



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, December 2, 2014 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jason Thelin
- B. Prayer/Opening Comments: Bryce Higbee
- 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. PUBLIC HEARING - Proposed Amendment to the CE-5 Zoning Ordinance - Bruce Parker

The Planning Commission will review a proposal to amend Section 3.9.5 of the Development Code relating to the base density requirement in the CE-5 zone.

B. Moyle Park Master Plan

The Planning Commission will review a proposed final draft of the Moyle Park master plan.

C. 2015 Annual Meeting Schedule

The Planning Commission will review the annual meeting schedule for the calendar year 2015.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: November 4, 2014

ADJOURN

Chairman Jason Thelin
November 26, 2014

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: Proposed Amendment to section 3.9.5 Relating to Density in CE-5

FOR CONSIDERATION ON: 2 December 2014

PETITIONER: Bruce Parker

ACTION REQUESTED BY PETITIONER: Make Recommendation to City Council

APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.1 (Amendment)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

See attached proposal and staff review memo.

RECOMMENDED ACTION:

We recommend that the proposed amendment to section 3.9.5 of the PRD ordinance relating to the base density in the CE-5 zone...

RECEIVED NOV 06 2014

**PETITION TO ALPINE CITY PLANNING COMMISSION AND ALPINE CITY COUNCIL
AMENDMENT TO SECTION 3.9.5 & RELATING TO BASE DENSITY IN CE-5 ZONE
(ALPINE CITY DEVELOPMENT CODE)**

**Bruce Parker, Pinelake Properties LLC, Petitioner
November 6, 2014**

OVERVIEW

During mid-2014 the City Staff considered, and the Alpine City Planning Commission recommended to the City Council amendments to the Alpine City Development Code. Following a Public Hearing, and consideration of the City Staff and Planning Commission recommendations, the City Council unanimously passed Ordinance No. 2014-11 on June 24, 2014. Ordinance No. 2014-11 amended Sections 3.1.11, 3.3.4 and 3.4.4 (Alpine City Development Code). These amendments included base density changes to the CR-20,000 and CR-40,000 zones.

For the reasons presented by the petitioners and considered by the City Staff, Planning Commission and City Council in mid-2014 (and contained in the Alpine City Council's June 24, 2014 meeting materials, attached) this petition now proposes consistent base density revisions for the CE-5 zone. This petition is presented for consistency with Ordinance 2014-11 and promoting logical subdivision and lot configurations. To achieve these objectives this petition proposes amending Section 3.9.5 (Alpine City Development Code).

BACKGROUND

Ordinance No. 2014-11 made amendments to Section 3.3.4 and Section 3.4.4 providing the following revised standards.

**3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY
DWELLINGS. (CR-20,000)**

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending in a fraction shall be rounded to the nearest whole number.

Table 1 (table numbering for reference only)

Density (in acres per dwelling unit)	
Percent of Slope CR-20,000	
0 - 9.9%	0.58 acre/unit
10 - 14.9%	0.86 acre/unit
15 - 19.9%	1.15 acre/unit
20 - 24.9%	1.72 acre/unit
25 - 29.9%	2.30 acre/unit
30+%	5.00 acre/unit

The CR-20,000 base densities are also included in Section 3.9.5 (Alpine City Development Code).

3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS. (CR-40,000)

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

Table 2

Density (in acres per dwelling unit)	
Percent of Slope CR-40,000	
0 - 9.9%	1.00 acre/unit
10 - 14.9%	1.50 acre/unit
15 - 19.9%	2.00 acre/unit
20 - 24.9%	3.00 acre/unit
25 - 29.9%	4.00 acre/unit
30+%	5.00 acre/unit

The CR-40,000 base densities are also included in Section 3.9.5 (Alpine City Development Code).

Excepting areas of 30+% slopes in the CR-20,000 zone (see Footnote 1) Table 3 identifies the slope to base density relationships occurring in both the CR-20,000 and CR-40,000 zones. Ordinance 2014-11 provided the following base density scale;

Table 3

0 - 9.9%	1.00 (100% base density)
10 - 14.9%	1.50 (66% base density)
15 - 19.9%	2.00 (50% base density)
20 - 24.9%	3.00 (33% base density)
25 - 29.9%	4.00 (25% base density)
30+%	5.00 (20% base density) (except CR-20,000) ¹

¹ It appears this difference is the result of consistency for areas of 30+% slopes in both the CR-20,000 and CR-40,000 zones.

The scale presented in Table 3 reveals a base density ratio of 1.00:0.66:0.50:0.33:0.25:0.20 moving downward as slope increases from 0-9.9% to 30+%. For example, when applied to the CR-20,000 and CR-40,000 zones, the base density moves from 100% for slopes of 0-9.9% to 25% for slope areas of 25 – 29.9%.

PROPOSED SECTION 3.9.5 AMENDMENTS

For reasons offered in support of the passage of Ordinance No. 2014-11, Section 3.9.5 (Alpine City Development Code) should now also be amended as applied to the CE-5 zone.

Article 3.5 – CE-5 zone does not provide similar density, lot area and lot width provisions as provided for the CR-20,000 and CR-40,000 zones. For the CE-5 zone the following provisions apply:

3.5.3 CONDITIONAL USES.

2. Planned Residential Developments (PRD), subject to compliance with the provisions of Article 3.9 of Alpine City Development Code.

3.5.4 AREA AND WIDTH REQUIREMENTS

There shall be no minimum area or width requirements except as may be set forth on the final plat of a Planned Residential Development.”

For determinations of CE-5 base density one must consult Section 3.9.5 that identifies;

Table 4
Base Density (in acres per dwelling unit)
Percent of Slope (CE-5)

0 - 9.9%	5.00 acres/unit (100% base density)
10 - 14.9%	7.50 acres/unit (66% base density)
15 - 19.9%	15.00 acres/unit (33% base density)
20 - 24.9%	30.00 acres/unit (17% base density)
25 - 29.9%	50.00 acres/unit (10% base density)
30+%	50.00 acres/unit (10% base density)

Table 5 provides a side-by-side comparison of slope to base density for the CR-40,000 and CE-5 zones.

