



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, June 2, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

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

II. PUBLIC COMMENT

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

III. ACTION ITEMS

A. Annexation Policy Plan Discussion

The Planning Commission will begin discussing an amendment to the Alpine City Annexation Policy Plan and provide direction to City Staff.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 19, 2015

ADJOURN

Chairman Steve Cosper
May 29, 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: Annexation Policy Plan Discussion

FOR CONSIDERATION ON: 2 June 2015

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Update the Annexation Policy Plan

APPLICABLE STATUTE OR ORDINANCE: Chapter 5 (Annexation)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The current Annexation Policy Plan was adopted May 26, 2009. The City Council has asked that the Planning Commission work on updating this plan. Attached is the Utah State Code regarding the Annexation Policy Plan and Alpine City's current plan.

STAFF RECOMMENDATION:

That the Planning Commission start the process of updating the Annexation Policy Plan.

10-2-401.5 Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications.
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection 10-2-403(5).
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session



Annexation Policy Plan & Map
Adopted May 26, 2009

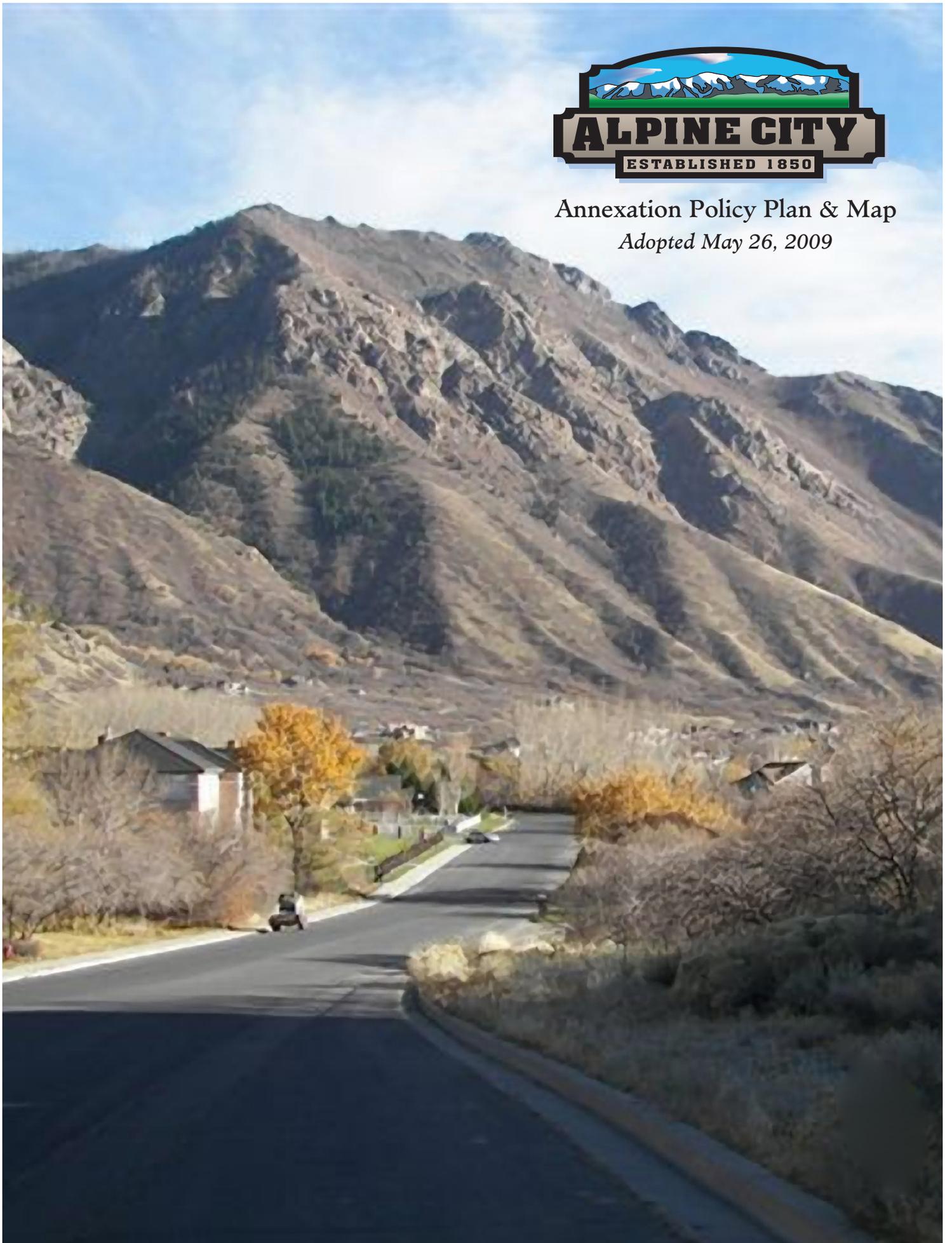


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INTRODUCTION

In accordance with Section 10-2-401.5, Utah State Code, “no municipality may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.” An Annexation Policy Plan is created by a city to guide decision making regarding future annexations and helps a city plan for future expansion in conjunction with neighboring political entities. Open communication between a city and other political entities, particularly the County, is a priority in the process of developing an Annexation Policy Plan. The following document addresses the requirements outlined in Section 10-2-401.5.

