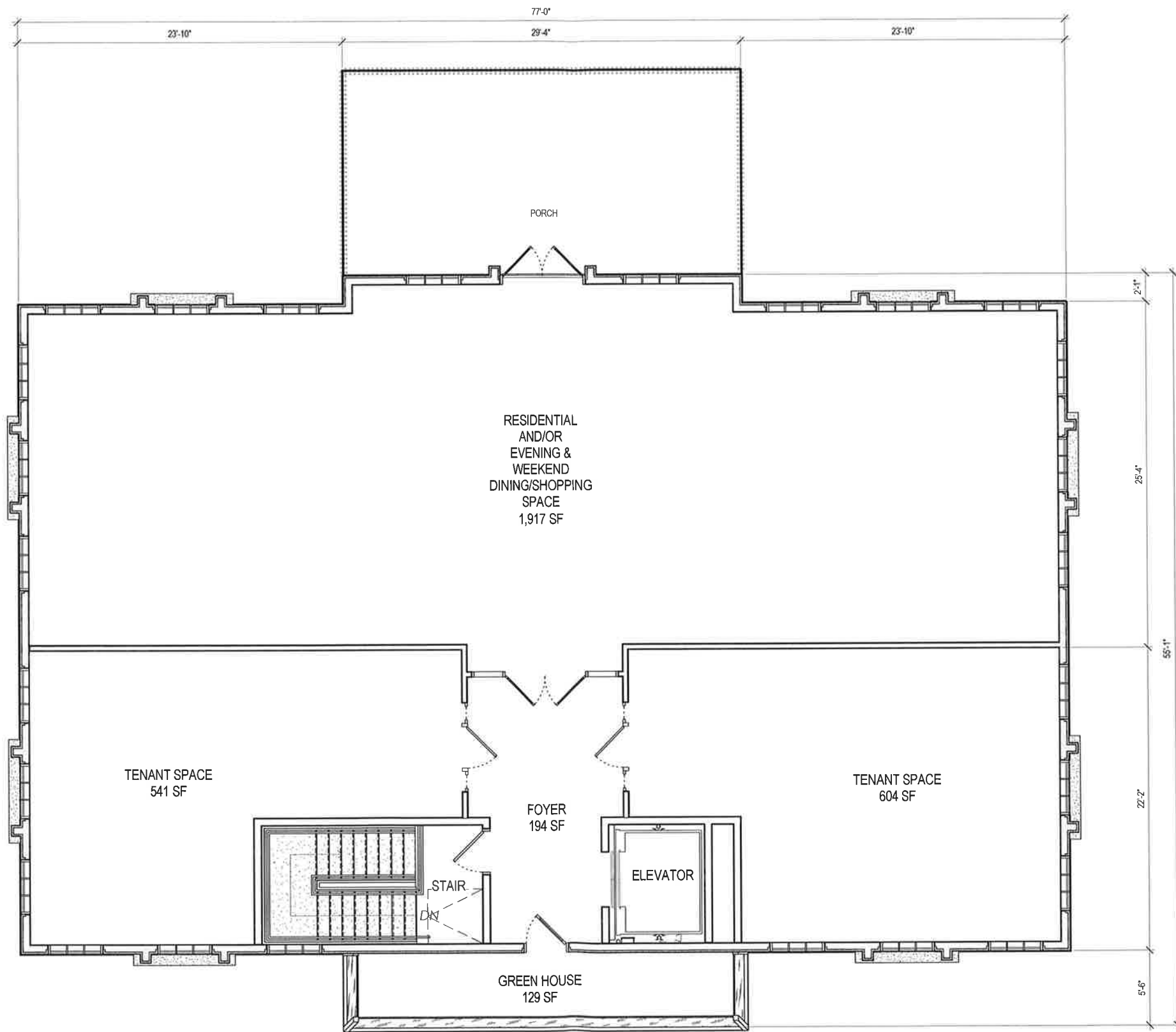


DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
LEVEL 1 FLOOR PLAN
SOUTH MAIN STREET

09 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



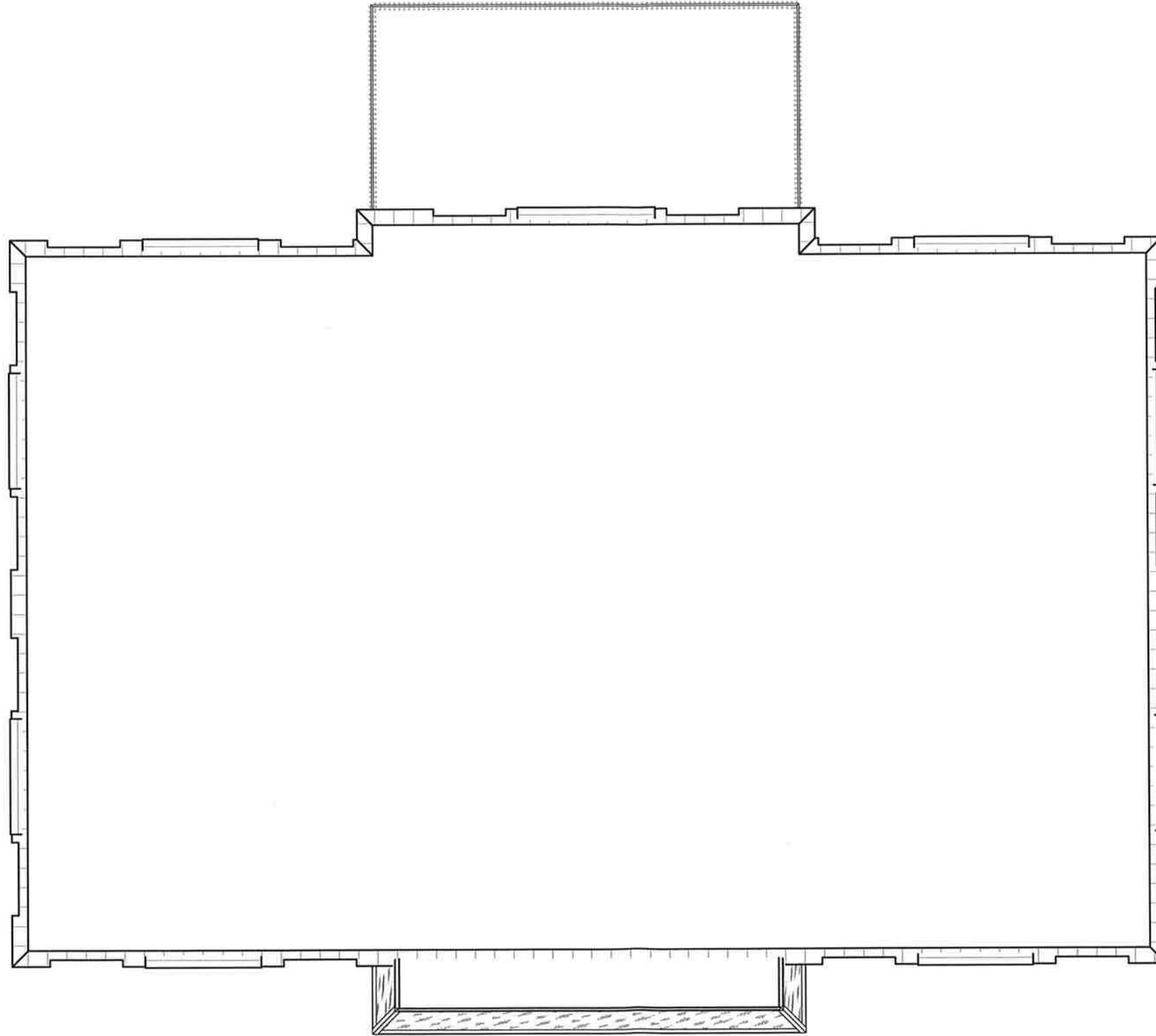
LEVEL 2 FLOOR PLAN - 3,595 SF
SCALE: 1/4" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
LEVEL 2 FLOOR PLAN
SOUTH MAIN STREET

