



## ALPINE CITY PLANNING COMMISSION MEETING

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

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jason Thelin
- B. Prayer/Opening Comments: Chuck Castleton

### 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. Olde Moyle Mound Final Plat B

The Planning Commission will review the final plat B for Olde Moyle Mound.

#### B. Ilangeni Estates Plat Amendment - Three Falls Ranch Preliminary Plan.

The Planning Commission will review the proposed Three Falls Ranch preliminary plan.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: September 16, 2014

### ADJOURN

Chairman Jason Thelin  
October 3, 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

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

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

## Public Hearing v. Public Meeting

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

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

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Olde Moyle Mound Final Plat B**

**FOR CONSIDERATION ON: 7 October 2014**

**PETITIONER: Lon Nield**

**ACTION REQUESTED BY PETITIONER: Grant Final Approval**

**APPLICABLE STATUTE OR ORDINANCE: Section 4.6.3 (Final Plat)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed Olde Moyle Mound Plat B subdivision consists of 3 lots on 1.92 acres. This is phase 2 of the Olde Moyle Mound subdivision which improvements have been built, bonded, and approved. The developer is requesting to record the next phase of the development which requires no construction as all the infrastructure is existing. The 3 lots range in size from 20,070 to 20,150 square feet. The lots are located on the north side of Quail Ridge. There are two remaining lots in the development which will be part of a final phase to record when the developer is ready. The proposed development is an approved PRD in the CR-40,000 zone.

### **RECOMMENDED ACTION:**

We recommend that final approval of the proposed development be granted with the following conditions:

- The plats redlines be corrected
- Water policy be met.



Date: September 24, 2014

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

Subject: **Olde Moyle Mound Plat B – Final Review**  
**3 lots on 1.9176 acres**

### **Background**

The proposed Olde Moyle Mound Plat B subdivision consists of 3 lots on 1.92 acres. This is Phase 2 of the Olde Moyle Mound subdivision which improvements have been built, bonded, and approved. The developer is requesting to record the next phase of the development which requires no construction as all the infrastructure is existing. The 3 lots range in size from 20,070 to 20,150 square feet. The lots are located on the north side of Quail Ridge. There are two remaining lots in the development which will be part of a final phase to record when the developer is ready. The proposed development is an approved PRD in the CR-40,000 zone.

### **Street System**

The proposed lots show appropriate frontage and access from the existing Quail Ridge street as previously approved.

### **Sewer System**

The sewer main and sewer laterals for each lot were built previously and are existing.

### **Culinary Water System**

The subdivision will be served from the existing culinary system which is capable of providing the minimum 40 psi required by ordinance. All water services were previously installed and connected to an 8-inch water main that was also previously installed for the development.

The Fire Chief has previously approved the location of fire hydrants that cover the development's needs.

### **Pressurized Irrigation System**

All pressurized irrigation services were previously installed and connected to a 4-inch main that exists in Quail Ridge.

### **Storm Water Drainage System**

There is no impact to the existing storm drain system. The storm drain which was previously installed for the development is sufficient. The calculations for its design incorporated the impact these 3 lots (and the remaining 2) would have on the area.

### **General Subdivision Remarks**

Any bonds required for the construction of infrastructure and improvements were previously taken care of for the construction of the subdivision.

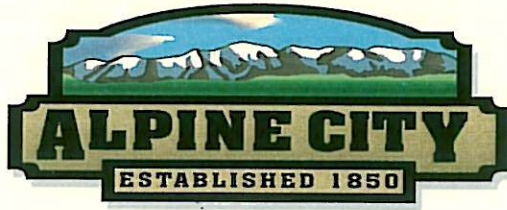
Because this is a PRD the open space needs to be calculated for each plat. The requirement is 25% for this zone, 27% is provided.

There are redlines on the plat that need to be addressed.

The water policy will need to be met for this development which the developer should have on credit as all water shares were turned in prior.

**We recommend that final approval of the proposed development be granted with the following conditions:**

- **The plat redlines be corrected.**
- **Water policy to be met.**



September 24, 2014

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

**Subject: Olde Moyle Mound Plat B - Water Requirement  
3 lots on 1.9176 acres**

Dear Jason:

We have calculated the water requirement for the Olde Moyle Mound Plat B subdivision. The subdivision consists of 3 lots on 1.9176 acres.

The developer will be required to provide 3.66 acre-feet of water to meet the water policy for the development.

Please contact me if you have any questions.

Sincerely,  
ALPINE CITY

A handwritten signature in black ink, appearing to read "Jed Muhlestein", is written over a horizontal line.

Jed Muhlestein, P.E.  
Assistant City Engineer

cc: File  
Developer

Alpine City Engineering  
20 North Main  
Alpine, Utah 84004

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Ilangeni Estates Plat Amendment - Three Falls Ranch Preliminary Review**

**FOR CONSIDERATION ON: 7 October 2014**

**PETITIONER: Will Jones**

**ACTION REQUESTED BY PETITIONER: Grant Preliminary Approval**

### **BACKGROUND INFORMATION:**

The proposed Three Falls Ranch development consists of 54 lots on 725 acres. The lots range in size from 1.37 to 6.97 acres. The development is located at the north end of Fort Canyon in the CE-5 zone. This proposal is to amend the existing Ilangeni Estates plat with the submitted Three Falls Ranch preliminary plat. The developer wishes to phase the project and obtain Final Approval for each phase of construction with its associated plat as they progress.

The first phase would include 5 lots, improvements to Fort Canyon Road, a water tank, infrastructure to support the development, and 2.5 acres of developed open space which includes a parking area and trailhead.

Development of this property has been in the works since 1984. Much work and effort from both the developer and the City has taken place over the years. From recent discussions, there are three remaining obstacles to overcome, which are:

- 1 - Fort Canyon Road Improvements
- 2 - The Beck properties and whether or not they should be part of the development
- 3 - What to do with Sliding Rock

See Engineers review for further information.

### **RECOMMENDED ACTION:**

We recommend that Preliminary approval of the proposed development be granted with the following conditions:

- The City will prepare a development agreement outlining the requirements of the development. The City Attorney will determine the appropriate time for the signing of the agreement.
- Prior to final approval, the developer submit lot slope calculations, lot specific geotechnical & geologic hazard studies, construction drawings for developed open space and infrastructure, anything deemed necessary to ensure the safety and welfare of the public, and anything needed to ensure city ordinances are met.



Date: October 2, 2014

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

**Subject: Three Falls Ranch – Preliminary Review – Plat Amendment  
54 lots on 725 acres**

### **Background**

The proposed Three Falls Ranch (hereto known as “TFR”) development consists of 54 lots on 725 acres. The lots range in size from 1.37 to 6.97 acres. The development is located at the north end of Fort Canyon in the CE-5 zone. This proposal is to amend the existing Ilangeni Estates plat with the submitted TFR Preliminary Plat. The developer wishes to phase the project and obtain Final Approval for each phase of construction with its associated plat as they progress.

The first phase would include 5 lots, improvements to Fort Canyon Road, a water tank, infrastructure to support the development, and 2.5 acres of developed open space which includes a parking area and trail head.

Development of this property has been in the works since 1984. Much work and effort from both the developer and City has taken place over the years. From recent discussions, there are three remaining obstacles to overcome, which are:

- 1 – Fort Canyon Road Improvements
- 2 – The Beck properties and whether or not they should be part of the development
- 3 – What to do with Sliding Rock

#### **Fort Canyon Road.**

The City requires that the developer improve Fort Canyon Road from International Way to the development with the first phase of development. Due to the topography of Fort Canyon, improving it with the typical road cross section with 30 feet of asphalt and sidewalk on both sides would leave the city with very extensive retaining walls to maintain. Through coordination with the DRC the developer has proposed a more palatable road cross-section to be presented for approvals. Plans have not yet been submitted for this and would be required for review prior to Final Approval.



Beck Properties.

In a letter written by the City Engineer dated November 2, 2009 (attached) it was indicated that the Beck's did not want their property to be included with the TFR development, hence the need to revise the TFR preliminary plan from 59 lots to 54. This property has been excluded from the plan. In order to not create a land-locked piece of property, the TFR development is showing an easement to and for the Beck properties to be able to develop in the future.

Sliding Rock.

Sliding Rock is shown in public open space on the current plan. Some issues associated with acquiring this piece of ground as open space are safety, liability, and regulation. This topic needs to be discussed amongst the Planning Commission and City Council to decide what direction to take.

### **Prior Exceptions**

Several exceptions have been approved as this development has progressed over the years. These exceptions are detailed in two previous memos written by the City Engineer. With this plat amendment, the DRC recommends these exceptions stand as the phasing moves forward. A final review will detail these again as each phase comes forth for Final Approval.

