



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, January 20, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jason Thelin
- B. Prayer/Opening Comments: Steve Cospier
- 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. PLANNING COMMISSION ELECTION OF CHAIR AND VICE-CHAIR

The Planning Commission will elect one of its members as Chair and a second member as Vice-Chair (Section 2.2.3.1)

IV. ACTION ITEMS

- A. Legal Non-Conforming Apartment Extension Request - 201 West Center Street - Lomoin Partners**
The Planning Commission will review a proposal to extend a legal non-conforming apartment building from 4 units to 6 units.
- B. State Farm Office Building Site Plan - 134 South Main Street - Eli Slesk**
The Planning Commission will review a site plan for a new office building.

V. COMMUNICATIONS

VI. APPROVAL OF PLANNING COMMISSION MINUTES: December 2, 2014

ADJOURN

Chairman Jason Thelin
January 16, 2015

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

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted 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: Legal Non-Conforming Apartment Extension Request

FOR CONSIDERATION ON: 20 January 2015

PETITIONER: Lomoin Partners

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

APPLICABLE STATUTE OR ORDINANCE: Article 3.22 (Non-Conforming)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

Lomoin Partners is preparing to purchase the property located at 201 West Center Street. The property contains a legal non-conforming apartment building that was built in 1967. However, there are 6 units in the building but only 4 units are legal according to the previous ordinance that was in place at the time the building was built. The applicant is proposing to renovate the apartment building in a way that enhances the property and the neighborhood. This will include a full interior renovation and a new asphalt parking lot. The applicant claims that in order for this to be financially feasible for them to purchase and renovate, they will need the 5 and 6 units to be legal and available for rent.

Please see attached proposal and staff review.

STAFF RECOMMENDATION:

Staff recommends that approval of the proposed legal non-conforming extension be approved with the following conditions:

- **Only 4 units be rented out until all of the proposed renovations are completed according to the building code and are approved by the Building Inspector.**
- **The parking lot be asphalted as proposed with the approval from the City Engineer.**
- **All units be given new cabinets, appliances, floor coverings, and paint as proposed.**
- **All units be given an enlarged bathroom, washer/dryer, additional cabinets, new bar, and other kitchen improvements as proposed.**
- **Adequate off-street parking for 6 units be provided (12 parking stalls).**
- **A landscaping plan be submitted and approved by the City Planner.**



Date: January 16, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Non-Conforming Apartment Building Extension Request
201 West Center Street**

Background

Lomoin Partners is preparing to purchase the property located at 201 West Center Street. The property contains a legal non-conforming apartment building that was built in 1967. However, there are 6 units in the building but only 4 units are legal according to the previous ordinance that was in place at the time the building was built. The applicant is proposing to renovate the apartment building in a way that enhances the property and the neighborhood. This will include a full interior renovation and a new asphalt parking lot. The applicant claims that in order for this to be financially feasible for them to purchase and renovate, they will need the 5 and 6 units to be legal and available for rent.

Non-Conforming Buildings and Uses (Section 3.22.7)

The term non-conforming refers to buildings and uses which were lawful before the current ordinance was passed but which are now prohibited or restricted (Section 3.22.1)

Section 3.22.7 is as follows:

“Extension (Enlargement) and Reconstruction of Non-conforming Buildings - Conditions. *A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:*

- 1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all existing setback and location requirements.*

2. *The applicant shall submit a detail site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.*

3. *A finding made by a majority vote of the Council that:*

a. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.

b. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.

c. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.

d. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.

The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.”

General Remarks

This could be a great way to address a number of issues with this dilapidated apartment building in a single family residential neighborhood. The applicant is not proposing to expand the building footprint, rather they are proposing to better utilize and enhance the current building.

On the other hand, the building was illegally modified several years ago to add two more units. This is a concern and two extra units should never have happened. In addition, properties in Alpine should be held to a certain standard. However, this can be a difficult process to enforce.

If the applicant's request is to be considered, there will need to be some careful thought put into the conditions of approval.

RECOMMENDATION

The Planning and Zoning Department recommends that approval of the proposed legal non-conforming extension be approved with the following conditions:

- **Only 4 units be rented out until all of the proposed renovations are completed according to the building code and are approved by the Building Inspector.**
- **The parking lot be asphalted as proposed with the approval from the City Engineer.**
- **All units be given new cabinets, appliances, floor coverings, and paint as proposed.**
- **All units be given an enlarged bathroom, washer/dryer, additional cabinets, new bar, and other kitchen improvements as proposed.**
- **Adequate off-street parking for 6 units be provided (12 parking stalls).**
- **A landscaping plan be submitted and approved by the City Planner.**



Alpine Apartments

Utah Real Estate Opportunity Fund





Statement of Issue

- Lomoin Partners is preparing to purchase the property located at 201 W. Center, in Alpine.
- Although it currently has 6 units, it appears that only 5 of them are permitted.
- In order to complete the purchase, the city is requested to approve the sixth unit that has been in place for at least ten years.
- The following information is provided to help inform the city as to the plan's that Lomoin has in place once the property is approved for the sixth unit.



About our Team



- ***Greg Ketch***

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- Mr. Ketch has been actively involved in real estate investing for the past 15 years as an investor, a manager and as a retained coach for large investors. In 2008, as a founding member of LOMOIN I, he formed Entrust Real Estate Services, LLC, which manages all real estate investments that Mr. Ketch owns or participates in as well as for other owners. These investments currently aggregate to over 300 units, and are primarily in the target market of the Utah Opportunity Fund and in its sweet spot of size and demographics. He is a licensed real estate broker and is responsible for closing an average of 12 multi-unit transactions per year in which he represents investors. In addition to his property management and real estate company, he has worked as a real estate and investment coach/mentor for some of the largest real estate mentor firms in the country such as Robert Kiyosaki, Robert Allen, Carleton Sheets and Armando Montelongo. He has mentored over 1,000 investors, which requires regular meetings with candidates to help them understand and implement advanced investing concepts on specific deals they are considering.
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- Mr. Ketch excelled in the corporate world, where he rose through the ranks of MCI from the branch to regional and then to a national manager position and received accolades as MVP several years. At one point he managed the production bonus structures for over 1700 employees and was responsible for all marketing, technical and financial operations of Texas and Louisiana. In his last position, he was National Accounts Service/Sales Manager, responsible for designing programs for Fortune 500 clients.
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- Before turning his talents to the real estate market, Mr. Ketch was the owner of a franchise chain of restaurants in the Salt Lake City Area, where he gained valuable experience negotiating with banks and lease holders. Mr. Ketch received a BS degree in Finance from Brigham Young University.
- He currently resides in Alpine.