09 MARCH 2015

CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmauah.com



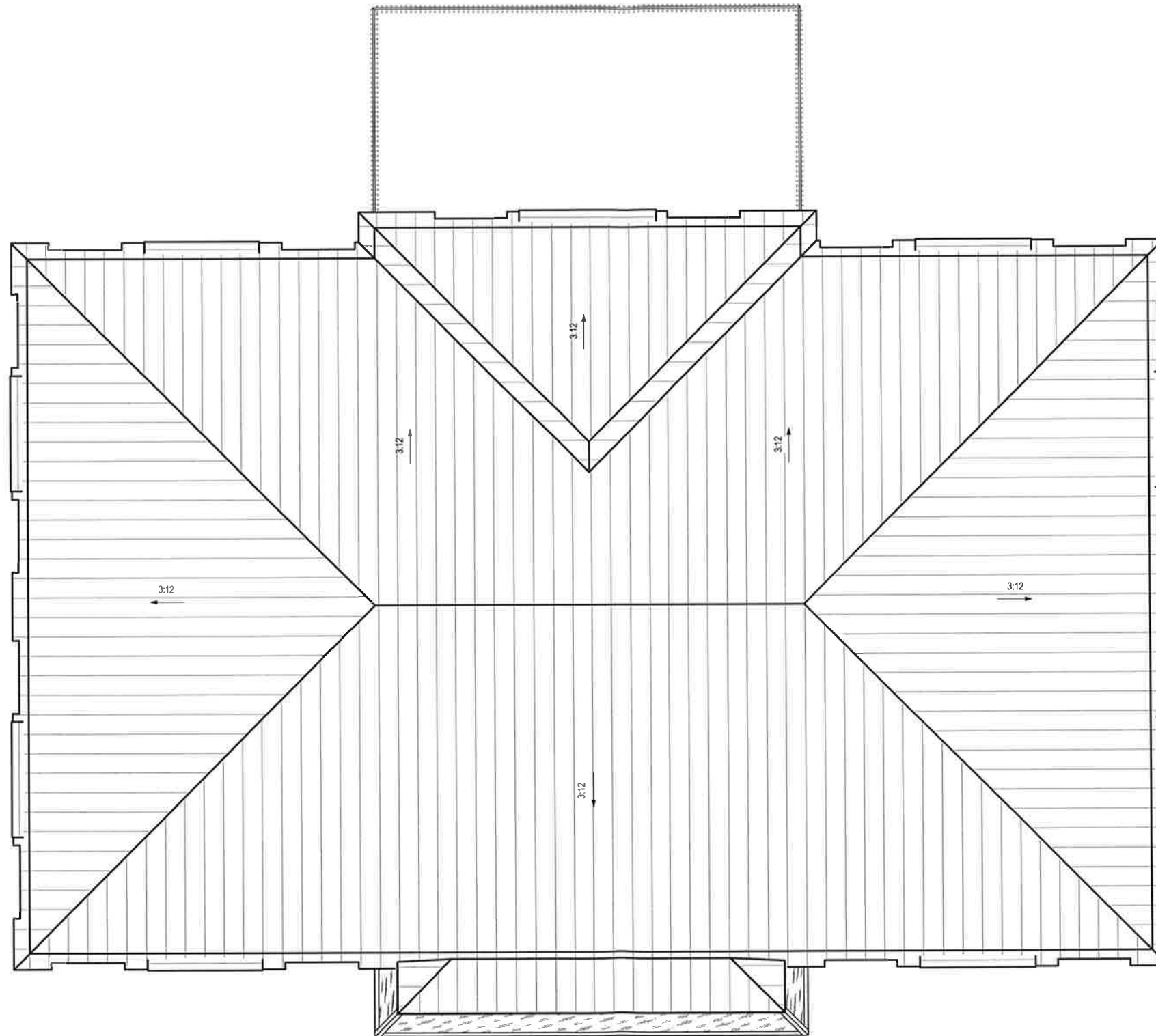
ROOF PLAN - OPTION B
SCALE: 1/4" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
ROOF PLAN - OPTION B
SOUTH MAIN STREET