EXPANSION AREA MAP

Alpine City shall adopt and maintain an expansion area or a proposed annexation map (Exhibit A) that represents the growth boundary which includes territories outside, but adjacent to the community, that may be annexed into the City. This map is consistent with the Alpine City Land Use Map (Exhibit B). The annexation area plan shall incorporate the long range planning objectives contained in the land use plan of the community and shall represent a graphic representation of the areas for which the City intends to provide services. The Alpine City Annexation Policy Plan anticipates the annexation of the following areas:

Annexation Area	Acres
Melby	3.53
South Box Elder	41.00
Bennett/Fitzgerald	52.03
Grant	59.17
Pack	143.61
TOTAL	299.34

Even though the proposed properties may lie within the expansion area, there is no guarantee that the annexation request will be approved by the City. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan, which include:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request.
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.
3. Proposed annexations will not be approved if they create an island or peninsula of the unincorporated area.

STATEMENT OF CRITERIA

The following is a statement of the criteria Alpine City will use in determining whether or not to approve future annexation petitions.

A. CHARACTER OF THE COMMUNITY

Alpine City was settled in 1850 in the northeast corner of Utah County. In 1855, the settlement was officially incorporated as the City of Alpine. The City highly values its history and reputation as a great place to live and raise a family. An overwhelming majority of its residents chose to live in Alpine because of the family oriented, small town feel of the City and the stunning beauty of the surrounding mountains. Alpine is an excellent location for individuals and families interested in an outdoor lifestyle surrounded by

a scenic environment. A primary focus of the City is to preserve and maintain these characteristics and a high quality of life.

The 2007 General Plan states, "The City should also consider annexing lands identified in its Annexation Policy Plan. Annexation of areas along the foothills can assist in preserving and protecting sensitive and critical lands, preserving the natural beauty of the foothills, and encouraging consistent development policy along the foothills." When the annexed property is developed, it should be done in accordance with the Annexation Policy Plan and the Alpine City General Plan.

POLICY STATEMENT: DEVELOPMENT IN ANNEXED AREAS TO CONFORM TO MASTER PLAN

All annexations accepted by Alpine City shall be found in conformance with the Alpine City Land Use Plan. Alpine City may exercise its initiative to prepare and adopt a Master Plan for future development in those extraterritorial areas of interest for future annexation as indicated in this Policy Plan. This Master Plan will define proposed land uses as well as the nature and potential density of development desired in each particular area. Once adopted, any proposed development in an area to be annexed must conform to the Master Plan, notwithstanding the said Master Plan may be amended from time to time as deemed necessary and appropriate. See Exhibit C for details of the Master Plan.

POLICY STATEMENT: PLANNING COMMISSION TO REVIEW ANNEXATION

In order to facilitate orderly growth and development in Alpine City, the Planning Commission shall review all proposed annexations and make recommendations to the City Council (as set forth in State statute) concerning the parcel(s) to be annexed, effects on the City's Land Use Plan, and the recommended zoning designation for the proposed annexed area.

POLICY STATEMENT: ANNEXATION TO BE CONSIDERED ONLY IN AREAS OF POTENTIAL URBAN SERVICE

Alpine City's policy is to consider annexation only in those areas where the City has the potential to provide urban services (either directly or through inter-local cooperative agreement). These areas may include locations served or to be served by the City's water system, pressurized irrigation system, sewer system, and emergency services.

POLICY STATEMENT: ISLANDS & PENINSULAS OF UNINCORPORATED AREAS TO BE ANNEXED

Alpine City encourages islands and peninsulas of unincorporated territory located within the incorporated area of the City to become annexed.

B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

All areas included in the Annexation Policy Plan will need the municipal services shown below in Chart 2 based on the information outlined in the Master Plan in Exhibit C. Utah County policy is that municipal services should be provided by cities and not by the county.

Chart 2 - Need for Municipal Services						
Annexation Areas	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Melby	Extend second access from Three Falls Subdivision	No water required	No sewer required	Local storm drain system for second access	Trails would be included in the Three Falls Subdivision	No pressurized irrigation required
South Box Elder	No streets required	No water required	No sewer required	No storm drainage required	Would become a part of Lambert Park & Trail system	No pressurized irrigation required
Bennett/ Fitzgerald	Extend Alpine Blvd & Country Manor Lane	Extend from Lambert Park	Extend from Alpine Blvd	Detention basin required & storm drain tied into City system	Trails would be included in the subdivision	Pressurized irrigation line runs across the Bennett property
Grant	Extend Elk Ridge Lane to serve the property	Extend from the Brown property	Extend from the Brown property	Detention basin required & storm drain tied into City system	Development would be a PRD with open space dedicated to City as natural open space & trails provided	Extend from Elk Ridge Lane
Pack	Provide access off Grove Drive & improve Grove Drive	Extend from Grove Drive	Extend from the Brown development	Detention basin required & storm drain tied into City system	Development would be a PRD with open space dedicated to City as natural open space & trails provided	Currently serviced by pressurized irrigation

C. THE MUNICIPALITY’S PLANS FOR EXTENSION OF MUNICIPAL SERVICES

Alpine City has developed Capital Facilities Master Plans for water, sewer, streets, parks, and storm drainage. These plans include the areas outlined in the Annexation Policy Plan. The systems have been master planned to provide sufficient capacity to include the proposed annexation areas.