Table 5

Density (acres per dwelling unit) Percent of Slope CR-40,000		Density (acres per dwelling unit) Percent of Slope (CE-5)	
0 - 9.9%	100% base density	0 - 9.9%	100% base density
10 - 14.9%	66% base density	10 - 14.9%	66% base density
15 - 19.9%	50% base density	15 - 19.9%	33% base density
20 - 24.9%	33% base density	20 - 24.9%	17% base density
25 - 29.9%	25% base density	25 - 29.9%	10% base density
30+%	20% base density	30+%	10% base density

*Alpine City Development Code Amendment Petition
Revision to Section 3.9.5 – CE-5 Base Density
11/6/2014*

The slope to base density relationships for CR-40,000 and CE-5 are identical for 0 – 9.9% and 10 – 14.9% slope ranges. However, significant slope to base density relationship differences commence at 15% slope. As one example only, the CR-40,000 zone provides 33% of base density for areas of 20 – 24.9% slope while the CE-5 provides 17% base density (approximately one-half of that provided for the CR-40,000 zone). Section 3.9.5 (Alpine City Development Code) should now be amended, as identified in Table 6, as it applies to the CE-5 zone.

Table 6
Base Density (in acres per dwelling unit)
Percent of Slope (CE-5)

0 - 9.9%	5.00 acres/unit (100% zone density)
10 - 14.9%	7.50 acres/unit (66% zone density)
15 - 19.9%	10.00 acres/unit (50% zone density)
20 - 24.9%	15.00 acres/unit (33% zone density)
25 - 29.9%	20.00 acres/unit (25% zone density)
30+%	25.00 acres/unit (20% zone density)

Table 6 carries forward the slope to base density ratios of 1.00:0.66:0.50:0.33:0.25:0.20 of the Development Code for the CR-20,000 and CR-40,000 zones.

Ordinance No. 2014-11 established, among other things, revised slope to base density ratios for the CR-20,000 and CR-40,000 zones. Providing a revised base density scale for the CE-5 zone should now be provided. It could be suggested that the purposes and locational application of the CE-5 zone are materially different from the CR-20,000 and CR-40,000 zones. Agreed, and it is to be expected that indeed both purpose and application will be different. This petition respects the individuality and geographical application of each zone and the density calculation scale proposed in Table 6 preserves density separations between zones. Additionally, this petition does not disturb the density calculation methodology of the CE-50 zone that is not based on slope. This petition now respectfully requests that Section 3.9.5 (Alpine City Development Code) be amended as presented in Table 6.

BP.

Attachment: City Council materials, 6.24.2014.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lot Area and Width Requirements Amendment

FOR CONSIDERATION ON: 24 June 2014

PETITIONER: City Engineers, Councilman Jones and Developers

ACTION REQUESTED BY PETITIONER: Approve Amendments

**APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9 (Amendments)
Lot Area and Width Requirements
in Residential Zones**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Recently approved and proposed subdivisions have had issues with designing the most effective subdivisions. This is a result of some different requirements that can create some fairly odd lot lines. Councilman Jones, developers, and staff have met together to try and come up with a way to fix this problem.

Berg Engineering used portions of the City's PRD ordinance and submitted a proposed amendment to the City that will allow subdivisions to be designed more effectively and efficiently. They provided before and after site plans of the proposed David's Court subdivision which is currently within the subdivision approval process. The Alpine City Engineers have reviewed the proposed amendment, made necessary changes to the proposal and are recommending that it be applied to the Alpine City residential zones.

PLANNING COMMISSION MOTION: Bryce Higbee moved to recommend approval of the proposed Lot Area and Width Requirements Amendment as proposed.

Steve Cosper seconded the motion. The motion was unanimous and passed with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

RECOMMENDED ACTION:

We adopt ordinance No. 2014-11 that amends Sections 3.1.11, 3.3.4 and 3.4.4 of the Alpine City Development Code regarding the definition for the average slope of a lot as well as density, lot area and width requirements.

Memo



To: Alpine City Planning Commission
From: Jed Muhlestein, P.E.
Assistant City Engineer
Date: June 13, 2014
Subject: PART 1 - Average Slope of Lot Proposed Amendment
PART 2 - Zoning Ordinance Proposed Amendment

PART 1 – Average Slope of Lot Proposed Amendment

The current calculation for the average slope of lots (in a non-PRD) is found in section 3.1.11.5 of the Development Code and reads:

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, determined in accordance with the following formula:*

$$S = \frac{.00229 (l) (L)}{A}$$

Where S = average percent of slope

A = total number of acres in the parcel

L = summation of length of all contour lines, in feet

l = contour interval, in feet

This method of determining the average slope is archaic and cumbersome. Finding “L” in the equation above takes a several minutes per lot. Times and technology have changed, computer modeling can accomplish the task with the same result in a fraction of the time. The following text is proposed for section 3.1.11.5:

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.*

It is the Engineer’s recommendation that the above proposal be recommended and approved by the Planning Commission and City Council.

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

PART 2 – Zoning Ordinance Proposal

In our current ordinance for the CR 20,000 and CR 40,000 zones, density is determined by the average slope of the lots. The greater the slope, the less density allowed.

Current section 3.4.4 states:

3.4.4 LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

The minimum area and width requirements of a zoning lot shall be determined upon the average slope of the lot and shall conform to the following schedule:

<i>Average Slope of Lot*</i>	<i>Minimum Area (in sq. feet)</i>	<i>Minimum Width (at min front setback)</i>
<i>0 - 9.9%</i>	<i>40,000 (.92 ac.)</i>	<i>110 ft.</i>
<i>10 - 14.9%</i>	<i>60,000 (1.36 ac.)</i>	<i>150 ft.</i>
<i>15 - 19.9%</i>	<i>80,000 (1.84 ac.)</i>	<i>200 ft.</i>
<i>20 - 24.9%</i>	<i>120,000 (2.76 ac.)</i>	<i>250 ft.</i>
<i>25%+</i>	<i>Not Buildable</i>	<i>Not Buildable</i>

* *Average Slope of Lot shall be Determined in accordance with the provisions of Section 3.1.11.5 of this Development Code.*

The problem with this ordinance is that it forces the developer to try to get more density by shaping each lot in such a way that they have the least amount of slope as possible so as to gain more lots. The lower the average slope is on each lot, the more lots a developer will get. This creates some fairly creatively shaped lots that don't make sense to the lot owner when it comes time to put in a fence, find their property corners, landscape their yards, etc. And not always is the developer trying to get more density, he may just be trying to put a lot in a certain place and the lot has to be shaped oddly so its average slope won't go over a certain percent (i.e.: cutting off a steep corner of what otherwise would be a square lot). Shown on the following page is an example of a recently submitted subdivision that meets our current ordinance, but has very un-ordinarily shaped lots.