09 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmaiah.com



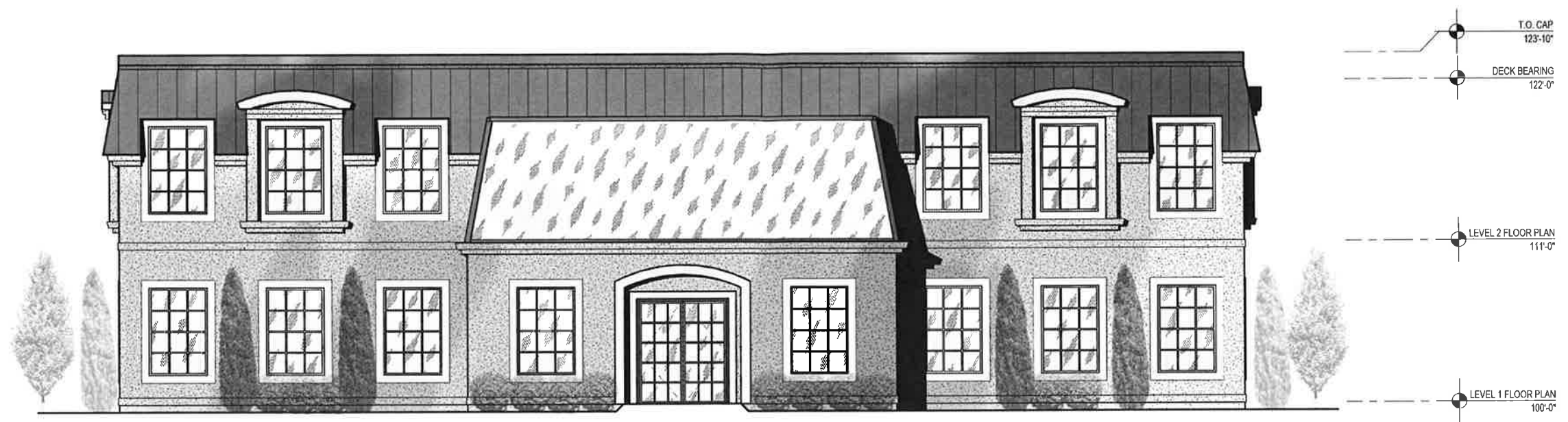
ROOF PLAN
SCALE: 1/4" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
ROOF PLAN
SOUTH MAIN STREET

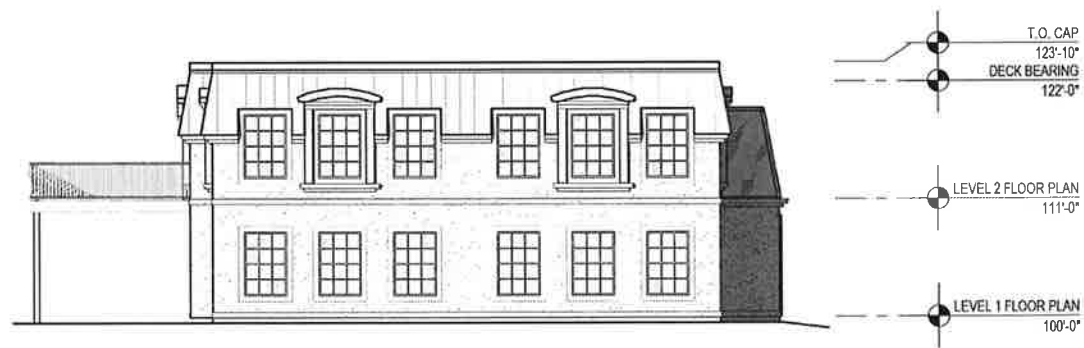
09 MARCH 2015



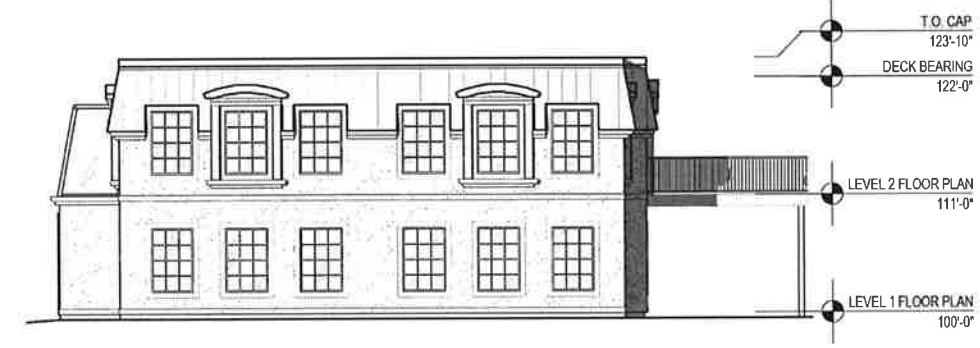
CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cm@cmah.com



SOUTH ELEVATION - OPTION B
SCALE: 1/4" = 1'-0"



WEST ELEVATION - OPTION B
SCALE: 1/8" = 1'-0"



EAST ELEVATION - OPTION B
SCALE: 1/8" = 1'-0"



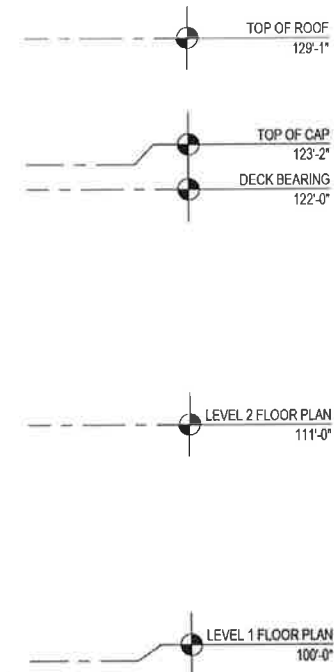
NORTH ELEVATION - OPTION B
SCALE: 1/8" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
EXTERIOR ELEVATIONS - OPTION B
SOUTH MAIN STREET

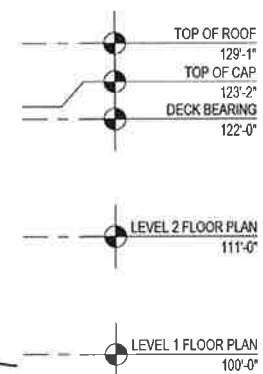
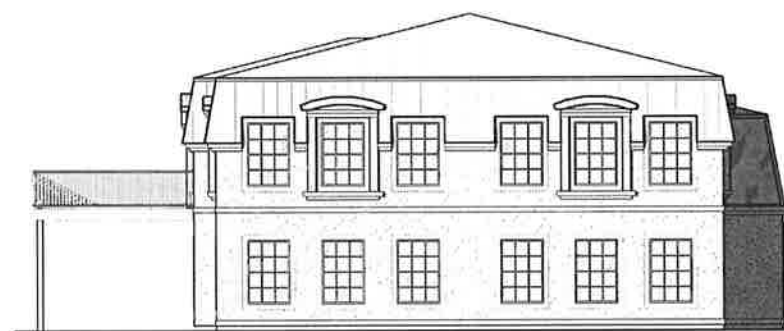
09 MARCH 2015