### **PRD Requirements**

A slope analysis has been previously performed for this development both with and without the Beck properties. It was determined that up to 54 lots could be developed if the maximum bonus density was allowed without the Beck properties as part of the development. The open space provided exceeds the amount required for the maximum bonus density. Proposed is 99.2 acres of private open space, 395.8 acres of public open space, and 23.1 acres of developed open space. The developed open space includes a trail head and parking area at the beginning of the development as well as a developed 20.6 acre area further north into the development. Detailed plans for the developed open space will be required prior to Final Approval in the phase in which they are located.

The Alpine City Development Code allows lots in the CE-5 zone up to 15% of the lot to contain lands over 25% slopes, subject to an exception being recommended by the DRC and Planning Commission and approved by the City Council. This analysis was done on previous layouts of the plan but has not yet been completed on this proposal. It is recommended the developer submit a layout with lot slope calculations prior to Final Approval per phase.

### **Street System**

Though this submittal is at the Preliminary level for a plat amendment, extensive design work and coordination with the City has taken place over the years for the road system. A detailed review of the road system is included herewith in the City Engineer review letter as attached. The road system has not changed from that review to this submittal besides the addition of an

easement for the potential future development of the Beck properties. In regards to this easement, section 4.7.4.3 of the Development Code states that stub streets shall be built to provide circulation and provide for the subsequent development of adjacent properties. This section mentions factors to help determine the responsibility of the developer and to what extent the stub street is built. The Planning Commission and City Council need make a recommendation and decision as to whether or not a fully improved stub street is built to the adjoining Beck property or if only street dedication is required as well as determine how this is to apply to a plat amendment. Section 4.7.4.3 of the Development Code is attached herewith.

### **Sewer, Culinary, Pressurized Irrigation, and Storm Drain Systems**

As with the street system, the design of the infrastructure is unchanged from the previous submittal. Please refer to the attached letter for details. One thing to note is that the previous submittal was designed for 59 lots, not 54. The major parts of the infrastructure should remain unchanged, but we'd expect to see the locations of sewer and water laterals adjusted for the new layout. This will be reviewed prior to Final Approval.

### **General Subdivision Remarks**

The property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards. The Urban/Wildland Interface Overlay area (Section 3.12.7 of the development code) outlines the requirements for when property falls within this area, mainly secondary access. The plans show a secondary access as required. This topic has been discussed quite extensively in the past, what is shown on the plans is the result of these discussions. A Geotechnical and Geologic Hazard study shall be performed and submitted on every lot prior to Final Approval of any phase.

The water policy will need to be met.

**We recommend that Preliminary approval of the proposed development be granted with the following conditions:**

- **The City will prepare a Development Agreement outlining the requirements of the development, the City Attorney will determine the appropriate time for the signing of the agreement**
- **Prior to Final Approval the Developer submit lot slope calculations, lot specific geotechnical & geologic hazard studies, construction drawings for developed open space and infrastructure, anything deemed necessary to ensure the safety and welfare of the public, and anything needed to ensure city ordinances are met.**

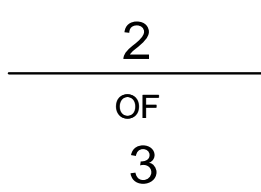
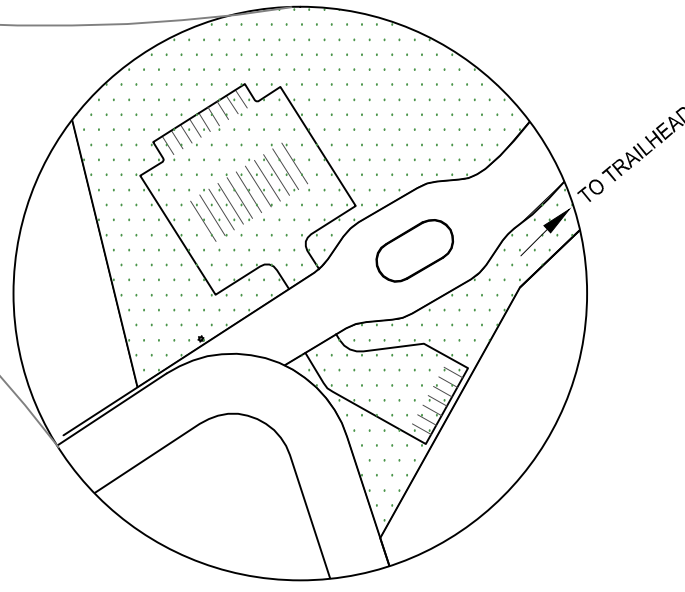
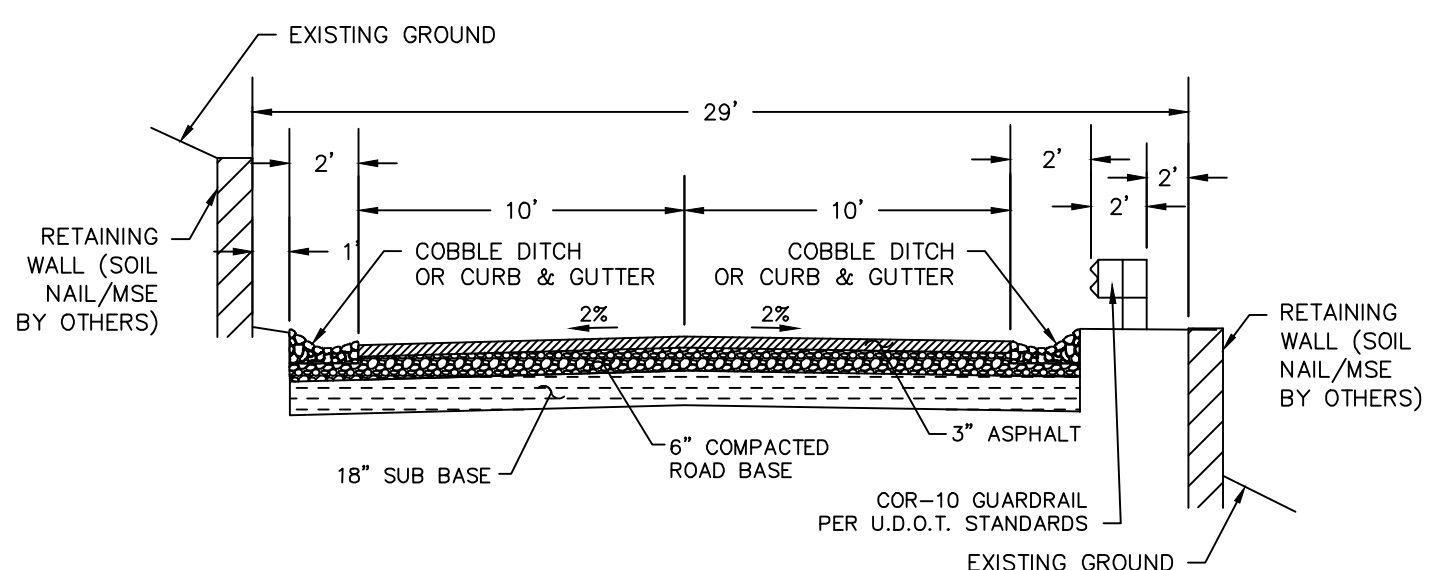
Attached:

- TFR Preliminary Plat
- Fort Canyon Alignment
- *(CONTINUED NEXT PAGE)*

- City Engineer Letter dated January 21, 2009 – TFR PRD – Exceptions
- City Engineer Letter dated January 21, 2009 – TFR PRD – Retaining Wall/Grading  
Exceptions
- City Engineer Letter dated February 24, 2009 – TFR PRD Preliminary Review
- Developer’s Attorney Letter dated September 24, 2014 – Ilangeni Estates – Subdivision  
Plat Amendment
- Alpine City Development Code, Section 4.7.4.3, “Stub Streets”

### 3 SECONDARY ACCESS ROAD CROSS SECTION

Plotted: 09/25/2014 09:27:51.87 | Drawing: U:\8P\RD10100-NEW\ENGR\DRAWINGS\THREE FALLS RANCH EXHIBIT 54 LOTS-PREFERRED.dwg | Layout: Layout1 | By: Imorton