Meets Current Ordinance



The developer for David's Court has submitted a proposed code change to section 3.4.4 for the CR 40,000 Zone. It still has a slope component to decrease density in sloped areas, but eliminates the ability or need for a developer to edit individual lot lines to lower average slope of lots. It is shown with redlines from the City Engineer:

PROPOSED ZONE AMENDMENT - REPLACES CURRENT SECTION 3.4.4

3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. **Base-Density.** The **Base-Density** for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

Base-Density (in acres per dwelling unit)	
Percent of Slope CR-40,000	
0 - 9.9%	1.00 acre/unit
10 - 14.9%	1.50 acre/unit
15 - 19.9%	2.00 acre/unit
20 - 24.9%	3.00 acre/unit
25 - 29.9%	4.00 acre/unit
30+%	5.00 acre/unit

Example of Base-Density Slope Calculations

Percent of Slope	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres/unit)*	Allowable Lots**
0 - 9.9%	11.89	1.00	11.89
10 - 14.9%	4.53	1.50	3.02
15 - 19.9%	0.00	2.00	0.00
20 - 24.9%	0.00	3.00	0.00
25 - 29.9%	0.00	4.00	0.00
30 + %	0.00	5.00	0.00
Total	16.42		14.91 = 15 lots

* Required area per dwelling is found in the **Base-Density** table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 4.53 (area within slope range) by 1.50 (required area per dwelling unit).

Example: 16.42 acres in the CR-40,000 zone

2. ~~Lot Area.~~ The minimum area requirement of a zoning lot within the CR-40,000 zone is 40,000 sf (0.92 ac.)
2. **Lot Area and Lot Width.** The minimum lot width shall be 40,000 square feet with a minimum 110 feet measured at the front setback
3. ~~Lot Width.~~ The minimum lot width shall be determined upon size of each proposed lot and shall conform to the following schedule:

Lot Area (in sq.-feet)	Minimum Width (at min front setback)
40,000 (0.92 ac.)	110 ft.
60,000 (1.36 ac.)	150 ft.
80,000 (1.84 ac.)	200 ft.
120,000 (2.76 ac.)	250 ft.

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The CR 20,000 Zone has the same issue as the CR 40,000 and would likewise need adjusted. Shown is the proposed verbiage to replace the similar section in the CR 20,000 Zone:

PROPOSED ZONE AMENDMENT - REPLACES CURRENT SECTION 3.3.4

3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. **Density.** The Density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

<i>Density (in acres per dwelling unit)</i>		
<i>Percent of Slope CR-20,000</i>		
0 -	9.9%	0.58 acre/unit
10 -	14.9%	0.86 acre/unit
15 -	19.9%	1.15 acre/unit
20 -	24.9%	1.72 acre/unit
25 -	29.9%	2.30 acre/unit
30+%		5.00 acre/unit

Example of Density Slope Calculations

<i>Percent of Slope</i>	<i>Area within Slope Range (acres)</i>	<i>Required Area per Dwelling Unit (acres/unit)*</i>	<i>Allowable Lots**</i>
0 - 9.9%	5.97	0.58	10.30
10 - 14.9%	0.89	0.86	1.04
15 - 19.9%	0.22	1.15	0.19
20 - 24.9%	0.16	1.72	0.09
25 - 29.9%	0.08	2.30	0.03
30 + %	0.18	5.00	0.04
Total	7.50		11.69 = 12 lots

* Required area per dwelling is found in the Density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 0.89 (area within slope range) by 0.86 (required area per dwelling unit).

Example: 7.50 acres in the CR-20,000 zone

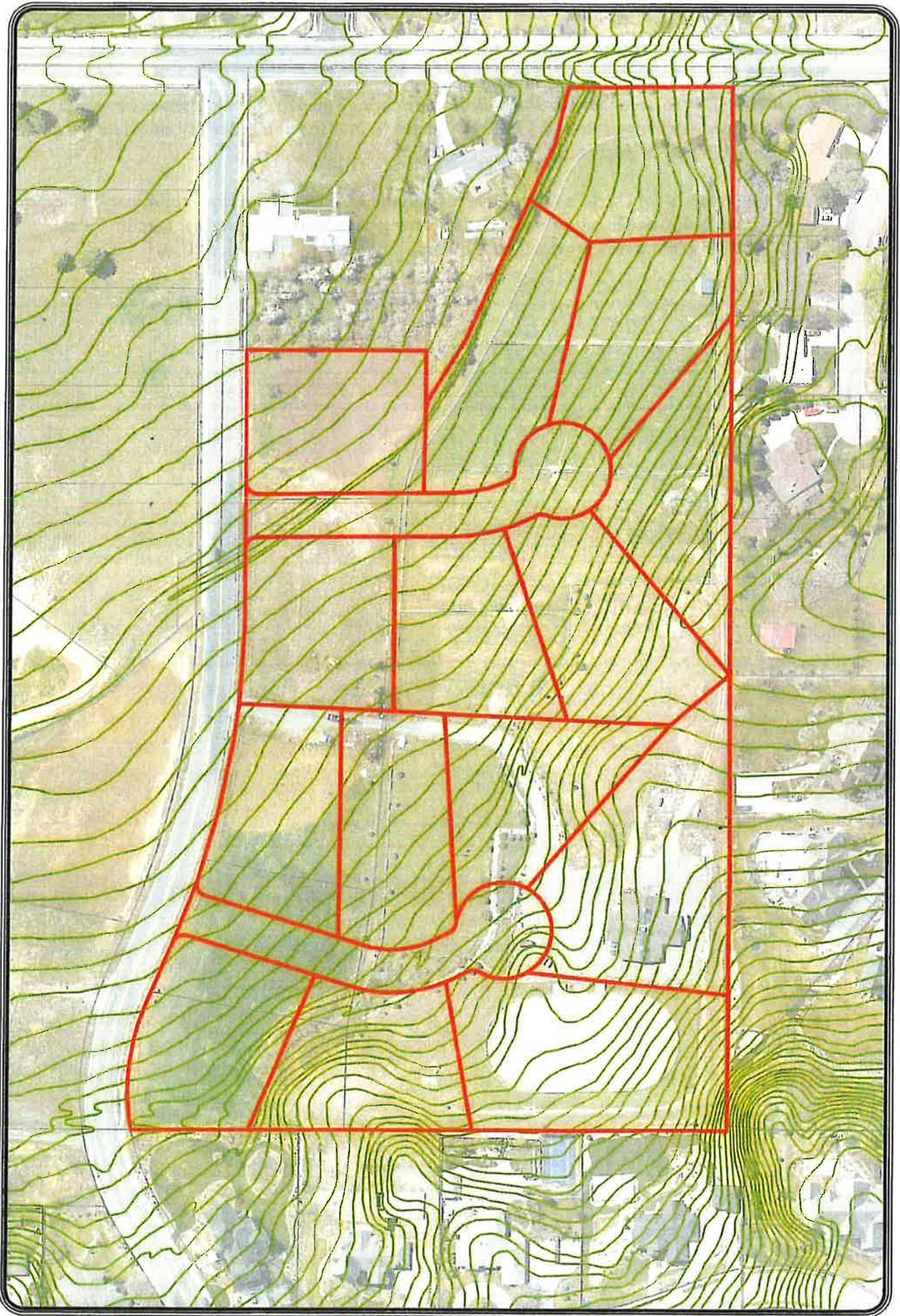
2. **Lot Area and Lot Width.** The minimum lot width shall be 20,000 square feet with a minimum 110 feet measured at the front setback.