D. HOW THE SERVICES WILL BE FINANCED

The services will be financed by the developer installing the improvements and by impact fees.

E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS

It is not anticipated that tax rates would change when an annexation takes place. The burden on existing residents would be off-set by the increase in property tax revenue paid on new buildings and by increased sales tax received because of the increase in population.

Chart 3 - Present & Five-Year Projections of the Cost of Municipal Services in the Proposed Annexation Area

	2008	2009	2010	2011	2012	2013
General Government	\$ -	\$ -	\$ 11,115	\$ 11,115	\$ 11,115	\$ 11,115
Water	\$ -	\$ -	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478
Sewer	\$ -	\$ -	\$ 5,259	\$ 5,259	\$ 5,259	\$ 5,259
Garbage	\$ -	\$ -	\$ 1,457	\$ 1,457	\$ 1,457	\$ 1,457
Pressurized Irrigation	\$ -	\$ -	\$ 5,120	\$ 5,120	\$ 5,120	\$ 5,120
TOTAL	\$ -	\$ -	\$ 25,428	\$ 25,428	\$ 25,428	\$ 25,428

Chart 3: Projected cost of services is based on the 2007-2008 Alpine City Budget. The current population of Alpine is approximately 9,750 with an average of 4.3 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area by the cost per household.

Chart 4 - Present & Five-Year Revenue to the Annexing Municipality

	2008	2009	2010	2011	2012	2013
Property Taxes	\$ -	\$ -	\$ 2,675	\$ 2,675	\$ 2,675	\$ 2,675
Sales Taxes	\$ -	\$ -	\$ 3,086	\$ 3,086	\$ 3,086	\$ 3,086
Other Taxes & Fees	\$ -	\$ -	\$ 2,658	\$ 2,658	\$ 2,658	\$ 2,658
Water	\$ -	\$ -	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478
Sewer	\$ -	\$ -	\$ 5,259	\$ 5,259	\$ 5,259	\$ 5,259
Garbage	\$ -	\$ -	\$ 1,457	\$ 1,457	\$ 1,457	\$ 1,457
Pressurized Irrigation	\$ -	\$ -	\$ 5,120	\$ 5,120	\$ 5,120	\$ 5,120
TOTAL	\$ -	\$ -	\$ 22,733	\$ 22,733	\$ 22,733	\$ 22,733

Chart 4: Projected revenues for the property taxes are based on the assessed valuations of the properties in the proposed annexation area as shown in Exhibit F. The tax rates used in the calculations are shown in Exhibit G.

F. THE INTERESTS OF ALL AFFECTED ENTITIES

Highland City. Alpine and Highland share a common boundary. In April 2000, both cities signed an agreement that all land west of the current Alpine boundary would be annexed and serviced by Highland. In 2004, and again in 2009, Highland City and Alpine City agreed to adjust the boundary line to accommodate parcels that were split by the southwestern boundary line.

Utah County. Utah County's policy is that municipal type development should take place in cities. Alpine City would be able to serve all of the land shown in the Alpine City Annexation Policy Area.

US Forest Service. Several of the annexations proposed in the Alpine Annexation Policy Area are adjacent to Forest Service lands. It is anticipated that the development of these proposed annexation lands would be compatible with the Forest Service land in preserving open space and not having a negative impact on the Forest Service land.

Draper City. Draper City abuts Alpine City in the northwest corner. It is anticipated that the Timpanogos Special Service District will provide sewer service to the undeveloped property in Draper that lies within Utah County. Alpine City has no intention to include any lands currently within Draper City boundaries in its Annexation Policy Plan.

Alpine School District. Alpine City is located within the boundaries of the Alpine School District and it is anticipated that Alpine School District will provide school service to the area.

Timpanogos Special Service District (TSSD). The Timpanogos Special Service District provides sewage treatment for Alpine, Lehi, Pleasant Grove, Highland, Cedar Hills, and American Fork. District facilities have been sized to accommodate the growth of member cities.

North Utah County Water Conservancy District (NUCWD). The North Utah County Water Conservancy District controls run-off into Dry Creek and requires detention facilities so that run-off does not exceed historic flows.

Alpine Cove Special Service District. The Alpine Cove Special Service District provides water to the Alpine Cove area.

JUSTIFICATION FOR EXCLUDING AREAS

Utah State law requires the City to justify the exclusion from the expansion area any area containing urban development within ½ mile of the municipality's boundary. The only area containing urban development within ½ mile that is not included in the expansion area is the Alpine Cove. This area is not included because the area is currently receiving municipal services and has expressed the desire to not be annexed into the City.

COMMENTS BY AFFECTED ENTITIES

Utah State law requires the City to include a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii) of Section 10-2-401.5. When the Annexation Policy Plan and Map were amended in 2009, Draper City submitted a letter asking Alpine City to consider several properties adjacent to Alpine City's western boundary that are currently incorporated into Draper City. Draper City's contention was that it would be easier for Alpine City to provide municipal services to these properties. Upon review of this request, Alpine City does not intend to include these properties in its Annexation Policy Plan. No other entities commented.