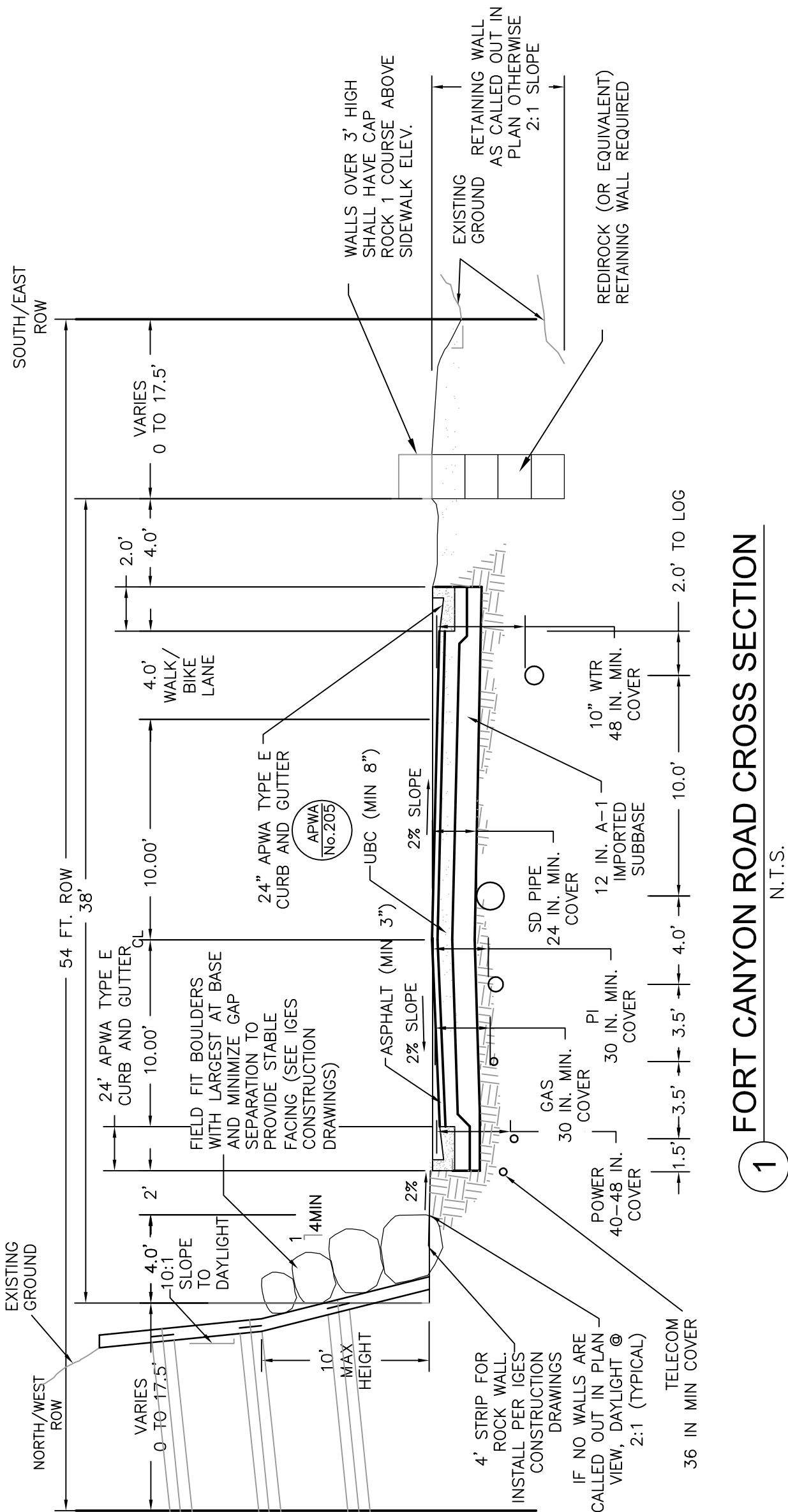
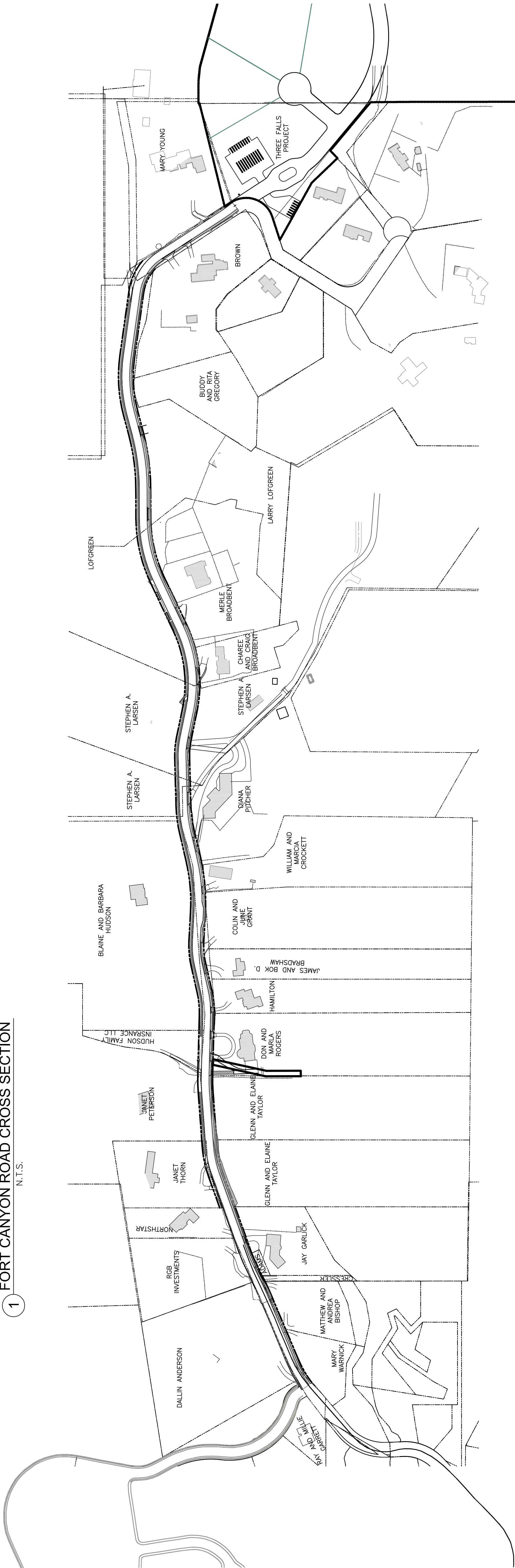
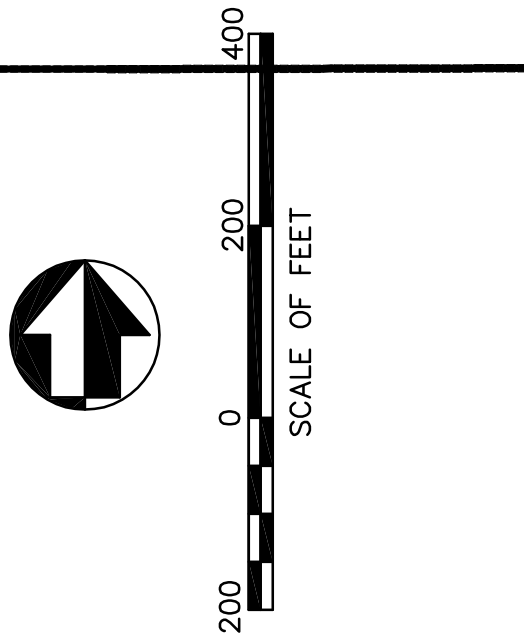


DESIGNED	KWM
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CHECKED	LFM

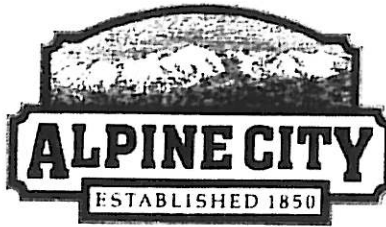
PSOMAS  
4179 South Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

THREE FALLS RANCH  
PRELIMINARY PLAT  
FORT CANYON ROAD EXHIBIT

DATE	10/2/14
SCALE	
PROJECT NO.	8PVR010100



1 FORT CANYON ROAD CROSS SECTION  
N.T.S.



January 21, 2009

Mayor Willoughby and City Council  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Three Falls Ranch PRD – Exceptions**

Dear Mayor Willoughby and City Council Members:

The Development Review Committee (DRC) has reviewed the proposed Three Falls Ranch PRD Subdivision preliminary plan submittal. Following is a list of exceptions which will need to be granted to allow the development to move forward. These exceptions have been presented to the Planning Commission.