About our Team



- **A.J. Rincon**

- Mr. Rincon's extensive experience in raising capital and managing assets includes the founding of Oasis Bank SSB in 2005, a bank dedicated to the mortgage financing needs of the low and moderate income families of Houston; the founding of Rincon Capital Fund, LP in 2007, a private equity fund focused on middle market opportunities in the financing sector; the founding of LOMOIN I in 2008, a Real Estate Opportunity fund investing in low and moderate income multifamily housing. Mr. Rincon has bought and sold many enterprises and has mastered the art of "buying right". Since 2011, Mr. Rincon has also brokered many transactions and relationships between middle market companies and investors through Rincon Capital Consulting Group, LLC.
- Mr. Rincon left his native Colombia to attend Brigham Young University. He completed a BA in Accounting from Portland State University, an MBA from Rice University and a Securities Industry Certificate from the Wharton School of Business. He began his career after College as a tax CPA at Laventhol, where he worked on real estate syndications and later moved to Price Waterhouse Coopers LLP, where he used his CPA designation to serve in many functions. He was transferred to several markets including Portland, Houston, New York and Venezuela. . He eventually worked as a member of the SEC International Registrant Advisory Group, where he provided support for IPO registrations.
- After his 10 year career in public accounting, he worked in the financial sector for 10 years in several positions including controller, financial operations principal and CFO. He was a founding member and CFO of SGC, a Houston based and FINRA registered broker dealer that grew to 15 cities in the U.S. and assets under management of over \$10 billion primarily through mergers and acquisitions. In 2008, raised funds and was a founder of Oasis Bank in Houston, where he served as chairman of the board. The bank merged into a larger bank in 2011. Mr. Rincon makes his home in Miami, Florida where he founded Rincon Capital Fund, LP and where he consults regarding the capital raising needs of mid-size companies.



About our Team



- **Earl Cline**
- Mr. Cline is a career real estate professional with over 25 years of experience. His extensive experience with large corporate real estate enterprises has given him the background and experience to oversee the asset management and analysis of properties for LOMOIN.
- Mr. Cline has held an active real estate broker's license for 25 years, has operated his own business for the past 12 years, and has brokered over 1000 transactions. He Graduated from the University of Utah with a BS in Finance and went to work for a California based property management company. He rose through the ranks and ultimately ran the Los Angeles regional office for this large concern, which had ten office staff, four regional property managers, 5000 apartment units and 1,000,000 S.F. of commercial properties. Subsequently, Mr. Cline worked for one of the largest developers of apartments in the country, where he was involved with the acquisition, rehab, and repositioning of over 3,000 apartment units. He eventually ran the section 42 program and had properties in many cities in Northern and Southern California, as well as Colorado. As the Regional V.P, he has also supervised the properties in several of the Western States for a publicly traded R.E.I.T. that owned and managed over 65,000 apartment units. Within the last five years, he was the Eastern Idaho Regional Director of multifamily properties for a Boise based Developer. While there, he supervised the construction and leasing of close to 200 units of Section 42 properties and oversaw 12 other multifamily properties, which catered to low and moderate income families.
- Mr. Cline is a member of the National Association of Realtors and has numerous certifications in running various government sponsored housing projects. He has been involved in construction management, real estate development and property management for the gambit of the real estate industry from multifamily housing, office, industrial, storage and retail properties. He has extensive experience in budgeting and financial modeling of many types of real estate assets.

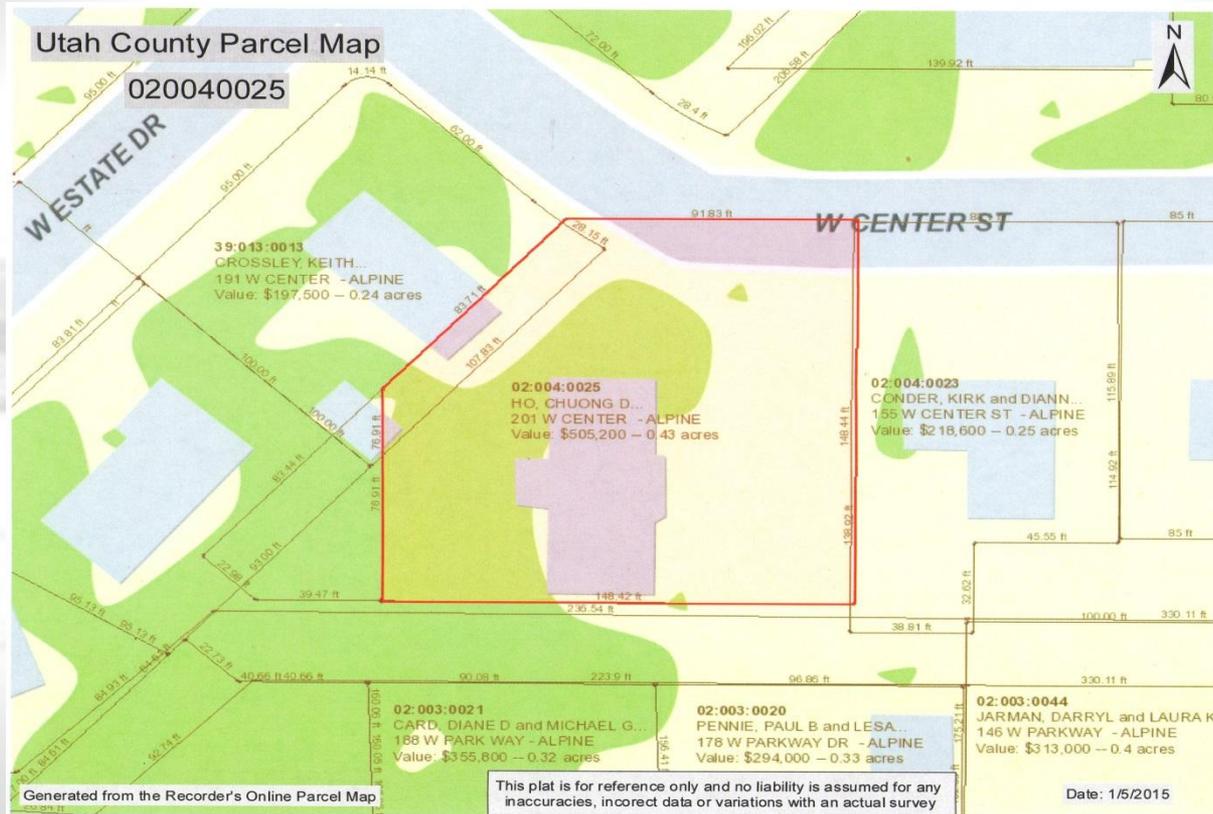


Property Description

- Built in 1978
- Brick exteriors.
- pitched roofs
- 6 rental units
- 4- 2 bedroom floor plans
- 2 – 1 bedroom flats
- Approximately .55 Acres