CMA
CURTIS MINER
ARCHITECTURE

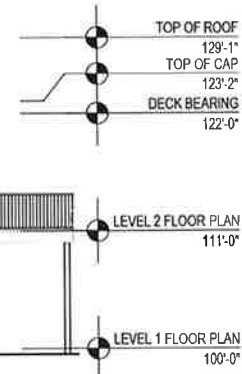
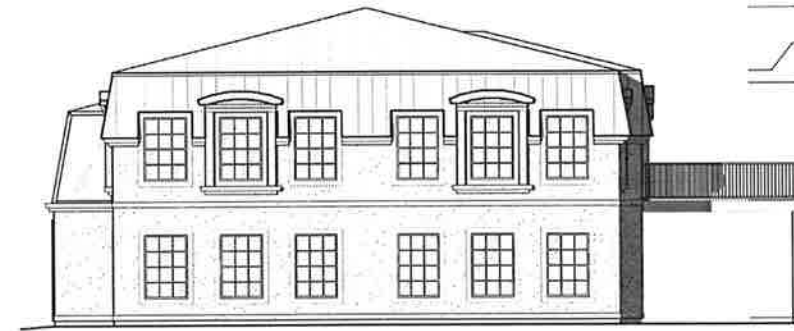
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmastlah.com



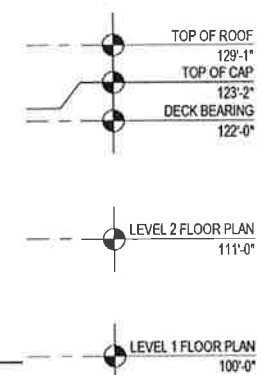
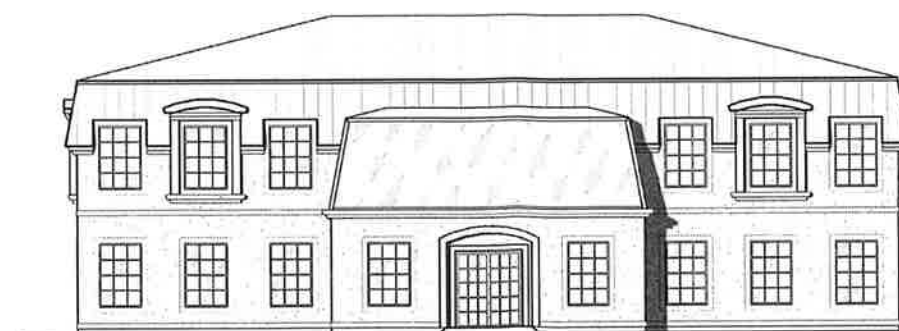
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
EXTERIOR ELEVATIONS
SOUTH MAIN STREET

09 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmnaiah.com



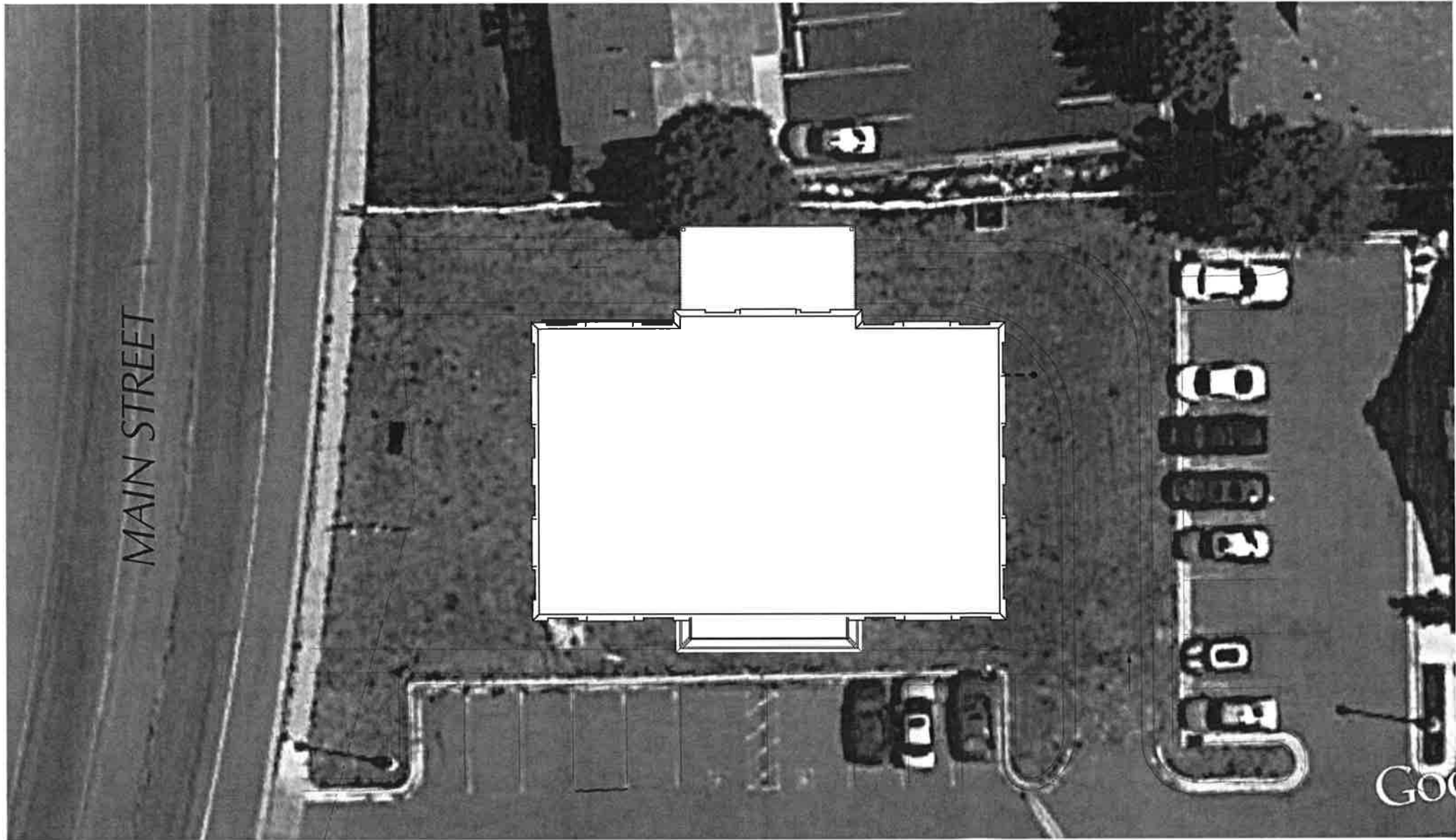
ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
ARCHITECTURAL SITE PLAN
SOUTH MAIN STREET