- Sheet 4: Lot 9, The owner of this lot does not want to be a part of the Three Falls Ranch Subdivision, but wants the lot to remain as it is in the Ilangheni Estates Subdivision. If the lot has to be recorded as part of the Three Falls Ranch Subdivision, the issue is that there is more than the allowable percentage of 25 percent slope included in the lot. This item may or may not require an exception.
- Typically in PRD developments, all floodplain areas and creek channels have been included in the open space areas. However, the issue was before the Planning Commission on January 3, 2006, and a motion was made to allow the floodplain areas to be within the lots where necessary, but could not be included in the building envelope. The motion passed. A separate motion was made in the same meeting to remove flood areas from the rear of lots wherever possible. This motion also passed. These recommendations were taken to the City Council meeting on January 10, 2006, but the items were presented for information only. Since the City Council did not vote on the exceptions, they are still pending approval.

The development plan currently includes a 75-foot wide conservation easement on Fort Creek and a 25-foot wide conservation easement on the smaller channels that do not have constant flows, with portions of the floodplain remaining within some of the lots. The lots with the 75-foot wide conservation easement are as follows: 1, 2, 3, 4, 17, 18, 19, 24, 25, 26, 30, and 31. The lots with the 25-foot wide conservation easement are the following: 9, 10, 11, 12, 13, 20, 21, 22, 23, 54, 55, 56, and 57. The purpose of the conservation easement is to protect the channels and prevent alteration of them.

- The development code limits grades through intersections to 3% for 50 feet each way from the intersection. This proved difficult on several intersections throughout the development. Following is a list of intersections where exceptions have been requested that exceed the maximum allowable grade through the intersections:
  - Sheet 13: Proposes a 5% grade on Three Falls Way at Fawn Meadow.
  - Sheet 16: Proposes a 5% grade on Three Falls Way at the intersection of Summerfield Court and at Snow Meadow Drive/Mountain Park Drive.
  - Sheet 18: Proposes a 5% grade on Mountain Park Drive at the intersection with Three Falls Way.
  - Sheet 18: Proposes a 4% grade on Snow Meadow Drive at the intersection with Three Falls Way.
  - Sheet 35: Proposes a 5% grade on Snow Meadow Drive at the intersection with Sliding Rock Ridge.

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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 763-9862

- Sheets 30-32, 32A: On August 28, 2007, the City Council granted an exception to allow the secondary access to have 20-feet of pavement with curb and gutter on both sides. In addition, an exception was granted to allow 80-foot centerline radii.
- The cul-de-sac called Daybreak Way exceeds the 450 foot maximum length. The DRC recommended that an exception be granted for this cul-de-sac, and the Planning Commission recommended the exception be approved at their September 20, 2005, meeting. The City Council has not acted on this exception.
- The Hillside Protection Ordinance limits the height of structures in this area to 25 feet. Due to the location of the development not being visible from other parts of the City, the DRC and the Planning Commission have recommended that the structures be allowed to be up to 34 feet in height, as they are in other parts of the City.

Following are the recommendations of the DRC for each issue:

- **Lot 9:** We are awaiting a recommendation from David Church, City Attorney, on this issue. Our preliminary recommendation is that this lot be allowed to be withheld from the new development plat, since it is an existing lot in a recorded subdivision and it is our understanding that the property owner would like the lot to remain as is. Based on this recommendation, we do not believe that an exception will be necessary.
- **Floodplain areas within lots:** This is an item that we have previously addressed and a recommendation was given by the Planning Commission to allow the floodplain areas to be within lots where necessary but could not be included in building envelopes. The City Council will need to vote on this exception.
- **Grades through intersections:** The requirement of a maximum grade of 3% for 50 feet each way of the intersection has caused some problems with the mountainous terrain in this area. We have been working with the developer's engineer on this issue for some time. They submitted a drawing for Three Falls Way showing what including 3% grades through intersections would do to the design. The design was not desirable in this case. We discussed the issue at length and determined that if the intersections could be designed not to exceed 5% grades through the intersections, that we could recommend an exception to this requirement. The intersections have been designed with grades not exceeding 5%, therefore, we recommend that an exception be granted for the intersections outlined above as designed.
- **Secondary Access Design Parameters:** This issue has been before the City Council where they granted an exception to allow the secondary access to have 20-feet of pavement with curb and gutter on both sides. In addition, an exception was granted to allow 80-foot centerline radii.
- **Daybreak Way Cul-de-Sac:** We recommend that the exception be granted for the length of the cul-de-sac.
- **Height of Structures:** We recommend that the structures be allowed to be up to 34 feet in height, as they are in other parts of the City.

We feel that recommendation of these exceptions is based on sound engineering and planning principles and will not have a negative impact on the City.

Please call me if you have any questions.

Sincerely,  
ALPINE CITY



Shane L. Sorensen, P.E.  
City Engineer

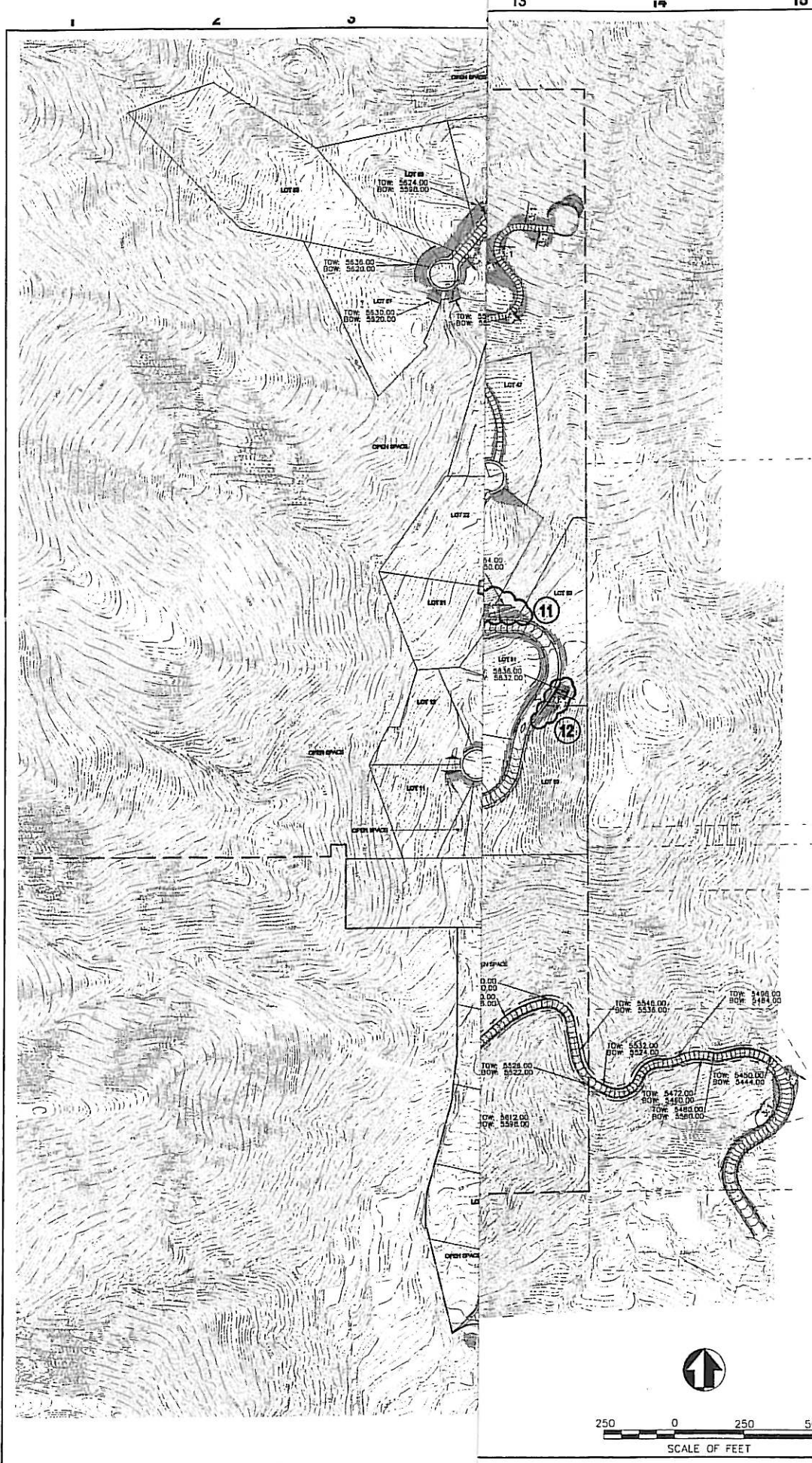
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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 763-9862



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<p><b>THREE FALLS RANCH</b> PRELIMINARY PLAT PROPOSED GRADING AND/OR SETBACK MODIFICATIONS</p>		DATE	<p>SCALE 1"=250'</p>	<p>PROJECT NO. 8PVR010100</p>
<p><b>P S O M A S</b> 4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)</p>		DESIGNED	<p>OF</p>	
		DRAWN		
		CHECKED		