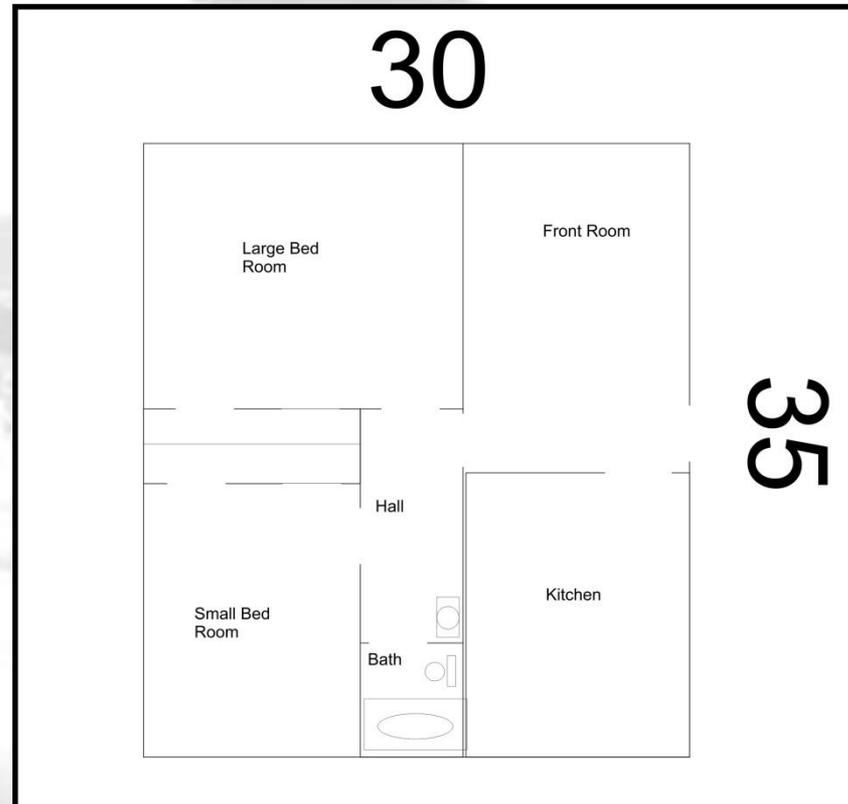


Property Description



Property Description

Floor Plan





Property Description





Property Description





Property Description





Property Description



Property Description





Property Description

Un Approved Unit



Interiors

This property needs a full interior renovation, including: new cabinets, appliances, floorcoverings and painting



Planned Improvements

New Parking Lot



Planned Improvements

New Cabinets



Planned Improvements

New Bathrooms

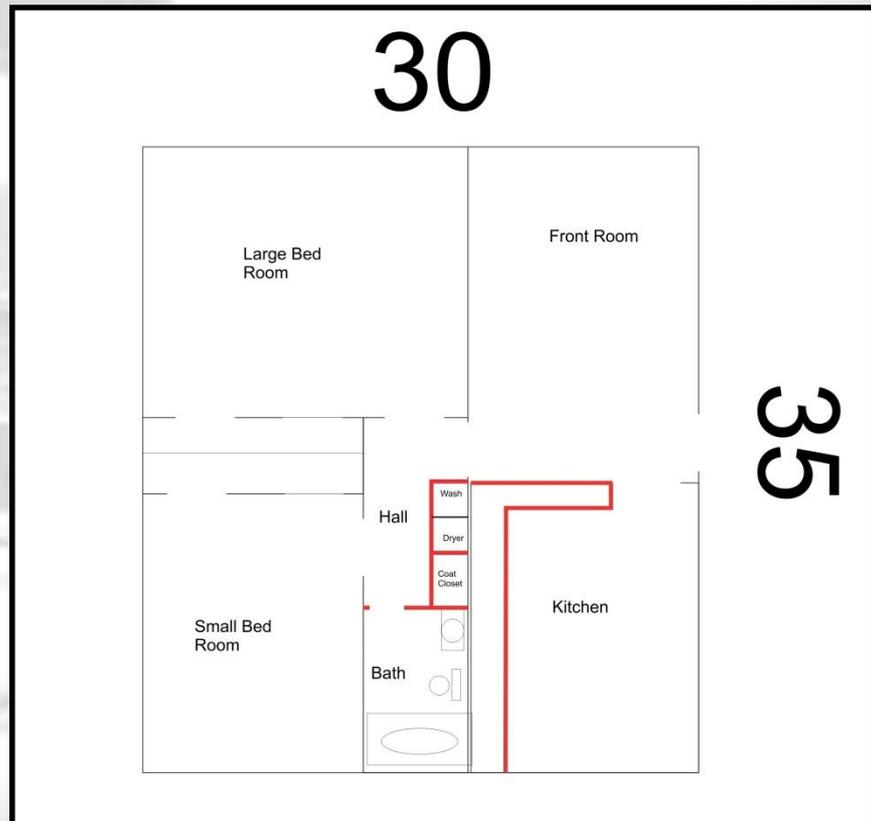


Planned Improvements

Enlarge Bathroom

Add Washer/ Dryer

Remove Kitchen
Wall and Add Bar
and Additional
Cabinets

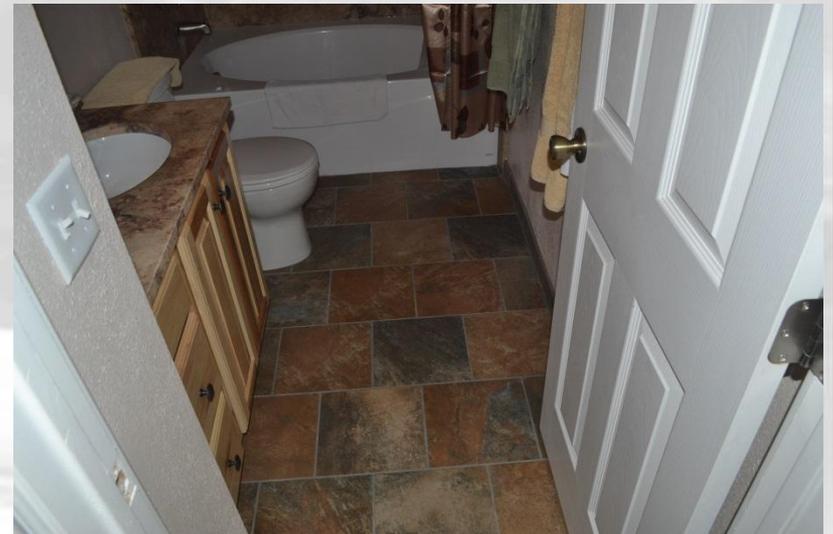


Planned Improvements



Wood Look Floors in Kitchen and
Front Room

Tile Floors and Granite Look-
A-Like Vanity



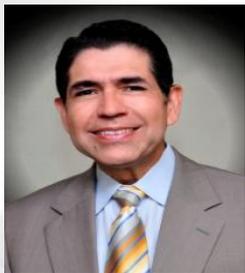


THE OPPORTUNITY

- Alpine Apartments presents a very strong growth opportunity.
- Strong Management, selective resident selection and major up grading of interior units will allow strong rental growth and stabilization of the property.
- A stabilized property will increase the value of all properties in the immediate area.