PLANNING COMMISSION AND CITY COUNCIL DUTIES

While developing, considering, and adopting the Annexation Policy Plan, the Planning Commission and City Council shall do the following:

- A. Attempt to avoid gaps between, or overlaps with, the expansion areas of other municipalities.**

Alpine City has reached an agreement with Highland City on the annexation area so there will be no gaps created. All of the unincorporated land west and south of the current and proposed Alpine City limits is planned to be annexed by Highland City.

B. Consider population growth projections for the municipality and adjoining areas for the next 20 years.

Alpine’s growth projections, including the areas included in the Annexation Policy Plan, are as follows:

Year	Population	Annexation Area	Year	Population	Annexation Area
2007	9,937		2019	12,777	9
2008	10,207	0	2020	13,007	9
2009	10,477	0	2021	13,197	0
2010	10,707	43	2022	13,387	0
2011	10,937	43	2023	13,577	0
2012	11,167	43	2024	13,767	0
2013	11,397	43	2025	13,957	0
2014	11,627	43	2026	14,147	0
2015	11,857	39	2027	14,337	0
2016	12,087	0	2028	14,527	
2017	12,317	0	2029	14,717	
2018	12,547	9	2030	14,765	

Chart 5 - Projected Population Growth in Annexation Areas for the Next Five Years

Annexation Area	2008	2009	2010	2011	2012	2013	Total
Melby	0	0	0	0	0	0	0
South Box Elder	0	0	0	0	0	0	0
Bennett/Fitzgerald	0	0	0	0	21.5	21.5	43
Grant	0	0	0	0	0	0	0
Pack	0	0	43	43	43	43	172
TOTAL	0	0	43	43	43	43	172

The above population projections include the areas in the Annexation Policy Plan. It is anticipated that the adjoining areas will grow at the same general rate.

Chart 6 - Projected Number of Homes in Annexation Areas for the Next Five Years

Annexation Area	2008	2009	2010	2011	2012	2013	Total
Melby	0	0	0	0	0	0	0
South Box Elder	0	0	0	0	0	0	0
Bennett/Fitzgerald	0	0	0	0	5	5	10
Grant	0	0	0	0	0	0	0
Pack	0	0	10	10	10	10	40
TOTAL	0	0	10	10	10	10	40

C. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.

Alpine City has included costs of serving the Annexation Policy Plan areas in its capital facilities plans. The costs of over-sizing lines and facilities have been included in the City’s impact fee analyses. The costs to install lines and facilities in the Annexation Policy Plan area itself will be borne by the developer.

Public Facilities Provided by Other Entities

Sewage Treatment - All of the Annexation Policy Plan area will be included in the Timpanogos Special Service District boundaries.

School - All the Annexation Policy Plan area is included in the Alpine School District boundaries.

Other Taxing Districts - The Annexation Policy Plan area will not affect any other taxing districts.

D. Consider in conjunction with the municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

Exhibit D shows the number of acres of land that are included in the various zones. The number of acres includes the land in the Annexation Policy Plan area. All of the land in the Annexation Policy Plan area will be residential and open space.

E. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality.

Alpine City intends to promote development which will preserve open space, protect hillsides, and important recreational areas. The proposed expansion area is full of great resources and should be included in the overall land use plan.

F. Be guided by the following principles regarding each proposed annexation. If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:

- *Along the boundaries of existing local districts and special service districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries, or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities.*

- *To eliminate islands and peninsulas of territory that is not receiving municipal-type services.*

The Annexation Policy Plan will eliminate any existing islands or peninsulas, and will strive to prevent the creation of new peninsulas and islands.

- *To facilitate the consolidation of overlapping functions of local government.*

The Annexation Policy Plan will assure that one jurisdiction is providing services to an area.

- *To promote the efficient delivery of services.*

The Annexation Policy Plan will promote efficient delivery of service by clearly defining who will provide service to a particular area. The Annexation Policy Plan will consider areas that can be feasibly served.

- *Encourage the equitable distribution of community resources and obligations.*

Alpine City's Capital Facilities Master Plans outline the provision of municipal services in the Annexation Policy Plan Areas and assure that the services will be equitably distributed.

G. Annexation Fees

Annexation fees shall be paid according to the Alpine City Consolidated Fee Schedule as adopted by the Alpine City Council. Off-site improvements may also need to be accomplished by the applicant as part of the Annexation Fee.