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Nothing new is necessarily being added to the code. The density calculations have been substituted unchanged from the PRD ordinance (minus the bonus density calculations) and have been applied to each zone.

The engineer's for David's Court have revised their Concept Plan (for Preliminary) based on the proposed ordinance being passed. The following page is their revised lot layout. Please compare it to what was previously submitted.

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David's Court

Revised to meet proposed ordinance changes



Also, I have taken the proposed ordinance calculations and applied them to a few completed non-PRD subdivisions to compare the numbers of lots built vs number of lots allowed by the proposed ordinance. The results are as follows:

	Actual # of Lots	# of Lots Allowed with the Proposal
CR 40,000 Zone		
David's Court (un-approved)	15	15
Bennett Farms B & C	9	9
Westfield Oaks IV	23	26
Sequoia Circle	4	5
CR 20,000 Zone		
East View Plat E	11	12
East Mountain Estates D	9	9
Deerfield Plat A	8	9

Please keep in mind that even though a few of these examples show the potential to have more lots, it is not always feasible to add more lots due to topography or roads taking up space, which is why the actual number of lots built is less than what the proposed code would allow in some cases. Overall the numbers, if not the same, are very close.

With the proposed change, the developer would have more freedom to create straighter lot lines while at the same time keeping the density to approximately what it is now. It ties the entire subdivision to a certain number of lots instead of scrutinizing each lot's shape to try to get more density or meet the current code. We still have our "Buildable Area" requirements and "Hillside Overlay Zone" (3.12.9) which protects from homes being built in dangerous areas or on steep slopes. It would allow for much cleaner looking subdivisions to be built in our city.

It is the Engineer's recommendation that the Planning Commission and City Council recommend and adopt the proposed changes as noted above.

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ORDINANCE NO. 2014-11

AN ORDINANCE ADOPTING THE AMENDMENTS OF SECTIONS 3.1.11, 3.3.4 AND 3.4.4 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE AVERAGE SLOPE OF A LOT DEFINITION AS WELL AS DENSITY, LOT AREA AND WIDTH REQUIREMENTS.

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinances regarding the definition for the average slope of a lot as well as density, lot area and width requirements for the CR-20,000 and CR-40,000 zones; and

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

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

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

The amendments to Sections 3.1.11, 3.3.4 and 3.4.4 contained in the attached document will supersede Sections 3.1.11, 3.3.4 and 3.4.4 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 24th day of June 2014.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

5. **AVERAGE SLOPE OF LOT.** *The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.*

3.4.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

**Density (in acres per dwelling unit)
Percent of Slope CR-40,000**

0	-	9.9%	1.00 acre/unit
10	-	14.9%	1.50 acre/unit
15	-	19.9%	2.00 acre/unit
20	-	24.9%	3.00 acre/unit
25	-	29.9%	4.00 acre/unit
30+	-	%	5.00 acre/unit

Example of Density Slope Calculations

Percent of Slope	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres/unit)*	Allowable Lots**
0 - 9.9%	11.89	1.00	11.89
10 - 14.9%	4.53	1.50	3.02
15 - 19.9%	0.00	2.00	0.00
20 - 24.9%	0.00	3.00	0.00
25 - 29.9%	0.00	4.00	0.00
30 + %	0.00	5.00	0.00
Total	16.42		14.91 = 15 lots

* Required area per dwelling is found in the density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 4.53 (area within slope range) by 1.50 (required area per dwelling unit).

Example: 16.42 acres in the CR-40,000 zone

2. Lot Area and Lot Width. The minimum lot width shall be 40,000 square feet with a minimum 110 feet measured at the front setback.

3.3.4 DENSITY, LOT AREA AND WIDTH REQUIREMENTS - SINGLE FAMILY DWELLINGS.

1. Density. The density for a project area shall be determined by the City upon a detailed slope analysis of the proposed project area in accordance with the following schedule. Calculations ending a fraction shall be rounded to the nearest whole number.