3:1 GRADING LIMITS

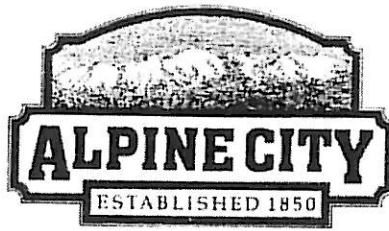
2:1 GRADING LIMITS

5420

PROPOSED WALL  
TO BE ELIMINATED

4





January 21, 2009

Mayor Willoughby and City Council  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Three Falls Ranch PRD – Retaining Wall/Grading Exceptions**

Dear Mayor Willoughby and City Council Members:

The Three Falls Ranch development is progressing towards a preliminary approval. As the preliminary plans were presented to the Planning Commission at the January 6 and 20, 2009, Planning Commission meetings, we had a discussion concerning the grading and retaining walls. The City's cut/fill ordinance limits the area of disturbance for cuts and fills to a distance of 50 feet from the right-of-way line. In certain areas, retaining walls had to be used to prevent the cut or fill line from daylighting beyond the limit of disturbance. In reviewing the plans, it was evident that some retaining walls could be eliminated by allowing the grading to extend a distance beyond the limit of disturbance. The developer was asked to have his engineer review the plans and bring back a plan showing where some walls could be eliminated if extended grading was allowed.

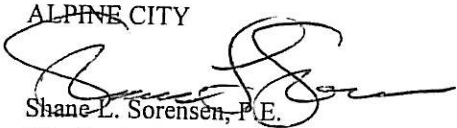
Attached is a drawing showing proposed grading modifications and what setback or slope would be required to grade these areas without the use of retaining walls. The Planning Commission recommended approval of the revised grading plan with the exception of number 3. The 140-foot setback that would be required for this one would encroach a significant distance on a lot. There was one additional change recommended near lot 27 that would eliminate a 2-foot high retaining wall by extending the grading a short distance beyond the limit of disturbance.

The thought behind this recommendation is that there would initially be some additional scarring of the hillsides, but with the 3H:1V slopes, revegetation should be able to be accomplished readily. The alternative is a retaining wall that would remain in place forever.

The developer is now seeking approval from the City Council for the revised grading plan.

Please call me if you have any questions.

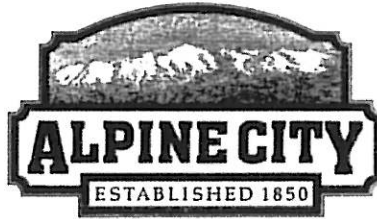
Sincerely,  
ALPINE CITY

  
Shane L. Sorensen, P.E.  
City Engineer

cc: File

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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 7639862



Date: February 24, 2009

By: Shane L. Sorensen, P.E.  
City Engineer

Subject: **Three Falls Ranch PRD – Preliminary Review**  
**59 lots on 805.98 acres (this includes Lot 9 owned by Gary Young)**

### **Background**

The proposed Three Falls Ranch PRD Subdivision which consists of 59 lots on 805.98 acres, is located at the north end of Fort Canyon Road. There is an existing, recorded development called Ilangeni Estates which consists of 37 lots on 167.457 acres (according to the recorded plats), with an additional 512 acres being dedicated as common area (private open space). The plat was recorded in 1985, but due to financial problems, development of the property was never completed.

The development as proposed will require vacating the existing Ilangeni Estates plat. The property is currently zoned CE-5 and if re-platted would be required to be a planned residential development (PRD) since the parcels involved include areas designated as sensitive lands. In accordance with the PRD ordinance, a minimum of 50 percent of the property, or approximately 403.5 acres, will be required to be designated as common open space area. The proposed plan provides approximately 652 acres of dedicated open space. There is approximately 19.08 acres of the total open space area that is proposed as private open space.

### **PRD Requirements**

A slope analysis has been previously performed for this development. It was determined that up to 59 lots could be developed if the maximum bonus density was allowed.

The Alpine City Development Code to allow lots in the CE-5 zone up to a maximum of 15% of the lot area to be over 25%, subject to an exception being recommended by the DRC and Planning Commission and approved by the City Council. An additional requirement is that the lots must be able to meet the standard ordinance of no more than 5% of the lot exceeding the 25% slope limit. The development engineer has analyzed the lots to determine the amount of each lot that is over 25% slope. Sheets 4-9 of the preliminary drawings show the percentage of

each lot that exceeds the 25% slope. It appears that the only lot that has an issue is lot 9, assuming that the Planning Commission is satisfied with the information that has been presented in the past concerning the layout of the lots. However, lot 9 will not be included in the redevelopment of the subdivision.

The developer has proposed a change from public to private open space for 0.93 acres of land north of lot 56. This is a change from what was approved with the concept plan. It is our understanding that the proposed change is to better protect an area that has several springs. In addition, the boundaries of this parcel have been designed to allow it to be a potential lot in the future, if one of the current lots has geologic issues that make it non-buildable. This change will need to be addressed. In return, there is a portion of the large piece of private open space that will be set aside as public open space for a future parking area for visitors of Sliding Rock.

### **Street System**

The development plan includes maintaining the alignment of some of the existing roads, in addition to some additional streets that will accommodate frontage for the proposed arrangement of lots. The existing roads in the Ilangeni Estates area are surfaced with asphalt. All of the existing asphalt will be replaced. The proposed plan does provide for a different entrance to the subdivision, which is further west, than the access used by Ilangeni Estates.

Plan and profile sheets have been submitted for Fort Canyon Road. These plan sheets are not included in the preliminary plan submittal, but were submitted separately several months ago after working with City Staff in refining the design. We have reviewed the design and feel that it is the best fit for the circumstances, knowing that there will be some minor changes as right-of-way is acquired and construction begins. The anticipated cut and fill limits are shown on the drawings. The retaining wall design has been completed for walls along Fort Canyon Road. The majority of the retaining walls are on the cut side or west side of the road. It is approximately 4,680 feet or 0.89 miles from the intersection of Fort Canyon Road and Meadowlark Drive and the entrance to the Three Falls Ranch development. The proposed cross section is the rural street cross section, which consists of 26 feet of pavement, curb and gutter on each side of the street, and in this case a 5-foot wide sidewalk on the east side of the street. The sidewalk is shown as being adjacent to the curb. The developer is in the process of negotiating right-of-way for acquisition along the alignment.

Plan and profile sheets have been provided for the interior of the subdivision and the secondary access road. All of the streets within the cul-de-sacs will have 36 feet of pavement, with the exception of the cul-de-sacs which will have the standard 30 feet of pavement. The pavement widths have been presented to the Planning Commission at previous meetings. The reason for the additional six feet of pavement on the main streets is to accommodate bike lanes. There is a significant amount of retaining walls within the development to maintain the cuts and fills within the 50-foot clear zone, which is a requirement of the cut/fill ordinance. There are some areas that have been granted an exception to grade beyond the 50-foot clear zone, which will allow some retaining walls to be eliminated. These changes are reflected on the revised plans. The location



and the heights of the necessary retaining walls are shown on the plans, however the retaining wall design within the development is not fully complete. IGES, the consultant that has been hired by the developer to design the retaining walls, has completed a geotechnical study within the development. They have indicated that they do not see any areas of concern that would cause problems with the design of retaining walls. The developer has requested that we not require a full design of these retaining walls until he is confident that the layout and design of the streets is acceptable to the City. This could be a condition of preliminary approval.

One design issue that has been difficult to deal with in this area is the City's requirement of a maximum 3% grade for 50 feet each way from intersections. The intersections that had design issues have been previously presented to the Planning Commission and City Council for an exception. The City Council approved exceptions to the problem intersections at the February 10, 2009, City Council meeting. The intersections where exceptions were granted do not exceed 5% grades.

The secondary access road has been designed based on some criteria that were approved by the City Council, which included a 20-foot pavement width and a minimum 80-foot radius at centerline. Again, there are significant retaining walls that will be required along this alignment. The location and height of the walls is shown on the plans, however the full design of the walls is not complete. A portion of the secondary access road alignment goes through an annexation that is pending approval of the City. There will be geotechnical work required in this area prior to construction. It is our understanding that Utah County would not issue a permit for this work to be done.

The issue of where sidewalks will be required has been before the Planning Commission and the City Council. The City Council recently approved a design that would not require any sidewalks on cul-de-sacs. A 5-foot wide sidewalk will be required, on one side only and adjacent to the curb, on all streets except the cul-de-sacs and the secondary access road beyond the last lot.