09 MARCH 2015



CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.,
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com



ARCHITECTURAL SITE PLAN - OPTION B
SCALE: 1" = 10'-0"

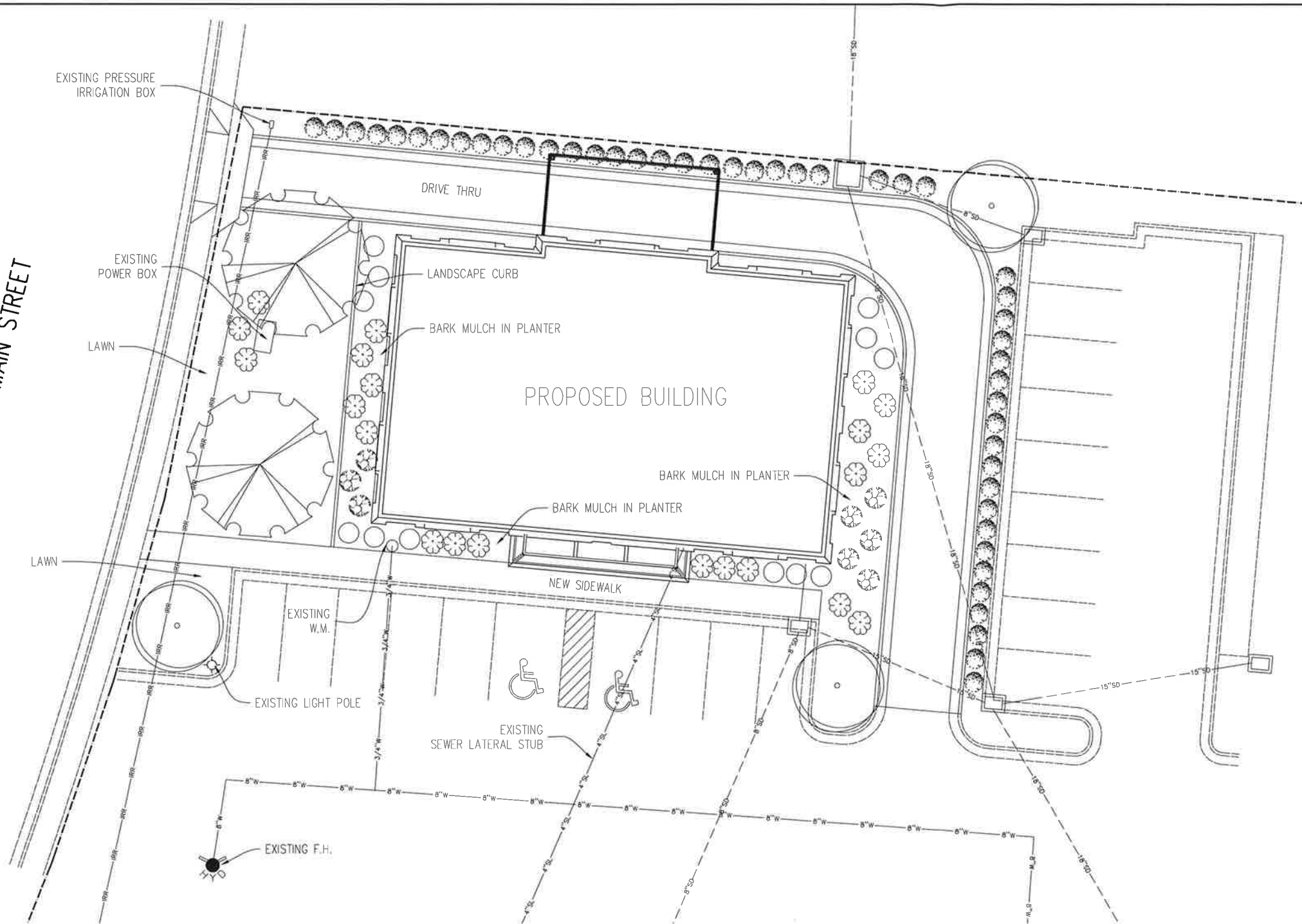
DOMINION INSURANCE
OFFICE BUILDING
-OPTION B
ARCHITECTURAL SITE PLAN - OPTION B
SOUTH MAIN STREET

09 MARCH 2015

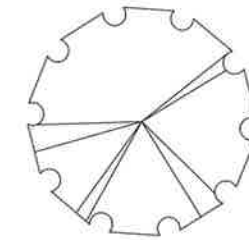


CURTIS MINER
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cminutah.com

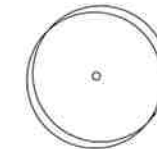
MAIN STREET



PLANT LIST



AUTUMN PURPLE ASH



CHANTICLEER FLOWERING PEAR



LOW DENSE PRIVET



DWARF LILAC



PENSTEMON



ENGLISH LAVENDER

RECEIVED MAR 12 2015



Scale 1" = 10'

REVISIONS		
Rev.	Date	Description

Developer/Property Owner: Larry Hilton
Phone: 801-367-0067



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; E: david@excecivil.com

DOMINION INSURANCE

ALPINE 341 S. MAIN STREET UTAH

Drawn by:
D.W.P.
Designed by:
D.W.P.
Checked by:
D.W.P.