Density (in acres per dwelling unit)
Percent of Slope CR-20,000

0	-	9.9%	0.58 acre/unit
10	-	14.9%	0.86 acre/unit
15	-	19.9%	1.15 acre/unit
20	-	24.9%	1.72 acre/unit
25	-	29.9%	2.30 acre/unit
30+	-	%	5.00 acre/unit

Example of Density Slope Calculations

Percent of Slope	Area within Slope Range (acres)	Required Area per Dwelling Unit (acres/unit)*	Allowable Lots**
0 - 9.9%	5.97	0.58	10.30
10 - 14.9%	0.89	0.86	1.04
15 - 19.9%	0.22	1.15	0.19
20 - 24.9%	0.16	1.72	0.09
25 - 29.9%	0.08	2.30	0.03
30 + %	0.18	5.00	0.04
Total	7.50		11.69 = 12 lots

* Required area per dwelling is found in the density table above.

** Allowable lots is determined by dividing the area within the slope range by the required area per dwelling unit. For example, in the slope range 10-14.9% divide 0.89 (area within slope range) by 0.86 (required area per dwelling unit).

Example: 7.50 acres in the CR-20,000 zone

2. Lot Area and Lot Width. The minimum lot width shall be 20,000 square feet with a minimum 110 feet measured at the front setback.

Memo



To: Alpine City Planning Commission
From: Jed Muhlestein, P.E.
 Assistant City Engineer
Date: November 25, 2014
Subject: Staff Response - Proposed Amendment to the CE-5 Density Calculations

A proposal has been brought forth to be considered by the Planning Commission and City Council regarding the density calculations of the CE-5 zone. The purpose of this memo is to explain staff's understanding of what is being proposed and give a recommendation.

The proposal is to change the way density is calculated in the CE-5 zone. The proposal explains that the proportions of lot density allocated to each slope range are disproportionate from zone to zone and proposes to make them more consistent with each other. Use the Table 1 for a reference.

Table 1 – Percent of density areas allocated for each zone and slope range

Percent of Slope %	CR-20,000 Acre/Unit	Base Density Percentage	CR-40,000 Acre/Unit	Base Density Percentage	CE-5 Acre/Unit	Base Density Percentage	CE-50 Acre/Unit	Base Density Percentage
0 - 9.9%	0.58	100%	1.00	100%	5.00	100%	50.00	100%
10 - 14.9%	0.85	68%	1.50	67%	7.50	67%	50.00	100%
15 - 19.9%	1.15	50%	2.00	50%	15.00	33%	50.00	100%
20 - 24.9%	1.72	34%	3.00	33%	30.00	17%	50.00	100%
25 - 29.9%	2.30	25%	4.00	25%	50.00	10%	50.00	100%
30+%	5.00	12%	5.00	20%	50.00	10%	50.00	100%

Table 1 shows the CR-20,000 & CR-40,000 zones use fairly consistent base density percentage allocations through the slope range. The proposal points out that the CE-5 zone allocations are not consistent with the other two zones (highlighted in gray) and proposes to give more density credit for the last four areas of allocation (shown with red numbers) to be more consistent with the other zones. The new proposed allocations are noted in the proposal and below as Table 2 on the following page.

Table 2 – Proposed CE-5 Base Density Change

Current CE-5 Density		Proposed CE-5 Density	
CE-5	Base Density Percentage	CE-5	Base Density Percentage
5.00	100%	5.00	100%
7.50	67%	7.50	67%
15.00	33%	10.00	50%
30.00	17%	15.00	33%
50.00	10%	20.00	25%
50.00	10%	25.00	20%

What is known to the City as the “Beck Properties” were evaluated to see what difference this would proposal would make in calculating densities, in the CE-5 zone. The base density changed from 5 to 7 lots; the maximum bonus density went from 7 to 9 lots.

Beck Properties density using current ordinance 3.9.5

Slope Range		Percent of Total	Area	Area (acres)	CE-5 Zone Required Acres/Unit	Base Density Potential Units
Beg. Range	End Range					
0.00%	9.99%	9.19%	323,845	7.43	5	1.49
10.00%	14.99%	15.30%	539,302	12.38	7.5	1.65
15.00%	19.99%	17.46%	615,438	14.13	15	0.94
20.00%	24.99%	15.47%	545,320	12.52	30	0.42
25.00%	29.99%	12.56%	442,713	10.16	50	0.20
30.00%	100.00%	30.04%	1,058,907	24.31	50	0.49
		100.00%	3,525,526	80.93		5.19

Line 1	Base Density	5 *
Line 2	Max Bonus Allowed	7 *

* Per ordinance lots are rounded to the nearest whole #

Beck Properties density using the proposed ordinance change to section 3.9.5

Slope Range		Percent of Total	Area	Area (acres)	CE-5 Zone Required Acres/Unit	Base Density Potential Units
Beg. Range	End Range					
0.00%	9.99%	9.19%	323,845	7.43	5	1.49
10.00%	14.99%	15.30%	539,302	12.38	7.5	1.65
15.00%	19.99%	17.46%	615,438	14.13	10	1.41
20.00%	24.99%	15.47%	545,320	12.52	15	0.83
25.00%	29.99%	12.56%	442,713	10.16	20	0.51
30.00%	100.00%	30.04%	1,058,907	24.31	25	0.97
		100.00%	3,525,526	80.93		6.87

Line 1 **Base Density** **7** *
 Line 2 Max Bonus Allowed **9** *
* Per ordinance lots are rounded to the nearest whole #

The numbers shown in red would be the result if this proposal were passed. It doesn't matter what property would be evaluated, the proposal changes the variables in a mathematical calculation for base density that would increase density in all situations. Therefore, there was no need to evaluate other properties as the result would be the same, density would increase.

In the second paragraph of the proposal it states "This petition is presented for consistency with Ordinance 2014-11 and promoting logical subdivision and lot configurations." Staff disagrees with this statement. Ordinance 2014-11 removed verbiage that was forcing developers to shape their lots according to the slope of the ground. Ordinance 2014-11 did not change density; it simply used the PRD section to calculate it rather than the average slope of the lot. Base density for a non-PRD development in these zones is now calculated using the PRD Ordinance calculations unchanged from what the PRD section 3.9.5 currently was.