The development code requires two working accesses for developments with more than 20 lots. The issue of when the secondary access would be required to be constructed was taken before the City Council. The City Council approved allowing development of the lots that are essentially west of the Sliding Rock area to be developed without a working second access. Any lots that are developed east of the Sliding Rock area will require completion of the secondary access road.

## **Sewer System**

The City recently completed a sewer line extension up Fort Canyon that has been planned since 1997. The sewer system can now serve all properties in Fort Canyon. There is an existing 8-inch sewer line that is stubbed to the entrance of the Three Falls Ranch development. The development plans include extending this line throughout the development. There will be a second sewer main that will be extended to provide sewer service to lots 44-53. This will require an extension of the sewer system from the Alpine Cove subdivision, which is operated and maintained by Alpine City, along the alignment of the secondary access road. Due to the curved

design of the road, a curved alignment has been designed using HDPE pipe that will reduce the number of manholes required significantly. The only other alternative to this design is a lift station, which the Public Works Department is not in favor of.

The sewer lines at the end of the Fawn Meadow and Summerfield Court cul-de-sacs are fairly shallow. A note should be placed on the plat indicating this issue to potential lot buyers.

### **Culinary Water System**

The majority of the proposed development is above the 5,350 foot elevation. Developments above the 5,350 foot elevation are required to meet the requirements of the Hillside Protection ordinance. This ordinance requires the developer to provide all additional infrastructure required to provide adequate water and pressure". City ordinances require a minimum of 40 psi to all homes.

In order to meet these requirements, a satellite water system, similar to the system in the Box Elder and Willow Canyon subdivisions, has been proposed. The system includes two 500,000 gallon water tanks, and two booster pump stations. The lower booster pump station would pump water from the Grove pressure zone in the City's current system, to fill the intermediate water tank. A second set of booster pumps would pump water from the intermediate tank to the upper tank. Three separate pressure reducing valves would create four pressure zones within the development. The system is designed to provide sufficient capacity for indoor water, irrigation for a maximum of 1 acre per lot, and fire protection. We believe that it will be the most cost effective to serve indoor and outdoor water to the lots from the culinary system. This system will require the existing culinary water line in Fort Canyon road to be replaced from Meadowlark Drive going north. The line currently ends approximately half way up the canyon.

Complete designs for the water tanks and booster pump stations have not been provided. We recommend that a schematic of the water system meet the requirements for this stage of the development, and that full plans and specifications be required prior to final approval and construction. This schematic is provided in the current plan set. It is our understanding that the Division of Drinking Water will also have to review and approve the plans.

It is our understanding that the location of the fire hydrants has been reviewed and approved by the Fire Chief. One area of concern was access and fire protection to lots 57-59. We have met with the developer and Fire Chief to discuss this area. The Fire Chief indicated that if turnaround area would be constructed where he needed them along the shared access driveway and if fire hydrants were required where he needed them in the area, that he could accept the plan.

### **Pressurized Irrigation System/Irrigation System**

We anticipate that outdoor irrigation water will be provided through the culinary water system for this development. However, the developer is investigating potential water sources within the development to determine if there is sufficient supply to serve part of the lots through a



pressurized irrigation system.

The City owns rights to springs within the area of this development. The City will determine what measures will need to be taken to develop these springs as the development progresses.

There is an existing open irrigation ditch that diverts water from Fort Creek and serves two shareholders in the Alpine Irrigation Company. The Alpine City development code requires that all open ditches be piped. A design has been provided for piping the ditch. An easement will be required along the alignment.

### **Storm Water Drainage System**

A storm water drainage system has been designed throughout the development. The system includes a collection system and some detention basins. The water will drain through the system and then into the various channels throughout the development.

### **General Subdivision Remarks**

There is a pending annexation that needs to be finalized prior to final approval of any phase of this development.

Driveway access to lots 57-59 appears to be difficult. A plan has been proposed for access to the lots.

A landscape plan has been submitted for some of the trailhead areas within the development. In addition, a trail plan has been provided. These plans need to be reviewed by the Planning Commission.

There are some redlines on the plans that need to be addressed.

A storm water pollution prevention plan has been provided. A more detailed plan will be required with each phase of the development. A UPDES permit will be required prior to beginning any construction.

### **Geologic Hazards Evaluation**

A geologic hazards evaluation has been performed for this development area. Included in the evaluation were excavation and logging of seven exploratory trenches, in addition to reviewing other published geologic maps and reports for the area. Following is a quote from the Geologic Hazards Evaluation Report executive summary:

Due to the large scale of the development, geologic hazards potentially impact every lot at the site, including earthquake ground shaking, surface fault rupture, liquefaction, tectonic subsidence, stream flooding, debris flows, shallow ground-water, landslides, and rock fall. To

reduce the risk from these hazards, the report recommends constructing homes to current seismic standards to reduce the potential ground-shaking hazard; locating no structures designed for occupancy within the fault setback zone; evaluation of and recommendations regarding debris flows and stream flooding in the civil engineering design for the development; and conducting a design-level geotechnical engineering study prior to construction for addressing soil conditions, shallow ground water, and slope stability hazards. Data regarding expected debris flow volumes is provided for use in the civil engineering design.

The Geologic Hazards Evaluation Report appears to have been prepared in a very professional manner. The authors outlined the hazards for the area and proposed mitigation measures. Following is a summary of the information. Figure 4 of the report also indicates low and high hazard potential by lot for each of the identified hazards.

Geologic Hazard	Proposed Mitigation
Earthquake ground shaking	Design and construction of homes in accordance with appropriate building codes.
Surface fault rupture	Minimum setbacks from faults for occupied structures as determined by the fault setback formula, with a minimum setback of 15 feet.
Liquefaction and lateral-spread ground failure	Address in geotechnical engineering evaluation during the subdivision approval process.
Tectonic deformation	No mitigation measure stated. High hazard for several lots.
Seismic Seiche and Storm Surge	No mitigation measure stated. However, it is considered a low hazard for all lots.
Stream Flooding	Site hydrology and runoff should be addressed by the civil engineering design for the development.
Shallow ground water	Address in geotechnical engineering evaluation during the subdivision approval process.
Landslide and slope failures	Address in geotechnical engineering evaluation during the subdivision approval process.
Debris flows	Address in geotechnical engineering evaluation during the subdivision approval process. PSOMAS has prepared a map identifying debris flow risk for each lot.
Rock fall	Deflection berms or ditches may be effective and should be considered to protect lots in high hazard areas. However, lot owner and developer should be willing to accept the risk from



	rock falls as an inherent hazard.
Snow avalanche	Lot owner and developer should be willing to accept the risk from snow avalanches as an inherent hazard.
Radon	Moderate hazard rating. Indoor testing following construction is the best method to characterize the radon hazard and determine if mitigation measures are required.
Swelling and collapsible soils	Address in geotechnical engineering evaluation during the subdivision approval process to address soil conditions and provide specific recommendations for site grading, subgrade preparation, and footing and foundation design.
Volcanic eruption	No hazard.

Also see 8.0 Conclusions and Recommendations on page 22 of the Geologic Hazards Evaluation.

The geologic hazards for this site have been identified. Based on the recommendations of the geologists, some additional studies were recommended to finalize the development plans. Since the time that the Geologic Hazards Evaluation was performed, a supplemental surface fault rupture hazard study and landslide investigation has been completed. In addition, a geotechnical investigation was completed for roadway cut slopes and fill embankment stability analyses.

When the Planning Commission recommended approval of the concept plan, there was condition that required all lots to have a lot specific study for hazards for each lot prior to final approval. We anticipate that these lot specific studies will indentify more specifically any hazard issues associated with each lot.

## RECOMMENDATIONS

**We recommend preliminary approval of the proposed development subject to the following conditions:**

- **The proposal of the additional 0.93 acres of private open space be approved by the Planning Commission.**
- **The design of the retaining walls within the development be completed. The City's independent consultant will need to review and approve the design.**
- **The necessary geotechnical studies be completed on the secondary access road prior to final approval.**
- **Cross sections be provided for the secondary access and other areas where there are significant retaining walls.**
- **A note be placed on the final plat indicating the shallow depth of the sewer line at the end of the Fawn Meadow and Summerfield Court cul-de-sacs.**

- **Full design of all components of the water system be provided, reviewed and approved prior to final plat approval.**
- **The annexation be finalized.**
- **The landscape and trail plans be approved.**
- **The redlines be corrected.**
- **Detailed stormwater pollution prevention plans be submitted for each phase of the development.**
- **A UPDES permit be obtained prior to construction.**
- **A lot specific study for hazards be completed for each lot prior to final approval.**

DRAFT  
PRIVILEGED AND CONFIDENTIAL

BRUCE R. BAIRD P.C.