EXHIBIT A

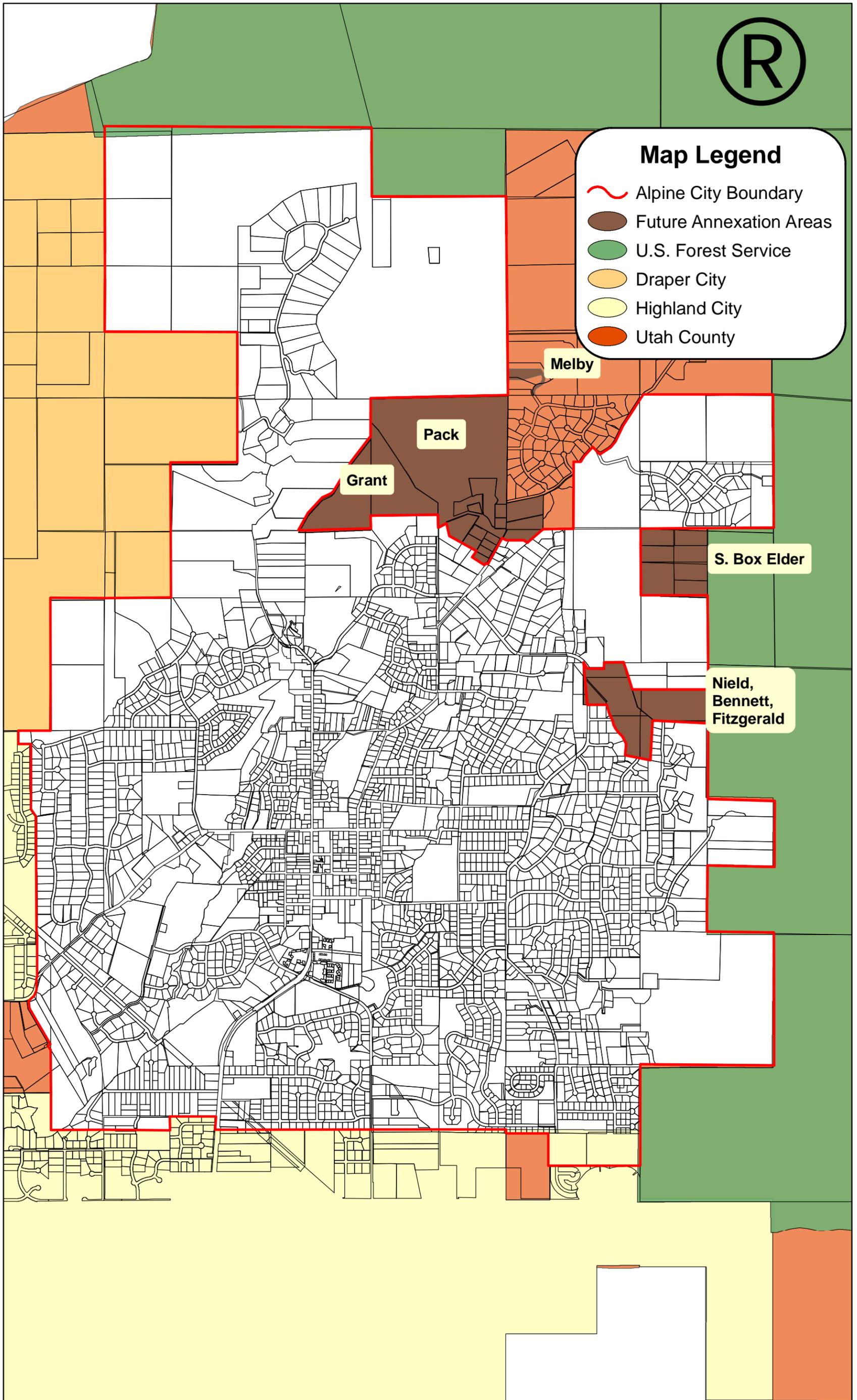
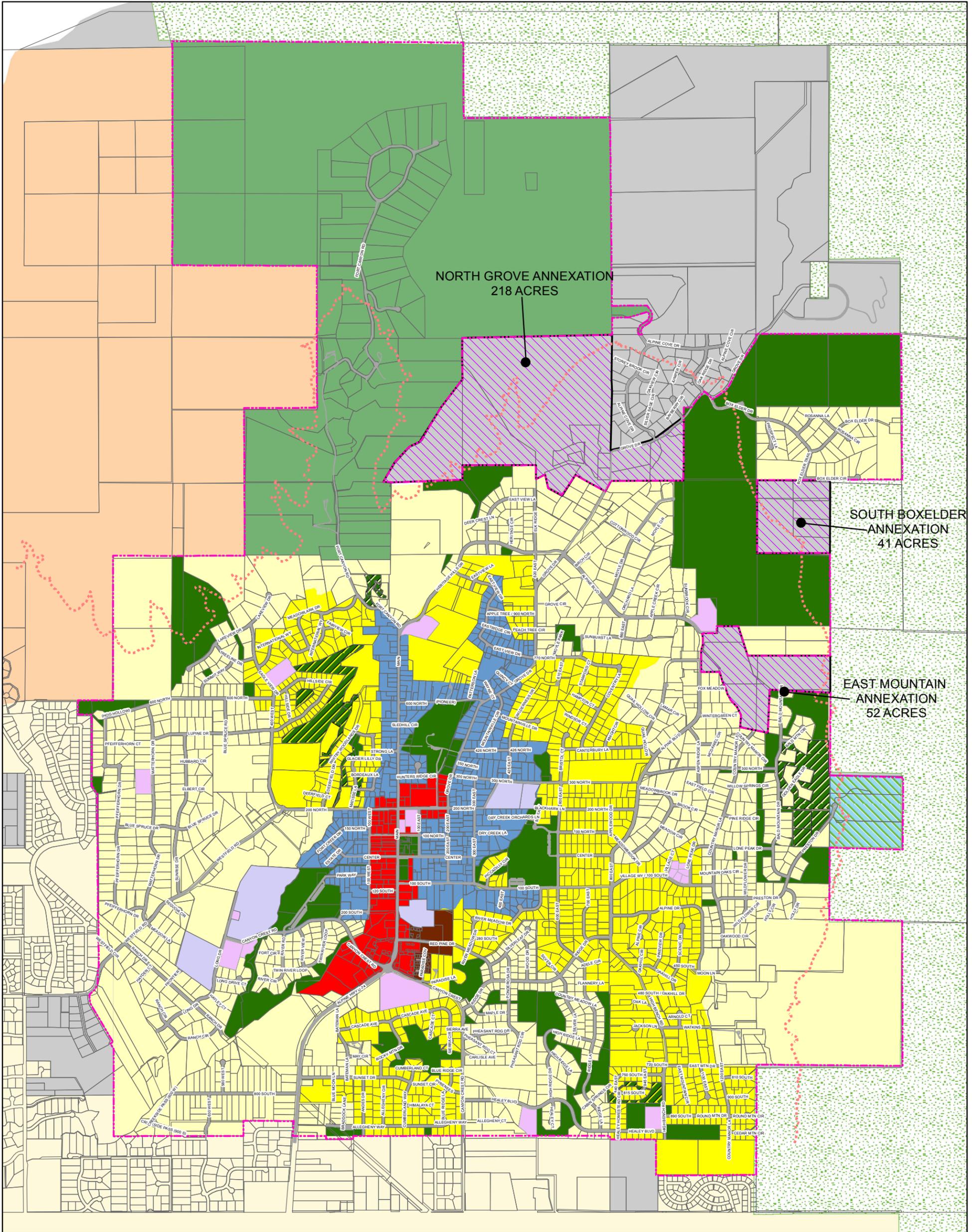