This proposal has nothing to do with a "logical subdivision and lot configurations". This is a proposal to change the PRD density calculations to something more favorable for the developer. Staff understands that the reason the allocations for density in the CE-5 zone (and CE-50) are different from the other zones is because it is generally located in an area with greater slopes and more hazards (see Section 3.5.1 Legislative Intent and Public Purpose of CE-5 zone). To continue to limit the amount of lots in such areas and not recommend approval of this proposal is Staff's recommendation.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Moyle Park Master Plan

FOR CONSIDERATION ON: 2 December 2014

PETITIONER: Moyle Park Committee

ACTION REQUESTED BY PETITIONER: Make Final Recommendation to City Council

APPLICABLE STATUTE OR ORDINANCE: Section 3.16.6.3 (Open Space)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

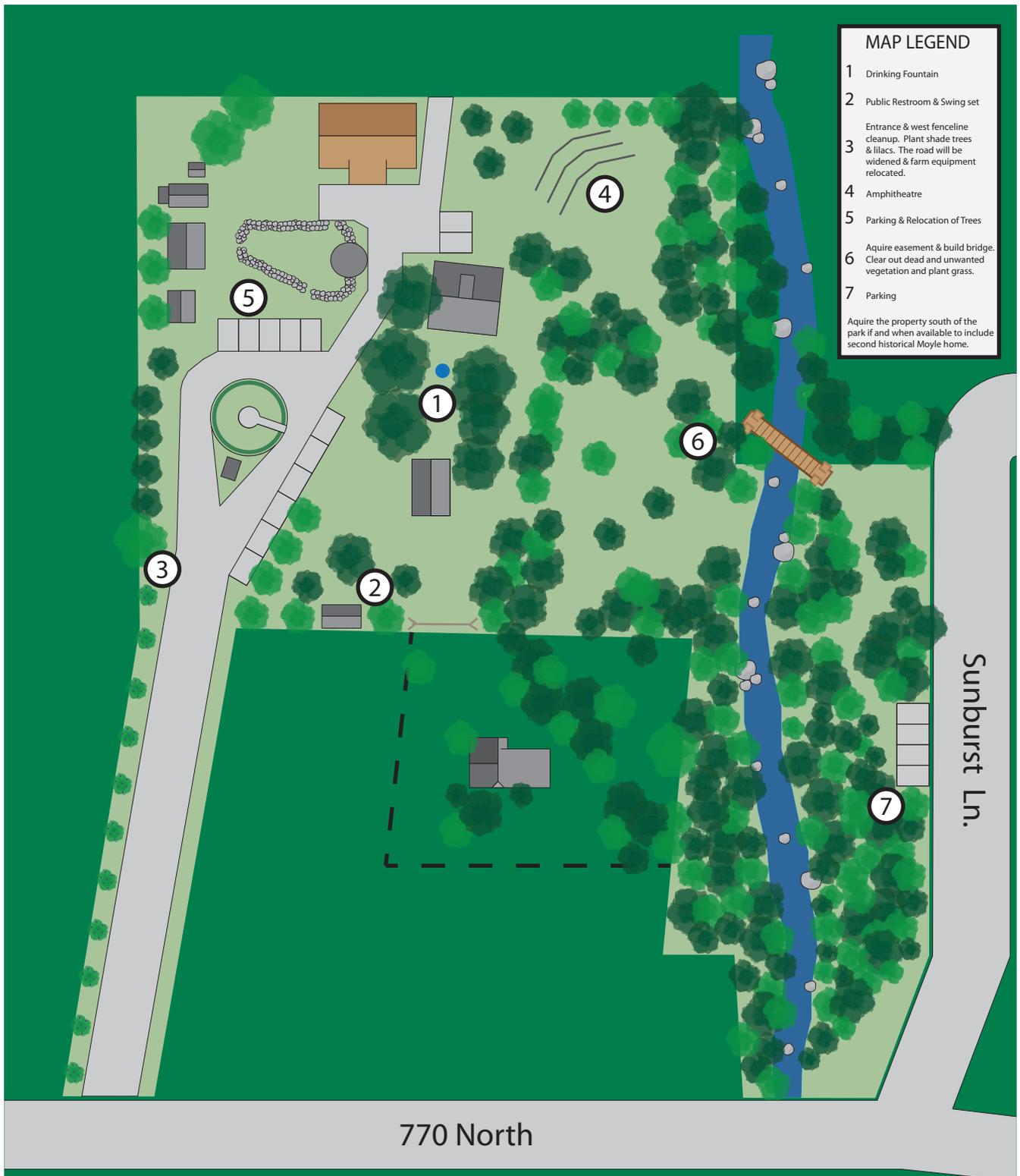
BACKGROUND INFORMATION:

The future of Moyle Park has been discussed over the past several months in a Moyle Park committee. A master plan has not been formally adopted. The purpose of this master plan is to create a vision for the historic park. Implementation will be a lot easier with an organized master plan and it will provide Alpine City the opportunity to better pursue additional funding.

The attached plan reflects the improvements that are being recommended by the Moyle Park Committee. The Planning Commission and City Council have reviewed a draft previously. This proposed final draft is ready for a recommendation from the Planning Commission to the City Council for adoption.

RECOMMENDED ACTION:

We recommend that the Moyle Park Master Plan be adopted with the following additions/changes.



MAP LEGEND	
1	Drinking Fountain
2	Public Restroom & Swing set
3	Entrance & west fence line cleanup. Plant shade trees & lilacs. The road will be widened & farm equipment relocated.
4	Amphitheatre
5	Parking & Relocation of Trees
6	Acquire easement & build bridge. Clear out dead and unwanted vegetation and plant grass.
7	Parking
Acquire the property south of the park if and when available to include second historical Moyle home.	



Moyle Park Master Plan



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: 2015 Annual Meeting Schedule

FOR CONSIDERATION ON: 2 December 2014

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Meeting Schedule

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

At the beginning of each new the year, The Planning Commission members will review the Annual Meeting Schedule. They will discuss the schedule to see if the dates work or if changes need to be made.

RECOMMENDED ACTION:

We approve the dates for Planning Commission meetings on the 2015 Annual Meeting Schedule.