For More Information Contact One of Our Team Members



A.J. Rincon

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(713) 306-7342



Greg Ketch

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(801) 898-5399



Earl Cline

ecline@lomoinpartners.com

(801) 930-8407

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: State Farm Insurance Building Site Plan

FOR CONSIDERATION ON: 20 January 2015

PETITIONER: Eli Slesk and Brandon Maughan

**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)**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

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.

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).

Please see attached proposal and staff reviews.

STAFF RECOMMENDATION:

Staff recommends that approval of the proposed site plan be granted provided the following items are addressed:

- **The Developer provide a lighting plan.**
- **An exception be considered by the Planning Commission and City Council regarding setbacks.**
- **An exception be considered by the Planning Commission and City Council regarding six (6) parking stalls location within the setback.**
- **An agreement provided between property owners regarding the excess parking stall proposed to be on the adjacent property be considered by the Planning Commission and City Council.**
- **No trees be planted within the sight triangle and other landscaping be placed in a way that will never affect visibility on the Corner of 120 South and Main Street.**
- **The preliminary architectural design drawings be considered by the Planning Commission and City Council.**



Date: January 16, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
State Farm Insurance Building Site Plan
134 South Main Street**

Background

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.

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 setback requirements in the BC zone are as follows:

Front setback (or from any street) - 30'

Side and Rear setback - 20'

The proposed office building will need an exception from the setback requirements. This requires a recommendation from the Planning Commission and an approval from the City Council where circumstances justify. The applicant is proposing to have a 22' setback (8' exception) from 120 South, a 20' setback (10' exception) from Main Street, and an 8' setback (12' exception) from the property line to the south. From a planning perspective, I offer my support on these exceptions.

Street System/Parking (Sections 3.7.8.3 and 3.24.3)

The off-street parking requirements for an office building are as follows:

Four (4) spaces per 1,000 sf

The site plan shows 15 parking stalls. With the square footage of the building, 16 parking stalls are required. The applicant proposes to use an excess stall on the adjacent property to the south and connect parking lots for traffic circulation. An agreement would be made between the property owners. Based on calculations of the adjacent building received from the applicant's engineer, it appears that there are 4 more parking stalls than are required. From a planning perspective, I offer my support on this proposed agreement.

The site plan proposes to access the site from 120 South. A new drive approach will be created there removing curb, gutter, and sidewalk. The existing drive approach on Main Street will be replaced with standard curb, gutter and sidewalk. To mitigate the negative impact of street parking, it is proposed that the curb fronting 120 South and Main street be painted red to prohibit parking.

The parking stall and aisle dimensions meet the minimum requirements. However, there are 6 stalls that are located within the required 30' setback (Section 3.7.5.1). The Planning Commission will need to recommend an exception to the City Council for approval in order for these 6 stalls to remain on the plan as is. From a planning perspective, I offer my support on this exception.

Special Provisions (Section 3.7.8)

- Trash Storage - The applicant proposes to use residential type storage for garbage and recycling materials. The cans will be in an enclosed area at the southeast corner of the building.
- Landscaping - A landscaping plan has been provided. The site will consist of 2,009 sf of landscaping. A minimum of 20% of the total site is required to be landscaped. The applicant has indicated that they will have 2,800 sf of landscaping and the existing tree at the northwest corner of the property will be removed.
- Design - Preliminary architectural design drawings were submitted and need to be reviewed by the Planning Commission.

RECOMMENDATION

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

- **An exception be considered by the Planning Commission and City Council regarding setbacks.**
- **An exception be considered by the Planning Commission and City Council regarding six (6) parking stalls location within the setback.**
- **An agreement provided between property owners regarding the excess parking stall proposed to be on the adjacent property be considered by the Planning Commission and City Council.**
- **No trees be planted within the sight triangle and other landscaping be placed in a way that will never affect visibility on the Corner of 120 South and Main Street.**
- **The preliminary architectural design drawings be considered by the Planning Commission and City Council.**



Date: January 7, 2015

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

**Subject: Engineering Review
State Farm Insurance Building Site Plan
134 South Main Street**

The engineering department received a site plan application for review January 7, 2015 to be on the January 20th Planning Commission meeting. The application is for a State Farm Insurance Building located at 134 S. Main Street. This is a code review from an engineering standpoint; a separate review from the City Planner will also be done for the site plan. The review is as follows:

Street System

The site plan does not propose any new street system but does include a new parking lot with parking stalls. This would fall under section 3.24 of the Development Code, Off-street Parking.

The parking stall dimensions, surface material (asphalt), concrete work, and new ADA ramp at the corner of 120 South and Main appear to meet code. It is not specified on the plan, but it would be required that the new driveway ramp be 6-inch thick concrete, the standard design for a typical commercial driveway approach.

The site plan does not mention any specific lighting plan for the parking; this will need to be discussed prior to approval.

Sewer System

The property is served by an existing 4-inch sewer lateral that connects to the sewer main line in 120 South. Connection to the existing sewer lateral would be required.

Culinary Water System

The property currently has a 3/4-inch water meter service that the structure would be connected to. There is an existing fire hydrant 85 feet south of the property along Main Street that would

serve for fire protection. The Fire Marshall will need to determine if the existing fire protection is adequate or if installation of other means is necessary.

The water policy was met when a previous structure was built on the property. That structure has been demolished and removed from the property.

Pressurized Irrigation System

A 1-inch pressurized irrigation lateral currently serves the property; connection to it would be required.

Storm Water Drainage System

The site plan proposes a sump system to retain all onsite drainage however no calculations or details were provided with this proposal. As a condition of approval, details and calculations would be required.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A Land Disturbance Permit will be required prior to construction.