EXHIBIT B



Resolution No. R2012-01
Adopted March 27, 2012



APLINE CITY LAND USE MAP

0 650 1,300 2,600 3,900 5,200 Feet

Map Legend

- General Plan Annex Areas
- Forest Service Property
- Draper
- Highland
- Public Open Space
- Private Open Space
- Unincorporated Properties
- School Properties
- Church Properties
- Conservation Easement
- Business Commercial
- Senior Housing Overlay Zone
- High Density (1/4 acre)
- Medium Density (1/2 acre)
- Low Density (1 acre)
- Very Low Density (5 acre)
- Alpine City Boundary
- 5,350' Contour Line

Exhibit C

MASTER PLAN

In December 1997, the City Council asked the Planning Commission to review the unincorporated area surrounding the City and analyze it in terms of environmental and land use issues as it relates to possible annexations. The environmental and land use issues that were analyzed are included in the Land Use Element of the General Plan and are as follows:

Development in sensitive lands will be limited in order to protect and preserve environmentally and geologically sensitive lands in Alpine. New development shall be prohibited above the elevation of 5350 Mean Sea Level unless it is demonstrated that the development would not adversely impact or be impacted by the following:

- a. Fault and earthquake hazards
- b. Subsurface rock and soil types
- c. Slope of the land
- d. Groundwater recharge areas and local groundwater conditions
- e. Flood hazards and erosion types
- f. Viewscapes
- g. Flood Planes
- h. Elevation
- i. Cost of City Services
- j. Wildlife habitat
- k. Water quality

The Planning Commission analyzed each area in accordance with the criteria outlined in the Land Use Element of the General Plan adopted at that time. The Planning Commission divided the project into study areas as follows:

NOTE: The estimated number of lots shown in the study is an example of how many lots could possibly be developed under the proposed land use. It does not imply a commitment to a certain number of lots. The actual number of lots allowed will be determined by the ordinances in effect at the time of annexation and development. It will also depend on the terms of the annexation agreement. This plan does not grant nor guarantee any number of lots.

STUDY AREA**COMMENTS****MELBY-3.53 ACRES**

Located North of the City

a.	Fault & Earthquake Hazards	High – possible fault in area TBD
b.	Surface Rock & soil types	High – possible issues (TBD)
c.	Slope of land	Shane will run slope analysis.
d.	Groundwater recharge areas & local groundwater conditions	High - recharge Medium - groundwater conditions
e.	Flood hazards & erosion hazards	Low-floods Medium-erosion
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	High 3.53 acres above 5350
i.	Water quality	High
j.	Cost of City Services	
k.	Wildlife Habitat	High
l.	Sensitive Lands	High - 3.53 acres in sensitive lands
m.	Urban / Wildlands Interface	High

All items shall be verified and/or determined by study prior to final approval of any development plan.

Land Use:

a.	Current County zoning	CE-1
b.	Land Use Plan Designation	CE-5
c.	Proposed land use	Open space
d.	Potential number of lots	0

SOUTH OF BOX ELDER- 41.0 ACRES

Located in the northeast area of the City

a.	Fault & Earthquake Hazards	High – 1 fault through the area
b.	Surface Rock & soil types	Medium
c.	Slope of land	Moderate 0.58 acres above 25%
d.	Groundwater recharge areas & local groundwater conditions	High- recharge Low- groundwater conditions
e.	Flood hazards & erosion hazards	Low-floods Medium-erosion
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	High 30.47 acres above 5350
i.	Water quality	High
j.	Cost of City Services	Medium
k.	Wildlife Habitat	High
l.	Sensitive Lands	High 41.0 acres in sensitive lands
m.	Urban/ wildlands Interface	High

Land Use:

a.	Current County zoning	TR-5
b.	Land Use Plan Designation	Proposed park
c.	Proposed land use	Park
d.	Potential number of lots	0