2015 ANNUAL MEETING SCHEDULE

FOR

ALPINE CITY, UTAH

PLANNING COMMISSION MEETINGS for the 2015 calendar year are scheduled on the 1st and 3rd Tuesday of each month as follows unless otherwise indicated:

January 6	April 21	August 18
January 20	May 5	September 1
February 3	May 19	September 15
February 17	June 2	October 6
March 3	June 16	October 20
March 17	July 7	November 3
April 7	July 21	December 1

CITY COUNCIL MEETINGS for the 2015 calendar year are scheduled on the 2nd and 4th Tuesday of each month as follows unless otherwise indicated:

January 13	May 12	September 8
January 27	May 26	September 22
February 10	June 9	October 13
February 24	June 23	October 27
March 10	July 14	November 10
March 24	July 28	December 8
April 14	August 11	
April 28	August 25	

All Planning Commission and City Council meetings will begin at 7:00 pm unless otherwise posted. Meetings are held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

THE PUBLIC IS INVITED TO ATTEND ALL PUBLIC CITY MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

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 Orem, UT and local newspapers 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.

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Nov 04, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:05pm by Chairman Jason Thelin. The following commission members were present and constituted a quorum.

Chairman: Jason Thelin

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

Commission Members Not Present: Bryce Higbee

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: JL Dunn, Jared White, Steve Crain, Bob bowman, Rosanna Crain, Zach Moore, Mike Anderson, Brayden Hahn, Cam Mosley, Ethan Jones, Like Lacey, Kristin Eberting, Bruce Parker, Will Jones

B. Prayer/Opening Comments: Judi Pickell

C. Pledge of Allegiance: Ethan

II. PUBLIC COMMENT

Steve Crane said AT&T has given the city over \$7,000 and it has been designated for landscaping. He said he would like to have an accounting of this money and he wanted to make sure this money is used for this site and not get lost in some other budget. Jason Bond said the money has already been spent and trees and plants planted already. He showed before and after pictures of the area and how it currently looks with the newly planted trees and plants. He said the City used a professional landscaper and tried to place the trees to cover in the best way possible.

III. ACTION ITEMS

A. AT&T Antenna Modification – Jared White

Jared White said the modification that needs to be made is very minimal. He said the flush mounted antennas need to have remote boxes added to them. He said the wooden pole no longer meets the building requirements. He said a second steel pole will be added, new equipment added to the pole and make sure it is up and running and then he said they will go back in and take down the wooden pole and the old equipment. He said the pole will be sixty feet high including the new equipment. Eventually, they would like to have six antennas at the top of the pole and as new technology comes out in the future, lower antenna would be replaced.

Judi Pickell asked if this would be considered a substantial change. Jason Bond read from the ordinance where it states that a tower can replace equipment, but doesn't give a definition of the height of the tower. Jared White said the new pole will stay within the same compound as the wooden tower. Jason Thelin asked if this is a new site plan. Jason Bond said it is more of a replacement of antennas on the same site. Steve Swanson said he doesn't want to have a sixty foot pole because then there is a possibility to raise the antennas higher. Jared White said they are only allowed to have a maximum height of sixty feet and can go no higher. The reason for the sixty foot pole is for strength. He said their engineers said the steel pole will be structurally capable of heavier equipment in the future. He said they will be adding about one hundred and fifty pounds with three new remote boxes. He said the diameter of the new steel pole will be slightly wider than the wooden pole.

Per requirements of the city code, the following is a list of items that are to be addressed with this application:

1. Maintenance: Once constructed the site will remain unmanned, the site is visited by a single technician every 4-6 weeks to ensure it is functioning properly. This maintenance does not require any heavy equipment or significant impact on the surrounding properties.
2. The area that is currently covered by this site will not increase nor decrease with this modification. The modification is simply to improve performance by replacing older antennas with newer models. The newer model is a few inches smaller than the existing antennas.
3. Licenses: No other license or permits will be required for this modification beyond those required by

1 Alpine City.

- 2 4. Radio Frequency Emissions: AT&T warrants that the site does currently comply with all FCC
3 Guidelines for radio frequency emissions and that this modification will not change that.
4 5. Liaison: All questions regarding this application may be directed to Jared White.

5
6 Recently, Alpine City has also been working with the representative from AT&T to fund a landscaping project. Last
7 week, that project was finished which included the addition of six (6) evergreen trees and sixteen (16) honeysuckle
8 plants to buffer the visual impact of the cell tower and base equipment. Altogether, this project cost \$5,223 and was
9 paid for by AT&T.

10
11 **MOTION:** Chuck Castleton moved to recommend to the City Council approval of the AT&T Antenna upgrade as
12 it has been described. He also recommended that the new pole not exceed 58 feet in height.

13
14 Steve Cosper seconded the motion. The motion passed with 6 Ayes and 0 Nay. Steve Cosper, David Fotheringham,
15 Jason Thelin, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

16
17 Bob Bowman asked if this new pole would be earthquake proof. He also wanted to know if these new boxes would
18 affect the neighbors with radio waves. Jared White said this is why the new pole is needed so it can withstand an
19 earthquake better than a wooden pole. He said it has to withstand ice storms and 105 miles per hour winds.
20 Jared White said there will not be a substantial change in radio frequency from what is currently there now.

21
22 Dale Dunn said he is concerned with what is on Shepherd's Hill. He feels like residents are asked to make changes
23 that he feels are not safe. He said one neighbor has MS and two neighbors have thyroid cancer. He said another
24 neighbor has cancer that is in remission. He said enough is enough; take the towers somewhere else. Jared White
25 said health concerns come up whenever they install a tower. The Federal Law states that there is no health risk and
26 ties the city's hands when it comes to denying a tower for health reasons as long as we stay within the frequency
27 levels. He said a microwave oven and WIFI in the home puts out more frequency and is saturating the area more
28 than the towers, so to say the cell towers are causing these issues is just not true.

29
30 Debbie Merrill said there are other cell towers in the area and not just the AT&T tower. She said everyone in the
31 neighborhood surrounding these towers either has cancer or some sort of auto immune disorder. She also asked if
32 additional landscaping would be put in. Jared White said they have already put in landscaping and paid for it, he
33 said they have no intention of putting in any more. Jared White said these towers are in every city and every
34 neighborhood in America. He said everyone would have cancer if what Ms Merrill said is true.

35
36 Gary Spencer said the RF frequency of a cell tower is between FM radio and microwave ovens and does not have
37 the power to affect your DNA cells. He said it cannot cause cancer because the frequency is so low and is not a
38 cancer causing radiation. He also said the amount of RF frequency being emitted from the tower is much lower than
39 what they are allowed to use.