General Remarks

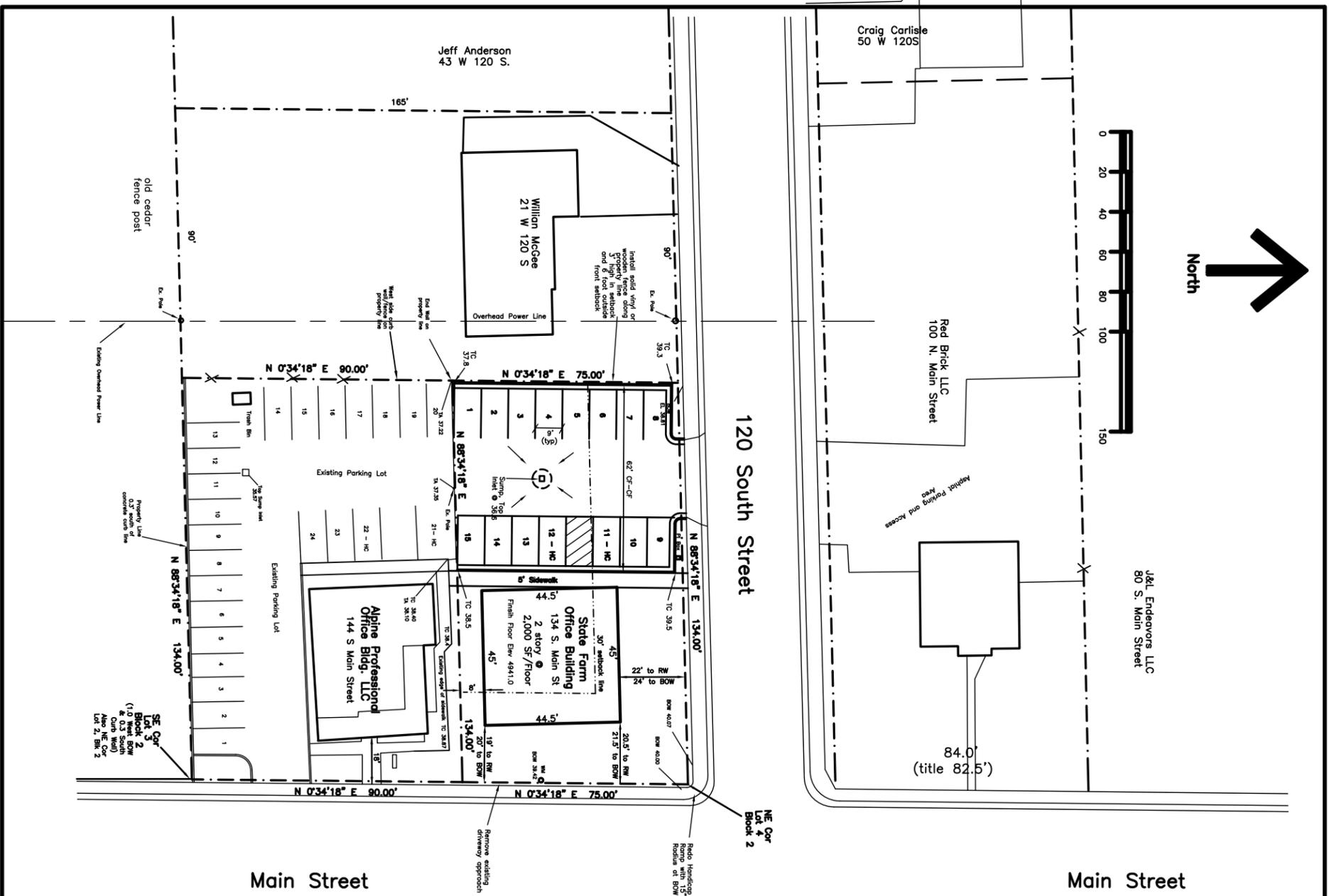
There is an existing power pole on the southern edge of the proposed parking that is shown to be relocated.

There are some minor redlines on the plan to be corrected

RECOMMENDATION

The Engineering Department recommends that approval of the proposed site plan be granted provided the following engineering items are addressed:

- **The Developer provide storm drainage calculations and details for the plan**
- **The Developer address the site plan redlines**
- **The Developer provide a lighting plan**
- **The Fire Marshal approves the site plan**



State Farm Insurance Building Site Plan

Property Description

Commencing at the Northeast Corner of Lot 4, Block 2 Alpine City Survey which point is located N 89°46'19" East 1425.06' along the Section Line and North 518.79' feet from the South one-quarter Corner of Section 24, T4S, R1E, SLB&M; thence S 0°34'18" W 75.00' along Main Street; thence S 88°34'18" W 134.00'; thence N 0°34'18" E 75.00'; thence N 88°34'18" E 134.00' along the south boundary of 120 South Street to the point of beginning.
Area = 10,043 SF

General Notes

1. Property is located in the Alpine City, B-C Zone.
2. The Applicant desires to operate an office building which is a permitted use of the zone.
3. The applicant desires to build a 2 story building with 2,000 SF per floor.
4. The parking requirement for 4,000 SF building is 16 stalls. The applicant proposes to use an excess stall on the adjacent property to the south and connect parking lots for traffic circulation as shown. There will be an agreement with the adjacent owner.
5. The applicant is asking for variance regarding the 30' front yard setback from the street. The desire is to request 20' from Main Street and 22' feet from 120 South Street as shown. The existing bank building and the office to the south of this project has setbacks less than that which is being requested. With the property being a corner lot, makes it difficult to develop without a variance in the setback for the building and the parking lot.
Having a setback of 22' from 120 South for the building allows for building separation with the existing building of approximately 15'.
The minimum landscaping required is 20% of the parcel or 2,000 SF. The proposed site plan will provide approximately 2,800 SF.
6. City utility services of water, sewer are at the site and can serve the property adequately. Other utility services of power, gas and telecommunication are at the property.
7. The applicant desires to place a solid wooden or vinyl fence along the west property line to buffer to the neighbor to the west.
8. The applicant is will improve the existing handicap ramp at the corner and improve the turning radius.
9. To mitigate negative impact of street parking the applicant is proposing to red curb the property fronting on 120 South and Main Street.
10. All storm water will be retained onsite by installing a deep sump in the parking lot area as shown on the site plan.
11. The applicant proposes to use residential type storage for garbage and recycled material. The cans will be in an enclosed area at the southwest corner of the building.

Improvement Notes

1. 2' wide standard c&g will border the parking area with drainage away from the curb face as shown.
2. The parking area will be improved with 8' road base and 3" asphalt.
3. All concrete flatwork (sidewalk, c&g, and other) will be on minimum of 6" road base.
4. The existing driveway approach on Main Street will be removed and replaced with standard c&g and sidewalk.
5. The existing tree by the northwest corner of the property will be removed.
6. The existing combination c&g will be removed for the new 120 South driveway approach with 6" thick sidewalk.
7. The applicant will deed property to the city and improve the turning radius and handicap approach at the corner.
8. Parking concrete bumpers will need to be used to prevent damage to the wall and over handing onto the sidewalk area.
9. Landscaping will be mainly grass along 120 South and Main Street to maintain good sight distances. Other types of landscaping will be next to the building to add beauty.
10. The existing utility pole in the parking area will be removed.