**SITE, UTILITY &
LANDSCAPE PLAN**

Scale:
1"=10'
Date:
03/11/15
C1

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Mar 03, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Steve Cosper, David Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin

Staff: Jason Bond, Marla Fox

Others: Roger Bennett, Will Jones, Lon Lott, Erin Darlington, Ted Didas, Greg Darlington, Eli Slesk, Robert Peterson, Darren Gooch, Emily Gooch, Jeff Smith, Greg Schwarz, Paul Kroff, Tom Henroid, Ken Melby, Michael Melby, Mara Ambuehl, Jane Griener, Beth Stott, Abram Stott, Zayden Stott, Kedar Rugg, Ethan Rugg, Kelly Shubin, Greg Zippi

B. Prayer/Opening Comments: Chuck Castleton

C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

A. State Farm Office Building Site Plan – Eli Slesk

The proposed State Farm Insurance office building is located on the corner of Main Street and 120 South. The property is 10.043 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 2,000 square feet per floor.

At the February 17, 2015 Planning Commission meeting, the preliminary architectural drawings were discussed extensively. The Planning Commission asked that some new drawings be created implementing some of the ideas that were discussed that night. The Planning Commission will review these new drawings and consider making a recommendation to the City Council regarding the site plan.

Jason Bond received a lighting plan from the applicant which stated that the building would have can lighting shining down on each corner of the building and some landscaping lighting shining upward in the North and east sides to accent the building. The lights in the back will shine down on the parking lot so they do not shine on the neighbors to the West. The plan showed a fence separating the properties and the house to the West does not have any windows on the East side. The plan shows can lighting under the canopy under the East and North doors. There will also be an employee door on the south side of the building near the garbage area that will have a small light for safety.

Jason Bond showed some renderings of the landscaping plan which also showed ground lighting shining up in the trees.

Steve Cosper asked if the building has been squared up to line up with the other buildings on Main Street. Bryce Higbee said it showed on the plans that it was lined up. Steve Cosper said it looked like everything lined up and was okay with the sight triangle. Jed Muhlestein confirmed that the building was lined up where it should be.

Bryce Higbee asked if the applicants had worked out an agreement with the neighbor to share a parking stall. Greg Swartz said the neighbor has not worked with them and they will need to ask for an exception. Jason Bond said with the new building configuration, the applicant would need a total of twenty parking stalls. The Planning Commission discussed giving an exception for five parking stalls because they had asked the applicant to turn the building to face

1 Main Street and this would take up more room on the plot. They asked the applicant to work out some sort of
 2 agreement with a neighboring business to use one of their parking stalls. The applicant said the business to the south
 3 will not work with them or give them the one stall.

4
 5 Judi Pickell asked if there were any other parking solutions. Jason Bond said this building requires 20 stalls and so
 6 far only has 15 parking stalls. They will need to ask for an exception to have less parking stalls because the property
 7 is so small. He said this is a difficult thing to address because employees will need parking. Steve Cosper wanted to
 8 know if this will force employees to park on the street.

9
 10 Greg Swartz said they could put up parking signage for each suite and for customer parking as well. He said they are
 11 not planning to lease the building out to any large businesses, but rather to the one man band who doesn't want to
 12 work out of his home. Steve Cosper said if we're only talking about one extra car, they could park on the street even
 13 though this is not the ideal solution. Jed Muhlestein said as long as it is not in the red zone, it would be legal to park
 14 on the street. Bryce Higbee said he would like to see this business find an additional parking stall either from the
 15 neighbor or from across the street or possibly from the Law Office.

16
 17 Judi Pickell said she is not opposed to street parking it's just that this is a unique place because it's right across the
 18 street from the school and there is a lot of traffic.

19
 20 Jeff Hill asked if a basement could be approved for storage use only. He said it would be an eight foot, unfinished
 21 basement with no windows, a furnace room and in this case, a small break room, but mostly used for storage and
 22 filing cabinets. The Planning Commission discussed this because City has been burned on this issue before. Mr. Hill
 23 said they wouldn't be able to rent out the basement if it were only eight foot tall, no windows or egress. Steve
 24 Cosper said the City has actually seen that happen before. Mr. Hill assured the Planning Commission that they
 25 would only use the basement as stated. Bryce Higbee said that may be the intention now, but someone else could
 26 come in at a later date and change it into office space. The Planning Commission said if a basement was allowed, a
 27 deed restriction would be required. The Planning commission asked to see the plans for the basement and the
 28 applicants said it would only be about 1400 square feet on one side with a crawl space on the other side.

29
 30 **MOTION:** Judi Pickell moved to recommend approval of the proposed State Farm Office Building Site Plan
 31 provided the following items are addressed:

- 32
- 33 1. Recommend an exception be granted by City Council regarding setbacks.
- 34 2. Recommend an exception be granted by City Council regarding six (6) parking stalls location within the
- 35 setback.
- 36 3. Recommend an exception be granted by City Council for 5 parking stalls and work with adjacent
- 37 property owners to find one additional parking stall.
- 38 4. No trees be planted within the sight triangle and other landscaping be placed in a way that will never
- 39 affect visibility on the corner of 120 South and Main Street.
- 40 5. Recommend approval of the architectural design drawings and the lighting design.
- 41 6. A deed restriction be drawn up showing the basement cannot be used for additional office space and will
- 42 be uninhabitable.
- 43

44 Steve Swanson said the applicants wanted to use the basement for a break room and wanted to know if that would be
 45 possible. The Planning Commission said they would not be able to use it as a break room and it would be for
 46 storage only. Steve Swanson wanted to know if it made sense to incorporate parking from across the street. Steve
 47 Cosper said there is a crosswalk by the Bank so that could be a possibility.

48
 49 Bryce Higbee seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce
 50 Higbee, David Fotheringham, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

51
 52 **B. River Meadows senior living phase 4 revised site plan – 134 E. Red Pine Drive – Patterson Construction**

53 The Planning Commission and City Council have previously approved the River Meadows Senior Assisted Living
 54 Plan which lies within the Senior Housing Overlay Zone. The reason this is coming to the Planning Commission
 55 and City Council is to request approval for modification of building pad locations.