BENNETT/FITZGERALD AREA – 52.03 ACRES

Located on the east side of the City

- | | | |
|----|--|---|
| a. | Fault & Earthquake Hazards | Moderate - 2 faults on eastside of property |
| b. | Subsurface rock and soil types | Moderate |
| c. | Slope of land | Moderate 6.8 acres above 25% |
| d. | Groundwater recharge area & local groundwater conditions | High - recharge
Low - groundwater |
| e. | Flood hazards and erosion hazards | Low - flood hazards
High - erosion hazards |
| f. | Viewscapes | High |
| g. | Flood plains | Low |
| h. | Elevation | 1.70 acres above 5350 |
| i. | Cost of city services | High |
| j. | Wildlife habitat | High |
| k. | Water quality | High |
| l. | Sensitive lands | High – 34.59 acres in sensitive lands |
| m. | Urban Wildland Interface | High |

Land Use:

- | | | |
|----|---------------------------|-------------|
| a. | Current county zoning | TR-5 & CE-1 |
| b. | Land Use Plan designation | CR-40 |
| c. | Potential number of lots | 60* |

GRANT PROPERTY - 59.17 ACRES

Located North of the City

- | | | |
|----|---|-------------------------------------|
| a. | Fault & Earthquake hazards | Low– no faults |
| b. | Subsurface rock & soil types | Medium |
| c. | Slope of land | High 47.46 acres above 25% |
| d. | Groundwater recharge areas & local groundwater conditions | Medium |
| e. | Flood hazards & erosion hazards | Medium |
| f. | Viewscapes | High |
| g. | Flood planes | Low |
| h. | Elevation | High- 46.12 acres above 5350 |
| i. | Cost of City Services | Medium |
| j. | Wildlife habitat | High |
| k. | Water quality | High |
| l. | Sensitive lands | High- 59.0 acres in sensitive lands |
| m. | Urban Wildlands Interface | High |

Land Use:

- | | | |
|----|-----------------------------|---------------------|
| a. | Current county zoning | CE-1 |
| b. | Land Use Plan designation | CE-5 & CR-40 & Park |
| c. | Proposed Land Use | CR-40 & CE-5 |
| d. | Potential of number of lots | 6* |

Exhibit E

2007 TAX RATE ANALYSIS

	Area to be Annexed	Alpine City
Utah County	0.000843	0.000843
CU Water Conserv. Dst.	0.000302	0.000302
Alpine School Dst.	0.006937	0.006937
State Assessed	0.000121	0.000121
County Assessed	0.000036	0.000036
Alpine City		0.001051
Special Assessment #6	0.000962	
Special Assessment #7	0.000524	
Special Assessment #8	0.000504	
North Ut. Co. Water Dst.	0.000022	0.000022
Total Rate	0.010251	0.009312
<hr/>		
Total Assessed Value	\$ 5,234,816	
County Tax	\$ 53,662	
Alpine Tax	\$ 48,747	

Exhibit E: Rates were obtained from the 2007 Tax Rate Analysis from the Utah County Treasurer's Department. The total rate is the sum of all rates listed. The Total Assessed Value was calculated by adding together the 2008 assessed values of all proposed annexation areas (Grant, Pack, South Box Elder, and Bennett/Fitzgerald). The County Tax is calculated by multiplying the Total Assessed Value by the Total Rate for the Area to be Annexed. The Alpine Tax is calculated by multiplying the Total Assessed Value by the Total Rate for Alpine City.

Exhibit G

INTERLOCAL COOPERATION AGREEMENT ESTABLISHING AN ANNEXATION BOUNDARY LINE BETWEEN HIGHLAND AND ALPINE

This agreement is made by and between Alpine City and Highland City, municipalities organized and existing under the laws of the State of Utah.

WHEREAS, the boundaries of the two cities surround an island of unincorporated land in Utah County and

WHEREAS, the actual contour of the land makes providing of municipal services in some areas near this line more economical for Highland City and in other areas near the line more economical for Alpine City; and

WHEREAS, in order to avoid disputes between the parties over areas of annexation, it is desirable to agree upon and designate a line in which will represent Alpine's Western limits of annexation and Highland's northern limits of annexations; and

WHEREAS, the parties have been able to agree upon such a designated line:

NOW THEREFORE, the parties hereby agree, pursuant to the Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1 at seq. (1953 as amended) as follows:

- A. The duration of this agreement is as set forth in paragraph 5 below.
 - B. No separate legal or administrative entity is required or created by this agreement
 - C. The purpose of this agreement is as set forth in the preamble to this agreement
 - D. This agreement does not give rise to a joint or cooperative undertaking
 - E. The method of termination of this agreement is set forth in paragraph 5. Further, there will be no jointly owned property arising from this agreement
 - F. No administrator or joint board is required to be appointed or established pursuant to this agreement
 - G. There will be no real personal property acquired, held or disposed of pursuant to this agreement.
1. The boundary line described as Exhibit "A" attached hereto shall constitute the westernmost boundary of the area covered by the Alpine City General Plan for Land Use and Annexation and the northernmost boundary of the area covered by Highland City General Plan for Land Use and Annexation. Exhibit "B" attached hereto plots said boundary line on a map of the area.
 2. From and after the date of this agreement and during the term thereof, Alpine City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located west of the line described above without the prior written consent of Highland City. From and after the date of this agreement and during the term thereof, Highland City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line described above without the prior written consent of Alpine City.