40 41 **B. Open Space Discussion**

42 Jason Bond said access to the mountains and open space is part of what makes Alpine City such a wonderful place.
43 We highly recommend having trails and open space to make a city more livable. Our concern is that trails and open
44 space in Alpine City is not being utilized to its maximum potential.

45
46 By definition public open space is land that is open to the public without any access restrictions while private open
47 space is open areas that can be enjoyed for view related purposes by the general public but cannot be accessed by the
48 general public. Such access to private open space is granted to the owners of the private open space, usually the
49 home owners of the subdivision. The general purpose of open space is to provide areas in a city where open spaces
50 can be enjoyed for their aesthetic beauty and can be used for trails to access other trails, parks and forest land.

51
52 Alpine City gives the developers of subdivisions the opportunity to secure a number of benefits for their subdivision
53 if they are willing to provide public or private open space in their developments. The benefits include mostly an
54 increase in density or configuration related opportunities. The City grants the developer more benefits for giving
55 public open space and fewer benefits for giving private open space. In the urban national forest transition area,

1 developers are required to utilize the PRD concept for their development. The purpose of this requirement is to
2 provide both, spaces that are left natural and to provide access points to the national forest.
3

4 Jason Bond said he would like the city to have a vision and a master plan for their open space. He said he would like
5 to see the trails connect and maybe pave the Drycreek trail for mothers with strollers and make that a nice area to
6 walk. Steve Swanson asked why we have PRD's. He wanted to know if it benefits the public. He said a PRD
7 should give access and the public should be able to enjoy the space and not just the builder getting a bonus lot.

8 Jason Bond said the appealing part of Alpine is the open space feel with the trees and trails that is natural. He said
9 that we have to determine where we want this natural open space and where we want open space to have more of a
10 purpose.
11

12 Jason Thelin said we should focus on public versus private open space. Judi Pickell said we should come up with a
13 priority list of what we want to accomplish. She wanted to know if the Planning Commission was going to attack the
14 PRD at this meeting. Steve Cospers said he felt like the Planning Commission was coming into this a little bit cold.
15 Jason Bond said this topic was not just pulled out of a hat, he said the Planning Commission and the City Council
16 have both asked for this to be a topic of discussion. Judi Pickell said our Trails Master Plan is from 2004 and is
17 outdated. She said we need guiding language of why and when we accept open space and trails. That way when an
18 applicant comes in to ask for open space, we can see if it applies to the Master Plan and if it is land that is going to
19 be valuable to the city. She said the first step would be to update the Trail Master Plan and the open space language.
20 She said we need to update the ordinance to say we want to connect trails or to have some benefit to the city and not
21 just accept any piece of land that we have to upkeep. She said this topic is too broad and we are accepting any piece
22 of land whether it's too our benefit or not.
23

24 Judi Pickell said Jason Bond was right; it would be great to connect the schools, the parks, and the river. She said
25 that's what a master plan is. David Fotheringham said we need to decide how much we give for the open space,
26 what are the conditions. Judi Pickell said we should ask the City Council if they want the Planning Commission to
27 update the Master Plan and specifically the PRD and trails. Jason Bond said because the Master Plan is out of date,
28 is hasn't been relevant lately because it's not current with what our feelings are about open space. Judi Pickell said
29 it hasn't been applied properly or used or referred to often enough. David Fotheringham said the plan is not that out
30 of date. He said it just needs a little tweaking but the basic plan is a good plan.
31

32 Jason Thelin said he felt like the master plan was good as well. He asked why we are discussing this, where will this
33 play a part. He said there aren't that many places in the city where this would even come into play. He said maybe
34 Will Jones's Three Falls development or the Pack or Bangertter property. He said we just need to inform residents
35 that the land we are accepting is going to stay natural. If the city owns the property, then we have the say of what to
36 do with the property. He said if the city wants to put in a trail or a park bench, then they can.
37

38 Will Jones said the benefit of some of these pocket parks is that the surrounding residents use them and it takes the
39 pressure off some of the public parks. He said we have to be careful in the future with gaining public open space and
40 parks because they have to be maintained and upgraded and it never ends. He said Creekside Park alone will need
41 \$100,000 worth of maintenance upgrades in the next three years. He said he wants every piece of open space the
42 city can get, but he said we can keep it natural. He said he is giving a lot of open space to the city with the Three
43 Falls subdivision. He said he would like to see trails through the area and if the open space remains private, then put
44 a public easement through it for access to trails.
45

46 Jason Thelin said he would like to revisit the trails master plan because he would like to see trails connect from
47 Corner Canyon to Lambert Park. Judi Pickell said she feels like we are talking in circles because the trails issue was
48 discussed a few months ago and then it was dropped. Steve Cospers said the trails map is not going to be done here
49 in Planning Commission meetings. He said someone has to head it up and physically go out there design it. The
50 Planning Commission discussed getting a Trails Committee together to get plan together. They also said the city
51 needs a Parks Committee as well. Will Jones said the City Council would like the Planning Commission to
52 recommend putting a Trails and Park Committee together and to also address the Business Commercial District.
53

54 **MOTION:** Judi Pickell moved to recommend to the City Council to form two committees. The first committee will
55 address trails, parks, and open space with David Fotheringham as the representative from the Planning Commission.

1 The second committee will address the Business Commercial District with Judi Pickell as the representative from
2 the Planning Commission.

3
4 Steve Swanson seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Steve Cosper, David
5 Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

6 7 **IV. COMMUNICATIONS**

8 Steve Swanson asked how the city deals with trees that are overgrown in the park strip. Jason Bond said sometimes
9 the public works guys have to go out and prune the trees or take them out if they are breaking the sidewalk.

10 Jed Muhlestein said David Church is getting the city a form letter that we can send out to the residents letting them
11 know that they need to prune their trees.

12
13 David Fotheringham and Steve Cosper said they could attend the next City Council on November 11, 2014.

14 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Oct 21, 2014

15
16 **MOTION:** David Fotheringham moved to approve the Planning Commission Minutes for Oct 21, 2014 subject to
17 changes.

18
19 Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper,
20 David Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

21
22 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the
23 meeting at 8:55pm.
24
25