1 This agenda item was postponed by the applicant until the next Planning Commission.

2
3 **C. Melby Property Annexation Proposal**

4 A formal request has been made for approximately 68 acres of land at the north end of Alpine City to be annexed.
5 However, this land is not included within the Alpine City Annexation Declaration Policy Plan. There will need to
6 be an extensive process to fulfill this request. The applicant is requesting that the Planning Commission make a
7 recommendation to the City Council that starts the process to ultimately annex the Melby property.

8
9 Jason Bond showed a map of different plots of land and which ones have future plans to be annexed. He said the
10 area being discussed tonight is not on the Annexation Plan.

11
12 Tom Henroid, and Ted Didas made a request to the City for the Melby property to be added to the annexation list.
13 They said the County wants them to make an application with the County as well as the City. Mr. Henroid said if
14 this property is annexed, the City would have to provide utilities and they are here to discuss that. Ted Henroid said
15 they took the PRD requirements and said they would have a maximum of 33 lots based on the slope analysis. Based
16 on where the slope of the land is, that is where the bulk of the open space would be which is on the West side next to
17 the road going up to the water tank.

18
19 Bryce Higbee asked about the length of the cul-de-sac. Jason Bond said the cul-de-sac shown would not meet the
20 ordinance and he said this is just a rough drawing of how the subdivision could be laid out. Judi Pickell asked if the
21 water that serves the Cove would be the same water that would serve the Melby property. The applicant said
22 currently Mr. Melby's home is being served by the same water as the Cove, but for this subdivision, a water source
23 would have to be figured out. Jed Muhlestein said the water tank that serves the Cove would not be able to serve
24 this development.

25
26 Jeff Smith said his property borders the Melby property and the problem he sees is the road going up to the County.
27 He said the County never puts any money into that road and adding all these additional homes will increase the
28 traffic. He is concerned about where the water is going to come from. He said he was also told that this property
29 would never be developed. He said this is a critical environmental zone and shouldn't be developed. Steve Cospers
30 said the Cove used to be zoned as critical environment as well at one time. Jason Bond said the Cove is currently
31 zoned TR-5 zone. Steve Cospers told Jeff Smith that his home was in the critical environment at one time and was
32 changed when the Cove came in to be developed.

33
34 Steve Cospers asked if this property can be annexed if the Cove is not annexed because you would have to leap over
35 the Cove to get to this property. Jason Bond said the Cove has never been annexed because the streets, curb and
36 gutter don't meet City standards and codes. He said the codes don't allow islands or peninsula's and he doesn't see
37 how this property can be annexed if the Cove is not.

38
39 Judi Pickell said the applicant can ask for approval from the City and then the City will have control on how they
40 develop. If the city doesn't give approval, then they can go to the County for approval and develop as a TR-5 zone.
41 She said if we don't annex them in, then the County can give them permission just like they did the Cove.

42
43 Michelle Smith said she lives in Box Elder and she feels like anything annexed in the City needs to remain as it is
44 zoned. If it is zoned critical environment, it should stay that way. She said she is concerned about the water because
45 the City has already been on restriction. She said we need to protect our mountains and leaves things as they are
46 originally zoned. She said the people she has interacted with do not want the development and the problems that
47 come with tampering with the critical environment. She said the City has had to pay a lot of money to fix issues that
48 have come from flooding and if the zone states one home per 50 acres then keep it that way.

49
50 Brian Hoffeins said he agrees that the property should remain as critical environment. He said the property owners
51 should get together and talk about what they want to do and disclose their plans to their neighbors. He said as a
52 neighbor he wants to have a say at the City level. He said neighbors in the Cove were told that nothing would ever
53 be developed behind them and that affected their decision to buy the property. Steve Cospers said he doesn't know
54 how much weight a statement like that holds because many people have been told that by developers or real estate
55 agents.

1 Mr. Hoffeins said he is in favor of annexing this property into the City as a critical zone with 1 house per 50 acres as
2 long as the area could get water. Tom Henroid said if the City could not provide water they would have to do the
3 same thing as the Cove has done and get their water from a private source.

4
5 Jane Greiner said she is in favor to annex as long as the applicant works with the City and comes up with an
6 agreement. She said she doesn't support the system of going through the County for approval and then trying to
7 annex at a later date. She said it makes sense for land owners bordering Alpine City limits to come into the City.
8 She said the community should be involved with how the City grows and what it's going to look like. She said
9 another concern is traffic because the City is not equipped with adequate roads getting in and out of this area.

10
11 Janet Williams lives in Box Elder and said she is concerned about making zoning changes. She said these zones are
12 there for a reason because of flooding and drainage or road issues. The City is supposed to be an advocate for the
13 citizens and they have a responsibility to uphold these zones for the safety of the people. She said everyone bought
14 their property knowing what the zone was. She said building in these critical zones is a burden on the City and
15 maybe additional requirements should be put on the developers to help with these burdens. She also wanted to
16 know if the City had to plow the snow in these county developments. Jason Bond said no, that is not our
17 responsibility. Jane Griener said some of these issues would be good to clear up because the public doesn't know
18 what the City is required to pay for. Jason Bond said the residents of the Cove are under the County jurisdiction but
19 if someone is having a heart attack, we of course would send them help. He did say that eventually the County
20 would have to take that over.

21
22 Greg Zippi said he worries about the water and said it is a critical issue and needs to be addressed before things get
23 too far along in this process. He said the consensus from the people he talked to is that if it doesn't benefit the
24 majority, the City doesn't have an obligation to put in the development. He said the property owners have the right
25 to develop, but it needs to stay in the same zone and not be changed.

26
27 David Fotheringham said we need to come up with a new annexation plan. He said the critical environmental zone
28 was put in place to keep development off the hills and mountains without the support of infrastructure from the City.
29 He said there are many parcels of land that used to be in the critical environment zone that today are not and are
30 now part of the City. Developers are not going to want to come into Alpine if we restrict how many homes they can
31 build on their property. This will force them to go to the County for annexation and the City is going to lose out on
32 all that money.

33
34 Steve Swanson said if we annex the property, that doesn't mean it will stay in the CE-1 zone because many other
35 developments were changed once they became annexed in to the City. Judi Pickell said most of the properties
36 annexed into the City have been in the CE-1 zone. She asked why the Melby property hasn't been on the annexation
37 plan in the past. The applicants said they didn't know and they didn't think the Melby's knew either. Steve Cospers
38 thought maybe the Cove threw a wrench in their plans. The applicant said the Melby's have owned this property
39 since the 1980's along with the developers of Three Falls. They said they don't quite understand how Three Falls
40 got annexed into the City and they didn't.