Mournteknville Academy
147 S. Main Street

Ross Beck
129 S. Main Street

State Farm Insurance Building

Site Plan

Alpine,

Utch

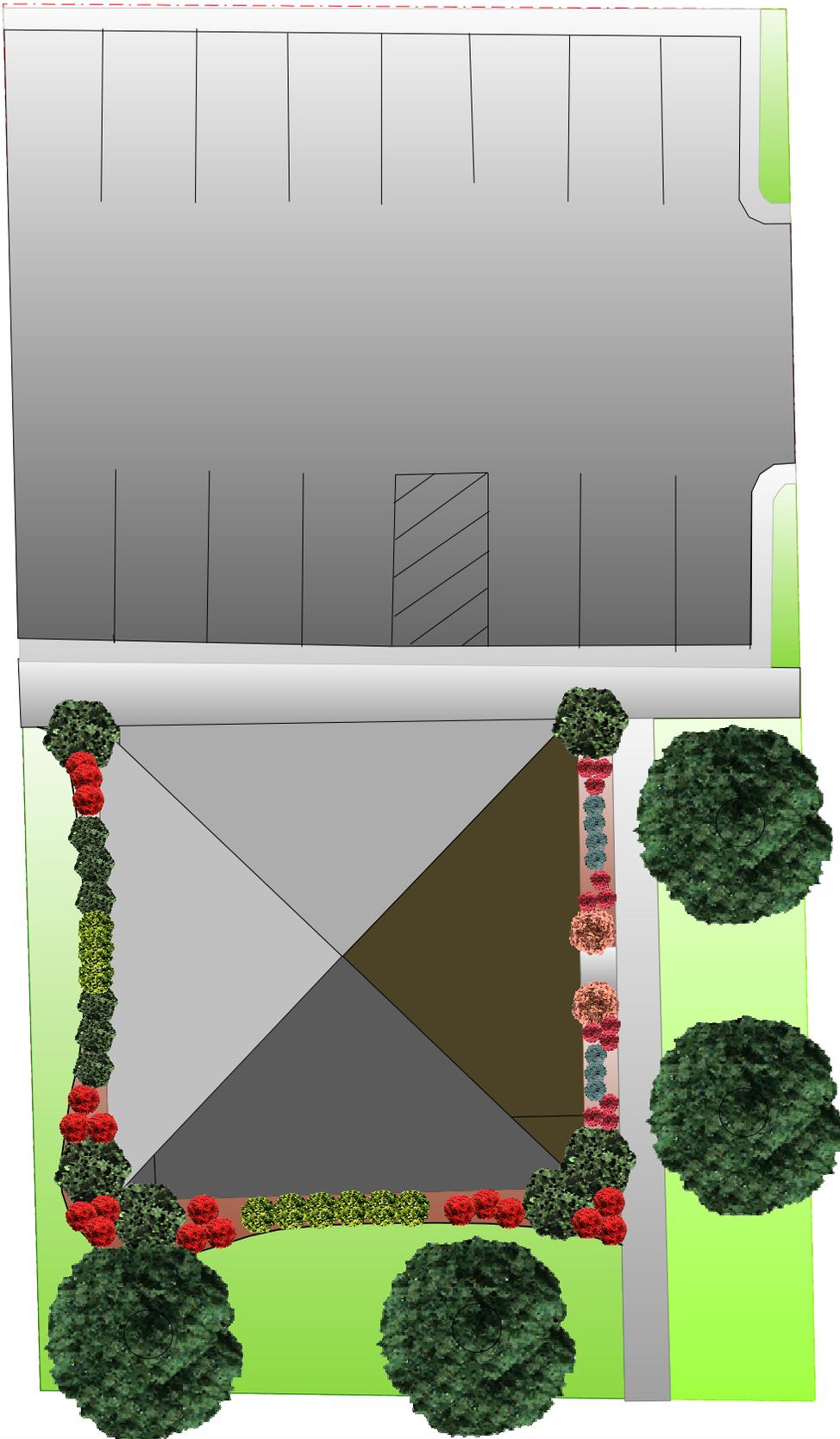
Surveyor/Engineer
K. Edward Gifford
6163 W. 9600 N.
Highland, Ut. 84003
Phone 801-592-4150

Owner/Representative
Rep: Will S. Jones
375 S. Main St., Suite 2
Alpine, Ut 84004
Phone 801-836-7465

Date: 15 Jan 2015

Scale 1" = 30' (24x36)





Revision #:
Date: 1/15/2015

Scale:
1/16" = 1'

Landscape Plan:
State Farm Building

Landscape Design by: Chris Smith
Nature Designs Landscaping

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Dec 02, 2014**

I. GENERAL BUSINESS

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

Chairman:

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

Commission Members Not Present: Jason Thelin

Staff: Jason Bond, Jed Muhlestein

Others: Sam Cottrell, Craig Skidmore, Dalton Beck, Bob, Will Jones, Lon Lott, Kathleen Rasmussen, Ron Rasmussen, Darin Beck

B. Prayer/Opening Comments: Chuck Castleton

C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. PUBLIC HEARING – Proposed Amendment to the CE-5 Zoning Ordinance – Bruce Parker

Bruce Parker said he representing he and his wife in Pine Lake Properties, LLC. He said he would like the Planning Commission to consider an item in section 3.9.5 relating to Density in CE-5. He said in 2014, the ordinance for the CR-20,000 and the CR-40,000 changed stating that depending on the slope of the topography, that affected the amount of density available to a property owner. He said if the slope was 0 to 9.9 that qualified for one dwelling unit per acre. He went over the entire scale as to what is allowed based on the slope of the property. Mr. Parker said in the CE-5 zone the base density is one unit per 5 acres. He said as the slope increases, it drops to 66% which is absolutely identical to what is in the CR-40,000 zone. Then things start to change for slopes of 15% and above that. He said there is a discrepancy between what has been established for two other residential zones and the CE-5 zone.

Bruce Parker said he believes the city is established by policy and now ordinance that for slopes of 20-24.9% it's appropriate in the CR-40,000 zone to have a lot size of 3 acres per dwelling unit. He said in the CE-5 zone its 30 acres per dwelling unit. He said the city can see what's required to make this consistent with the sliding scale that the city established for the CR-40,000 and the CR-20,000 zones.

Judi Pickell said that different zones can have differences for what is allowed. She said it depends on what is allowed in that critical environmental zone. She said she doesn't even like to use the word discrepancy, because it really is a choice of what has been allowed in a zone that has been designated as a critical environmental zone.

Bruce Parker said it was changed for the CR-20,000 and the CR-40,000 zones and asked the Planning Commission to reconsider the differences. Judi Pickell said these changes were made only for PRD's. Bruce Parker said what the ordinance change in 2014 did was to establish a density for those two zones for slopes 25% and larger.

Jed Muhlestein asked Bruce Parker where he got his numbers from for the slides in his presentation. Bruce Parker said he took them from the ordinance per June 2014 and that is what the tables reflected. Judi Pickell said that ordinance is referring to PRD's and it is not going to be assumed that a development in the CE-5 zone is going to be a PRD. She said a PRD has to be approved. Bruce Parker said there is a strong preponderance to drive every development in the CE-5 to a PRD system. He said you can't get a traditional subdivision in a CE-5 zone. Judi Pickell said that is still an extra step that has to be taken to get approval for a PRD. She also said the differences in the CR-20,000 and CR-40,000 zones were motivated by cleaning up lot lines and not by adding density to developments.