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September 24, 2014

VIA EMAIL ONLY

Mr. Will Jones  
Pine Valley Realty

**Re: Ilangeni Estates – Subdivision Plat Amendment**

Dear Will:

You have asked me for a legal opinion on a very narrow question: Can an amendment to a previously recorded subdivision plat add property to the plat or, instead, is there a requirement to process and record a completely new plat. I have researched the Land Use, Development, and Management Act (“LUDMA”), Sections 10-9a-101, *et seq.*, specifically sections 601 – 609 dealing directly with subdivisions and amendments (much of which I have helped re-write over the years as a part of the Land Use Task Force) and, also, Chapter 4 of the Alpine City Development Code as found on the City’s website specifically including Section 4.6.3.15 dealing with “Resubdivision Procedure”. I have also kept in mind *Brown v. Sandy City Board of Adjustment*, 957, 207 (Utah App. 1998) and *Patterson v. Utah County Board of Adjustment*, 893 P. 2d 602 (Utah Ct. App. 1995) both articulating the strong, and constitutionally-based presumption in favor of a private party’s rights to develop their land free from government interference unless clearly and specifically discussed by properly enacted legislation.

I find nothing in either LUDMA or the Alpine City Code that prohibits the addition of land to a previously recorded subdivision plat nor any requirement that any such addition of land is required to go through all of the requirements for a new plat. I believe that is especially true where, as here, no development is being contemplated on the added land. It seems pointless to me to require a new subdivision application in this situation as all legitimate interests of Alpine City are being addressed by the “resubdivision”. I understand that the City’s attorney has a similar opinion and, of course, the City’s interpretation of its own Code is entitled to deference in that regard.

If you have any questions please feel free to call me.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'B' followed by a horizontal line.

Bruce R. Baird

### **ALPINE CITY DEVELOPMENT CODE SECTION 4.7.4.3 – STUB STREETS**

3. Stub Streets (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
  - (1) In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
  - (2) All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
  - (3) Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
    - The estimated cost to improve the stub street;
    - Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
    - The number of lots in the proposed subdivision that will be accessed from the improved stub street;
    - The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of the development if the adjacent property is ever developed.

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Sept 16, 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, Jason Thelin, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present: Bryce Higbee

Staff: Jason Bond, Marla Fox

Others: Juanita Nield, Troy Ellis, Kathleen Rasmussen,

Ron Rasmussen, Andra Ellis, Will Jones, David Fotheringham, Mr. Pierce

David Fotheringham, Roger Bennett

**B. Prayer/Opening Comments:** Steve Cosper

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. Setback Exception Request**

A request for an exception to setbacks is being requested for the property located at 121 North Main Street. This property is located in the Business Commercial Zone. The City Council may approve an exception with the approval from the Planning Commission where circumstances justify.

Jason Bond said there is an existing home on this site. The minimum frontage on a public street in this zone is 90 feet and this is ordinance 3.7.5 number 4 where it states: A lot occupying a dwelling structure shall comply with the setback requirements set forth in the TR 10,000 zone unless recommended by the Planning Commission and approved by the City Council where circumstances justify. Jason Bond said this property has the right amount of land to split this property in half and make two lots, but the issue is where the house is situated on the property which would make the setbacks under what is required. He said if the home was torn down, then two lots would fit no problem. The property owners are asking for 5 feet less than the recommended setback in order to not tear down the current home. Jason Bond said if the home is torn down for a commercial lot that would be no problem because we don't have a lot width requirement for a commercial use.

Chuck Castleton said he will not be voting on this issue tonight because he is a brother-in-law to the property owner. Judi Pickell asked what was stopping the property owner from subdividing this property regardless. She said he could subdivide the property and the existing house would then have the setback and he would just have to make sure the new home met the required setbacks. Jason Bond said in doing so, he can't make the current property illegal by lessening his current setbacks.

Jason Bond said there are setbacks in this area that don't meet the current ordinance. He said going forward, any new building has to conform to the current ordinances. Judi Pickell asked if the property line could be moved on that side of the property to fit the setbacks. Mr. Pierce said that is something they are looking at and would need approval for. He said they could move the new home fifteen feet from the property line making twenty feet in between the two homes.

Steve Cosper asked Mr. Pierce if he would build smaller, similar homes to fit in with what is currently on Main Street. Mr. Pierce said the whole block is residential homes and he didn't think a commercial building would look good right in the middle of it. He said he would like to build two homes on the property to fit in with the neighborhood. He said the current driveway for the existing home would have to be moved off of 100 North and a circular driveway be built to prevent backing out on Main Street. He said the plan for the new home would be the

1 same to prevent backing out onto the street which would improve the safety for access to Main Street. Jason Bond  
2 said the property line couldn't be moved because each property would need the 90 foot frontage.

3  
4 Jason Thelin said this could potentially open up a can of worms in the city for others wanting exceptions with their  
5 setbacks. Jason Bond said this property is in the commercial zone and the legislative intent of this zone states that  
6 residential uses and other uses that are inconsistent with commercial activities are discouraged or not permitted with  
7 the zone. He said there's not as much control over residential lots in the Gateway Historic zone as far as  
8 architectural review as there is with a commercial building. The setbacks in this zone are controlled for commercial  
9 uses and not necessarily residential.

10  
11 Mr. Pierce said they are not asking for a frontage exception and it is in an area that is already built out with homes  
12 that don't meet the current setbacks. He said he doesn't think the area would be a good fit for a commercial property  
13 and the residents would rather have it be residential. He said because of the historical nature and how close they  
14 were built to each other, what he is proposing to do would fit in with the look of the neighborhood and he feels that  
15 he would be a good candidate for an exception on the setbacks.

16  
17 Judi Pickell said it is uncomfortable and awkward to offer exceptions without criteria listed in the ordinance. She  
18 said we are then making up criteria as we go along. She said wherever in our ordinance that we have exceptions,  
19 she would like to propose that there is some kind of standard to go by. She said especially in this area where the  
20 homes are close together, close to the road, and where there are commercial and home uses that are mixed.  
21 Judi Pickell said this property is in the Gateway Historical zone and we don't have any control over how residential  
22 homes look in this zone.

23  
24 Steve Cospers said the lot could be improved with something on this property and make Main Street look better than  
25 it currently does now. Jason Thelin asked what happened if the Planning Commission doesn't approve this. Jason  
26 Bond said this would need approval from both the Planning Commission and the City Council. Jason Thelin said he  
27 thought this ordinance needs to be changed to a recommendation from Planning Commission and not approval. He  
28 said the Planning Commission should send their recommendation and the City Council can approve or not approve.

29  
30 Judi Pickell asked if the Planning Commission could make it a condition to follow the Gateway Historic ordinance.  
31 Jason Bond said he didn't know if that would be legal and we would have to ask Counsel about it.

32  
33 **MOTION:** Steve Cospers moved to recommend approval of the proposed setback exception to the property located  
34 at 121 North Main Street with the following recommendations:

- 35  
36 1. The new home meets the aesthetics of the Gateway Historic overlay guidelines.
- 37 2. Planning Commission justifies the setbacks because they are similar to current homes on Main Street.

38  
39 Steve Swanson seconded the motion. The motion did not pass with 3 Ayes and 1 Nays. Steve Cospers, Steve  
40 Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay. Chuck Castleton abstained.  
41 The motion failed for lack of a majority vote.

42  
43 Jason Thelin said he is not for setback changes especially since we have declined other applicants on similar  
44 grounds and made them tear down structures in order to meet all the ordinances. He said he feels like we should  
45 follow our ordinance.

46  
47 Judi Pickell said our ordinance allows for exceptions. Jason Thelin said just because the ordinance allows for  
48 exceptions, doesn't mean the City Council has to approve the exception. Judi Pickell said that exceptions need a list  
49 of criteria and then somebody has to meet that list of criteria. She said that legally, that's what needs to happen and  
50 in the future, we need to add that to our ordinance.

51  
52 Steve Cospers asked what the process would be going forward since the motion failed. He asked if the Planning  
53 Commission should work on getting the list of criteria in place for these exceptions and then ask Mr. Pierce to come  
54 back. Jason Bond said that would be one option or he said he could take the recommendation that failed to the City  
55 Attorney and ask him to clarify if it is only a recommendation that was needed or a positive recommendation that  
56 was needed in order for the City Council to approve it.

## **B. Moyle Park Master Plan**

The future of Moyle Park has been discussed over the past several months by 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.