41
42 Will Jones said originally it was part of the annexation plan but as time went on, it was removed along with Pine
43 Grove sometime in the 1990's. He said we should pull the minutes up from that time period and see what the motion
44 was and what the intent of the motion was. Judi Pickell said good planning doesn't come from pressure from the
45 neighbors but from looking at the City as a whole and planning ahead of time for what we want it to look like in the
46 future. She said we need to plan for density, roads and infrastructure so we have a Master Plan and do what's best
47 for the City. Instead of saying we're going to annex this huge critical environment piece of property without any
48 idea of what the neighbors are going to agree and allow on that piece of property. We won't know what type of
49 infrastructure those neighbors are going to agree to that will be required to that piece of property.

50
51 Ted Didas said there are lots of reasons developments like the one we are proposing should be in the City. The
52 people that are going to live there will use City roads, water, sewer, parks and recreation, Police and Fire services.
53 He said the studies that would be required, it is absolutely implied by their application that they will challenge the
54 critical environmental zone. He said there will be debris flow studies, water runoff requirements, and wildlife
55 requirements. He said he understands that the City would like to be a part of those studies and seeing what that

1 looks like rather than that going to the County. The County will then decide if the studies are justified and then the
2 City is out of the loop.

3
4 Steve Cosper said he was surprised this didn't come in as a concept plan and see where it would go rather than
5 bringing in thirty three lots which seemed to hit everyone in the face. He said it's a little bit like putting the cart
6 before the horse. Jason Bond said this meeting was a requirement. The applicant said they have created this plan
7 based on the rules they thought the City would require of them.

8
9 Tom Henroid said they are here to see if this annexation plan is possible and what they need to do to make that
10 happen. He said it was never their intent to come in here with guns blazing and give any shock value. The Planning
11 Commission discussed if an annexation would be possible with the Cove being annexed and what the State Statutes
12 were on situation like this. Mr. Henroid said approval for the development and annexation goes hand in hand and
13 need to be worked out together. Then things such as water, sewer and other infrastructure can be decided.

14
15 Bryce Higbee said the people have a lack of trust in the County and would rather work with the City because the
16 County is out of touch with what the people want. He asked if this is even feasible cost wise to do for the City. He
17 said the attorney said the City always loses money with annexations.

18
19 Brian Hoffeins agrees with planning and anticipating what the City wants to do in the future. He said it is not
20 binding and things can be changed in the future. He said something must have happened in order for the City to take
21 the Melby property off the annexation list. He said it is a consensus that the City wants to have a say in their
22 growth. Judi Pickell said she wants to remind everyone that if this is brought in a CE-1 zone, it may not remain as a
23 CE-1 zone. Mr. Hoffeins said that the City needs to make a plan and say this is how we are going to invite
24 property owners to come into our City.

25
26 Tom Henroid said the applicant would welcome a work session where questions could be asked and ideas can be
27 shared and goals made. He said they are not ready for a recommendation to be made tonight. Jane Greiner said it
28 seems premature to do a work session with the developer before the City has a plan. Bryce Higbee said the City
29 needs the input of the developer in order to help come up with a plan and to see what a potential annexation would
30 look like. Steve Cosper asked Jason Bond to set up a work session with the developers and staff and Planning
31 Commission. Greg Zippi wanted to know if the public could attend and Jason Bond said they could but there
32 wouldn't be any public comment.

33
34 **MOTION:** Chuck Castleton moved to recommend to the City Council to have a work session with representatives
35 from the City Council, City Administration, Planning Commission, and the land owners to further discuss this
36 request which will include the whole annexation plan.

37
38 Steve Swanson asked if we would only be discussing the Melby property in that work session or if this would be a
39 broader discussion. Steve Cosper said we should bring up more so the City can start planning ahead. Steve Swanson
40 said we should include our whole annexation plan as part of that meeting. Chuck Castleton accepted that as part of
41 the motion.

42
43 Judi Pickell seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce Higbee,
44 David Fotheringham, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

45 46 47 **D. PUBLIC HEARING Article 3.22 Non-Conforming Ordinance Amendment**

48 The proposed amendment will clarify the City's position on non-conforming buildings and uses in Alpine.

49
50 Jason Bond said there was a recent request of a use that was non conforming and our ordinance was contradictory
51 and needed to be clarified. The ordinance would be changed from saying the purpose of this ordinance is to prevent
52 the expansion or enlargement of non conforming uses to say: the purpose of this ordinance to define how non
53 conforming buildings and uses will be administered. Jason Bond said there are a few other minor changes such as
54 taking out the Board of Adjustment and adding a Hearing Officer.

55
56 Steve Cosper opened and closed the Public Hearing with no comments.

1
2 **MOTION:** Bryce Higbee moved to recommend approval of Article 3.22 Non-Conforming Ordinance Amendment
3 as proposed.
4

5 Steve Swanson seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays. Bryce
6 Higbee, David Fotheringham, Steve Cosper, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.
7
8

9 **V. COMMUNICATIONS**

10 Jason Bond said next Tuesday at the City Council Meeting there will be a leakage study done by Jason Burningham.
11 He said there will be a presentation with a question and answer period and wanted to invite all of the Planning
12 Commission members to come. He said the information will then be discussed further at another meeting.
13

14 Steve Cosper said he would like to be included on the list to receive a City Council agenda because he is the
15 Planning Commission liaison and comes to those meetings.
16

17 Steve Swanson wanted to know where we stood with the retaining wall. Jason Bond said he has talked with the City
18 Engineers and the Attorney and has given them a copy of the Draper City ordinance. He said we can still discuss it
19 at the next meeting but he would rather wait until he can get some input from the engineers.
20

21 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Feb 17, 2015
22

23 **MOTION:** Steve Swanson moved to approve the Planning Commission Minutes for Feb 17, 2015 subject to
24 changes.
25

26 David Fotheringham seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee,
27 Steve Cosper, David Fotheringham, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.
28

29 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the
30 meeting at 8:55pm.