1 Bruce Parker showed a map of the city and said the CE-5 zone only applies to Fort Canyon, Three Falls and the
2 Beck property. He said that Three Falls is in the process of development and this shouldn't affect them. He said
3 Fort Canyon is pretty much built out, but the remaining properties could benefit from what he is suggesting. Bruce
4 Parker said the analysis the engineers did on the Beck property allows them to get seven lots and his proposal may
5 take them to nine lots. He said that with the new ordinance, four out of the seven developments looked at in the CR-
6 20,000 zone and the CR-40,000 zone, benefitted by way of density. He said that may not always be the case
7 depending on topography and roads and the developer may not qualify for more density.
8

9 In conclusion, Bruce Parker asked the Planning Commission to be consistent with what they did in the CR-20,000
10 and the CR-40,000 zone. He said it makes logical sense and what was done was based on in-depth review by the
11 staff and the CE-5 zone needs to be consistent with that.
12

13 Jed Muhlestein said that Mr. Parker brings forth some good points but we do have our buildable requirements as
14 well as a Hillside Overlay zone set in place to keep things safe. He said the main thing that comes to mind if this
15 ordinance is passed is how that affects the Three Falls development. If we pass this, do they come in the next day
16 and propose seventy lots?
17

18 Jed Muhlestein said he agrees with Mr. Parker south of Three Falls because it is all over thirty percent. He said a
19 home couldn't be built there even if we raised the density requirements and said they could build there. The reason
20 is because they wouldn't be able to get a road up to the house anyway.
21

22 Bruce Parker said as part of the review by the Planning Commission of the Three Falls development, everyone
23 looked at that property and determined that only fifty four lots would fit there when you look at all the buildable
24 requirements and topography. They have been publically identified to have fifty four lots max and they are moving
25 forward with a recommendation from the Planning Commission and to the City Council. They have already had a
26 Public Hearing and closed it with the fifty four lots.
27

28 Steve Cospser said it looks like the percentages were specifically made to try to contain what the city wanted to do in
29 the CE-5 zone. He said it was never the intent to try and equalize everything. Jed Muhlestein said they were
30 disproportionate. Steve Cospser said he doesn't understand the proposal other than Mr. Parker trying to get a couple
31 more lots out of his subdivision. He said that Mr. Parker said it's not consistent with the other zones, and Mr.
32 Cospser said it is not consistent by design. Mr. Parker said the design is arbitrary and was not designed by any
33 analysis the city completed. Jed Muhlestein said the CE-5 zone is designed as it is because of geological hazards
34 because it is right up next to the mountain where avalanches and rock slides exist.
35

36 Jed Muhlestein said in the first section of the legislative intent of the CE-5 zone it says the intent and purpose of this
37 zone are:

- 38 1. The need to preserve sensitive environmental conditions.
- 39 2. The need to mitigate potentially unsafe conditions in the area and prevent development that might
40 increase hazards due to such conditions.
- 41 3. The rights of the property owners to the reasonable use and enjoyment of their land.
- 42 4. The need to preserve a healthy, safe and esthetic living environment for occupants of the zone and
43 surrounding community.
44

45 Jed Muhlestein said he believes the reason the allocations are lower is because of the reflection of the intent. Chuck
46 Castleton said it makes sense that the density would be lower in those sensitive areas. The Planning Commission
47 discussed the reason the ordinance was changed in 2014 and that was to clean up lot lines so the development made
48 more sense.
49

50 Craig Skidmore said he was shocked to see that the city was allowing houses above the 25% and that homes can
51 now be built on the hillsides. He said he doesn't see a need for a change and said the applicant wants this because he
52 can get more homes on his property and that increases his property value. He said he is concerned about unintended
53 consequences. He said he would like to see the city move back to no homes above 25%.
54

55 Steve Swanson asked what the rationale of buildable area above 25% slope. Jed Muhlestein said that was a
56 misunderstanding. He said all the 25 -30% zones are used for is to calculate a base density; the buildable area

1 defines where you can build a house on as no area above 20%. He said you can't have any 20% or greater area
 2 within a buildable area of a home. Chuck Castleton said it is rational to make the first line of defense the base
 3 density in the CE-5 zone because it is a critical environmental area. Jason Bond said the city understands the intent
 4 but are not sure how the numbers came to be. He said the numbers are trying to reflect that intent to establish a
 5 critical environment area.

6
 7 Steve Swanson said he would like to know how this would affect Three Falls. Will Jones said if there was a new
 8 ordinance, they would go back and take a look at it and see if an adjustment could be made. He said there are areas
 9 that can't be built on now, but maybe this ordinance would open some of those areas up. He said it all goes back to
 10 base density and this may give him the opportunity to get more density. He said he would then have to decide where
 11 he would put that base density. He said we also need to look at other areas that we want to annex that may be in the
 12 CE-5 zone. Judi Pickell asked how this compares to slope in other cities. Jed Muhlestein said the city hasn't looked
 13 at that at all. Steve Swanson said that property was purchased upon the density that was provided at the time.

14
 15 **MOTION:** Steve Swanson moved to recommend that we request City Engineering to enter some discussion about
 16 the rationale of the acreage required so we can make a better judgment not only for this but in the future.

17
 18 The motion died for lack of a Second.

19
 20 **MOTION:** Steve Cospers moved to not recommend a change to the 3.9.5 PRD Ordinance that relates to base
 21 density in the CE-5 zone.

22
 23 Chuck Castleton Seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cospers,
 24 Judi Pickell, Chuck Castleton and Steve Swanson all voted Aye.

25 26 **B. Moyle Park Master Plan**

27 The future of Moyle Park has been discussed over the past several months by a Moyle Park Committee. A Master
 28 Plan has not been formally adopted. The purpose of this Master Plan is to create a vision for the historic park.
 29 Implementation will be a lot easier with an organized Master Plan and it will provide Alpine City the opportunity to
 30 better pursue additional funding.

31
 32 A plan was presented that reflects the improvements that are being recommended by the Moyle Park Committee.
 33 The Planning Commission and City Council have reviewed a draft previously. This proposed final draft is ready for
 34 a recommendation from the Planning Commission to the City Council for adoption.

35
 36 Jason Bond said there are seven main changes to the original Master Plan.

- 37 1. Install drinking fountain.
- 38 2. Install new restroom and swing set.
- 39 3. Entrance and west fence line cleanup, plant trees and lilac bushes, widen the road and relocate farm
 40 equipment.
- 41 4. Landscape the volleyball area to make it an amphitheater.
- 42 5. Parking and relocation of three pine trees.
- 43 6. Acquiring an easement and build a bridge and clear out unwanted dead vegetation. And plant grass.
- 44 7. Provide more parking.

45
 46 Jason Bond said there is also some interest in acquiring the old pioneer home to the south of the property to try and
 47 preserve it as well and add it to the park. Steve Swanson asked if this was a five year plan. Jason Bond said there is
 48 no set timeframe but it is a good idea for the city to have some goals and to have a vision for the park. He said
 49 implementation will be a lot easier with an organized Master Plan and it will provide Alpine City a better
 50 opportunity to pursue additional funding. He said if people see that we have a plan in place, it gives them more
 51 incentive to help or to give a donation.