Jason Bond said that Moyle Park is a historical piece of property that needs some work from the caretakers, Alpine City, and volunteers for maintenance and enhancement. There are a lot of opportunities for people to do projects that would help the park immensely. He said the Master Plan shows some of those opportunities that the city and volunteers can take to start the process of revitalization and improvement. Basic property cleanup and trail maintenance is the first task that can be done and should be periodically done as needed.

Jason Bond showed a map with a key that describes what the map represents and the numbers indicate the priority each project has according to the Moyle Park Committee. He said if done right, this park will not only better reflect its historical significance but it will draw people in to take advantage of the recreational amenity and educational tool that it can be.

Kathleen Rasmussen said she knows there is no budget for these projects and knows the money is going to have to come from volunteers, Eagle Scout projects and family donations. Jason Bond said that Jed Muhlestein put together a cost estimate of what he thought each of these items would cost.

Jason Bond said the priorities are as follows:

### **Drinking Fountain**

Jason Bond said the location of the drinking fountain would be south of the home. It will be a pipe off the water line with gravel around it. It was discussed that this could be an Eagle Scout project and possibly put some stone around it like the one on Main Street. Steve Cospers said if we wanted it to look historical, we should make it be a hand pump. Steve Swanson thought \$1000 was too much for a drinking fountain. Jason Bond said these figures are only rough estimates. Jason Thelin said this would be good for walkers and runners who don't like to carry water bottles and would like somewhere to stop and get a drink.

### **Public Restroom**

Jason bond said grant money has been saved for this project in the amount of \$17,000. The cost of the restroom would be \$45,000 in total. Jason Bond said the location of the restroom would be offset from the road on the south end of the park. There are many school children who visit this park throughout the year and need a restroom.

### **Entrance and West Fence Line Cleanup**

Jason Bond said it was discussed to move the old farm equipment and to widen the entrance into Moyle Park to make room for a snow plow. He said trees could be planted to dress up the entrance and make the area look nice. Kathleen Rasmussen said there are old railroad ties bordering the entrance, but she said they are falling apart. Jason Bond said we need to take a look at what is historic and what is a maintenance problem for the caretakers and the public works department. Steve Cospers said he didn't like the idea of cement borders around the trees or farming equipment. He said it didn't look very historic. Judi Pickell asked if there would be a walkway to the side of the road to the entrance of the park. Kathleen said there is not that much room so people will have to walk up the road.

### **Shade Trees**

Jason Bond said shade trees would be planted to provide some buffering from neighbors and to provide shade to the area next to the existing buildings on the west side of the park. He said he realizes that it will take a few years for the trees to grow to provide that shade.

### **Plaques at the Entrance**

Jason Bond said it was proposed to move the existing plaques to the entrance of the park to create some more room for parking.



### **Build Bridge and Acquire Easement**

Jason Bond said the city would need an easement from existing property owners in order to put a bridge in over the Dry Creek River. He said it would be a nice steel bridge like others in the city built by our Public works. The bridge would provide access from the east side of the park.

### **Build Public Parking Areas**

Jason Bond said we would put in designated parking spaces by adding painted lines. A couple of small trees may have to be removed to acquire the needed parking. The plan shows an addition of 19 parking spaces and possible some bus parking.

### **Obtain New Swing Set**

Jason Bond said the current swing set does not meet the safety requirements and the swings have been removed. Steve Swanson said rubber chips are better than wood chips around the swings. Will Jones said wood chips are actually better for the environment because the rubber chips get onto the grass and kill it. Steve Cosper asked why we were putting in a swing set if we wanted to keep the park historical; he said the kids can go down to another park to play. Will Jones said they would like to put in old fashioned tire swings to fit in with the historic nature of the park.

### **Build Amphitheatre**

Jason Bond said it is proposed to use the area at the northeast of the park (currently a volleyball court) for an amphitheatre to hold community events. Jason Thelin said this park doesn't get used very much so he thought an amphitheatre would be a good idea to utilize the park. Peter Hart said the park has been very busy with tours almost every night. He said this is not a play park but a destination park from groups from all over the state. Kathleen Rasmussen said there are school buses, family reunions, scouts, church groups and other visitors coming in on a regular basis. She said the pioneer activities are very popular and draw a lot of people from all over the state during the summer months.

### **Build Fence for Buffering**

Jason Bond said it was discussed to put a fence along the south end of the park to buffer the horse property. The property owner, Troy Ellis said he doesn't want a fence if he will lose his access to the park. There is currently a chain link fence there that belongs to Troy Ellis.

### **Clear Area and Plant Grass**

Jason bond said it was proposed to clean out the east end of the park and plant some grass and have some picnic area and an open area for kids to play or for reunions and other activities. David Fotheringham said he likes the buffer of the trees so they're not looking out into the street. He said he agrees to clean it up, but to not make it into a grass field. Jason Bond said it wouldn't just be an open field; vegetation would still be preserved with trees, bushes and flowers. Jed Muhlestein said the area is approximately 7800 feet. Judi Pickell asked if we could have an architect come in and plan this. Steve Cosper said he got shot down last time he brought this up because it was not in the budget. Judi Pickell said we need to make this place special. She said we should incorporate plants and flowers there that have meaning to this area.

### **Acquire Property to Add to Park**

Jason Bond said it is proposed to acquire the property and home at the southeast end of the park to include it into the park. This home was a second Moyle home and is significant to the area and would be an important part of the park.

Juanita Nield said we need to identify what the purpose of the park is. Is it for the children to play, is it for educational purposes, is it to reflect of the historic value? She said once we identify what we want it to be then we can plan from there. She said this park is a pearl for the city; she doesn't want it to be like all the other parks in Alpine. She said there is a reverence there and doesn't want to see it be used for just playing and exercising.

Jason Thelin wanted to know if Alpine Residents are utilizing this park or would we be putting a lot of money into something that more people from out of town use. Steve Cosper said we would be maintaining a historical part of Alpine that is unique to our area. Jason Bond said this park would be paid for with grants and donations and not out of the city budget. Kathleen Rasmussen said money for this park has come from family donations. Roger Bennett

1 said we have a limited amount of money but this does not all have to be done in one year. He said he appreciates  
2 that we have different parks and they are not all for sports and children playing.

3  
4 **MOTION:** Chuck Castleton moved to recommend to the City Council that the Moyle Park Master Plan be adopted  
5 with the following modifications:

- 6  
7 1. Utilize a landscape architect to plan the layout of the park.  
8 2. Recommend against the building of the concrete buffer fence on the south end of the park.  
9

10 Judi Pickell seconded the motion. The motion passed with 4 Ayes and 1 Nay. Steve Cospers, Jason Thelin, Chuck  
11 Castleton, and Judi Pickell all voted Aye. Steve Swanson voted Nay.

#### 12 13 **IV. COMMUNICATIONS**

14 Chuck Castleton said he noticed some 4way signs at the stop signs are missing. He said someone put up a barbed  
15 wire fence up hog hollow and wanted to know if that was legal. Jason Bond said this area is farm area and they  
16 would be allowed to have this type of fencing. Chuck Castleton said residents are dumping grass clippings in open  
17 areas and on the trails. Jason Bond said he wished Alpine residents would take more pride in their open space and  
18 take better care of it. He said it is hard to regulate because the city doesn't know who is doing the dumping.

19  
20 Judi Pickell said she didn't like the tone at the Questar meeting and said the Planning Commission needs to be  
21 addressed properly. She said that a resident took a couple of shots at Jason Bond and that was not appropriate and  
22 the Planning Commission should not have stood for it. She said the public should not be allowed to treat staff like  
23 that. Steve Cospers said he agreed and that's why he voted Nay. Jason Thelin said people have a lot of emotions and  
24 unfortunately, the city gets treated poorly and that's just part of the job. Steve Cospers said he would like to see a  
25 time limit set on these issues because it creates frenzy.

26  
27 Judi Pickell said she would like to see the Planning Commission have some work sessions to see some progress  
28 made with the codes and the ordinances so we don't react when applicants come in. Jason Bond said it's hard to  
29 work on these ordinances during Planning Commission meetings because they are so full with other issues. He  
30 agreed that they need to be worked on and said the Planning Commission needs to designate a specific time to  
31 dedicate to it. Judi Pickell said we need to make some goals for next year of what the Planning Commission wants  
32 to accomplish and then set up a time to work on those goals.

#### 33 34 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Sept 2, 2014**

35  
36 **MOTION:** Steve Swanson moved to approve the Planning Commission Minutes for Sept 2, 2014 subject to  
37 changes.

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

41  
42 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
43 meeting at 9:16pm.  
44