52
 53 Steve Cospers asked if it would help to get some artists renderings to show the vision. Jason Bond said it was a good
 54 idea and it may help especially with the entrance area. Jason Bond said one plan would be to clean up the old
 55 volleyball area and make it into an amphitheater. He said there is a slope that could be turned into a seating area that
 56 could be used for large school groups or family events. Judi Pickell asked how much we're looking to get for

1 funding, how much the city will do, and how much will be farmed out to volunteer work. Jason Bond said that is
2 something the engineers will look into and see how much some of these things will cost. He said the City Council
3 will be involved with the budget for this as well but we don't have a specific entity we're looking to for funding.
4

5 Judi Pickell asked if there was a plan to improve signage. Jason Bond said there will be issues and different things
6 that come up in the park that need attention and he felt that signage was one of those things. He said the caretakers,
7 service projects or Eagle projects could address some of these issues. The main purpose of the Master Plan is to
8 address some of the big projects that need to be done.
9

10 Kathleen Rasmussen said at the end of the bridge there are two picnic tables down there with a fire pit. She said
11 these have been used ever since the park went in. She asked Jason Bond how much land the city needs to purchase
12 from the neighbor to put the bridge in. Will Jones said we would first approach it as an easement and then try to
13 purchase. Kathleen Rasmussen said the landowner could then quick claim it. The Planning Commission discussed
14 where the property boundary was and if the bridge could be relocated somewhere else.
15

16 Kathleen Rasmussen said if there is a Master Plan, there are a lot of loyal Moyle family relatives that are willing to
17 donate. She said one family donated \$5,000 to help pay for the restroom. She said if there is a plan in place then
18 family members can be contacted to see if they want to help fund some of the renovations.
19

20 David Fotheringham asked what the capacity of the pavilion was. Peter Hart said there are 8 tables under the
21 pavilion and the two lower tables bring it to ten total. The total capacity of the tables is forty to fifty people but
22 Kathleen Rasmussen said they have had wedding receptions there with three hundred people at a time. David
23 Fotheringham asked about parking and if people could park out on the street. Kathleen Rasmussen said there is
24 some parking available out on the street for ten to fifteen cars. Bryce Higbee said he would like to see some more
25 open picnic areas next to the creek and he would like to see it on the Master Plan.
26

27 The Planning Commission discussed old, overgrown trails and if they could be revived and new plants planted.
28 They also talked about tearing out overgrown shrubs and weeds and putting some grass area in. This area would
29 have a sprinkler system and mowed by the parks department. Judi Pickell said there should be an annual Moyle
30 Park day in the city with an open house so the citizens are reminded of this great jewel the city has.
31

32 Craig Skidmore said this is a fantastic plan. He said to think about it in three stages. The first is the projects you
33 want the Eagle Scouts to work on, the second is things you want to do medium term like the bridge and parking, and
34 third would be long term which would be adding the property to the south. He said this could take two years, ten
35 years or never. Maybe the current family doesn't want to sell, but one day their kids might. He said breaking it up
36 into short, medium and long goals is a great way to plan funding. Judi Pickell said if we have a plan then there is an
37 opportunity to go out and get some historic grants for parks.
38

39 **MOTION:** Bryce Higbee moved to recommend to the City Council that the Moyle Park Master Plan be adopted as
40 proposed.
41

42 Steve Cosper seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Bryce Higbee, Steve
43 Cosper, David Fotheringham, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.
44

45 **C. 2015 Annual Meeting Schedule**

46 Judi Pickell said the Planning Commission needs to go over the 2015 meeting schedule. The meetings will be held
47 every first and third Tuesday of each month. Jason Bond said there would only be one meeting held on the third
48 week in August due to conflicts with Alpine Days. He also said there would only be one meeting held in November
49 and December on the first Tuesday of each of those months due to the holidays. Jason Bond asked the Planning
50 Commission if they had any other issues with the remaining dates. He said if a conflict arises during the year, the
51 schedule can be changed. The Planning Commission did not see any problems with the 2015 schedule.
52

53 **MOTION:** Steve Cosper moved to approve the dates for Planning Commission meetings on the 2015 Annual
54 Meeting Schedule.
55

1 Steve Swanson seconded the motion. The motion passed and was unanimous with 5 Ayes and 0 Nays. Steve
2 Cospers, David Fotheringham, Judi Pickell, Chuck Castleton and Steve Swanson all voted Aye.

3 4 **IV. COMMUNICATIONS**

5 Jason Bond gave an accounting of what was discussed at City Council. He said they talked about the Questar project
6 and instead of Questar buying the whole piece of property, they are proposing to just buy enough property for an
7 easement. Questar already has an easement in this location, but they would like to widen it so they have a little
8 more room to work and for their equipment.

9
10 Jason Bond said Three Falls was discussed as a Plat Amendment of the Illigeni Estates. He said there was public
11 comment and the Three Falls people brought their legal counsel and there was a presentation on some of the main
12 issues. Jason Bond said in the end, there was more information that was needed and the discussion was tabled and
13 will be readdressed at the next City Council meeting. The feeling was that it is going to be more of the City Council
14 working with staff and the applicants. The public had a chance to give their comments at the public hearing.

15
16 Steve Cospers asked about Sliding Rock. Jason Bond said they would have originally liked to have had it in Public
17 Open Space but the Three Falls developers said they thought that it might be best to have it be Private Open Space.
18 Jason Bond said there are four main things that are being discussed with Three Falls. The Fort Canyon Road and the
19 improvements that might need to be done to that, the Beck property, Sliding Rock, and open space and trails. He
20 said there were a lot of questions by the public in attendance which they tried to answer. He said there are things
21 that still need to be worked on and staff is taking a look at those issues and getting it ready to bring back to another
22 meeting. Steve Swanson asked if the Planning Commission would be looking at Three Falls next and Jason Bond
23 said no, it would be going to the next City Council meeting.

24
25 Steve Cospers asked if the City Council talked about the Open Space Committees and Jason Bond said that item was
26 tabled because they ran out of time. Jason Bond said the cell tower got approved and a clarification was made on
27 the height of the tower. In Planning Commission, a motion was made to not allow the tower to be more than sixty
28 feet high. The tower will actually only be about thirty nine feet high. There was some opposition from the
29 neighbors and they gave comments, but it was approved.

30
31 Chuck Castleton reported that Bobby Patterson has agreed to be on the Trails Committee.

32 33 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Nov 4, 2014**

34
35 **MOTION:** Chuck Castleton moved to approve the Planning Commission Minutes for Nov 4, 2014 subject to
36 changes.

37
38 Steve Cospers seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Steve Cospers, David
39 Fotheringham, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

40
41 Judi Pickell stated that the Planning Commission had covered all of the items on the agenda and adjourned the
42 meeting at 8:30pm.