3. The written consent described in paragraph 2 above shall not be unreasonably withheld if the petitioning property owner requests annexation across said boundary line and it appears to the city council of the city whose consent is required that the city to whom the property owner wishes to be annexed can reasonable provide services to said property without adversely affecting existing, planned, or potential services of the consenting city during the term of this agreement.
 - A. The intended purpose of this paragraph is to accommodate annexation requests by single household and small-parcel property owners whose properties are situated adjacent to said boundary line.
 - B. It is not intended to apply to large parcels of primarily undeveloped property or to properties not situated adjacent to the boundary line established herein (or as subsequently modified). Owners and/or developers of such other properties may request consent from a city to allow annexation of their properties to the city situated on the opposite side of the boundary line, but the city from whom consent is sought need not justify any refusal to render the desired consent.
 - b. This agreement shall be binding upon the parties for a period of fifteen years from the date hereof. Thereafter, it shall automatically be extended for successive periods of six years each unless either party shall give written notice of termination to the other party at least 60 days prior to the expiration of the original term or any extension thereof.
 - c. This agreement supersedes any oral or written discussions, negotiations, or agreements concerning the annexation boundary line of each city. This document may be amended only by written agreement of the parties hereto.
 - d. This agreement shall not take effect until it has been approved by the city councils of Alpine and Highland City and has been approved as to form and compatibility with the laws of the State of Utah by each municipality's city attorney. Thereafter, an original of this agreement shall be filed with each municipality's city recorder.
 - e. A violation of this agreement constitutes valid and sufficient grounds for a protest before the Utah County Boundary Commission in addition to any judicial action deemed necessary to enforce this agreement and to protect the municipality offended or injured by such violation
 - f. In the even of a breach of this agreement, the breaching party shall be obligated and responsible to pay the reasonable attorney's fees and costs of the non-breaching party, whether or not litigation is commenced, including but not limited to any court costs and other costs of litigation, and any costs associated with a protest which may be occasioned as a result of breach.

IN WITNESS WHEREOF, the parties have executed this agreement by authority of motions of their respected city councils this 25th day of April 2000.



Mayor Hunt Willoughby
Alpine City
20 N. Main
Alpine, UT 84004

RE: Amended Annexation Policy Plan

February 27, 2009

Dear Mayor Willoughby:

Our staff has reviewed your City's proposed annexation policy plan and would like to raise an issue for your consideration. There are several properties on your western border that are currently incorporated into Draper City. One of the owners in particular, Bob Oates, has been anxious to develop and improve his 300 acres for residential uses. His parcels, identified as #110040001 & 110050024, share 3,900 linear feet bordering on Alpine City residential neighborhoods and streets. With SunCrest having filed bankruptcy and their eastern expansion very uncertain, it would seem much easier for your city to provide services to this area than Draper City. Much of the Oates property is undevelopable due to its steep topography. The number of potential residential units would likely be under 50, but of course, you could influence that in your policy.

Draper City Council has taken no action in this regard. Mr. Oates has not approached the City with a development plan, but has repeatedly tried to market the property for sale. Toward that end, we felt it our responsibility to him to raise the issue for your discussion. Thank you for the opportunity to comment on your annexation policy amendment.

Sincerely:

David Dobbins
Assistant City Manager

Forped
2-27-09

Utah State Code

10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection **10-2-403(5)**.
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
May 19, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cospers

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Sam Larson Gary Cooper, April Cooper, Olin Johnson, Ezra Lee, Emily Thrap, Brian Thrap

B. Prayer/Opening Comments: David Fotheringham

C. Pledge of Allegiance: Bryce Higbee

II. PUBLIC COMMENT

Bryce Higbee asked what was going on with the Burgess Park and Creekside Park volleyball courts. Steve Cospers said it was supposed to be an Eagle Scout project. Jed Muhlestein said that was until we found out what the cost of the sand was going to be. He said it would be about \$10,000. Bryce Higbee said it would be worth looking at because the City could make some revenue with tournaments to recoup the cost of the sand.

III. ACTION ITEMS

A. Lot Line Adjustment involving Alpine City Property

The boundary of a residential lot located at 721 West Lakeview Drive is proposed to be adjusted. The lot is currently in the process of being sold but there are a few issues with the lot that have been discovered. First, the lot does not have the required street frontage at the front yard setback (60 ft.) It is unsure how this happened. Second, there was an Alpine City storm drain catch basin that was draining onto the lot. The storm drain has since been relocated to be within a roadway easement that will eventually extend Lakeview Drive to the west. This roadway easement goes through the corner of the lot.

The total amount of property that is within Alpine City property that is proposed to be used to address these issues is approximately 2,633 square feet. 1,173 square feet of area, consisting of a piece of the lot and City property, would be used if the roadway were to be built. The proposed lot line adjustment would address all of the issues for the lot and the City.

Jed Muhlestein said the storm drain is where it's supposed to be but it doesn't line up with the future road and it needs to be in the right-of-way. He said the storm drain has been moved and rerouted so it drains correctly and is in the future easement. Steve Cospers asked if the new property line will be following the line of the road. Jed Muhlestein said when the road eventually goes through that section will be used as an easement just as it is used today. He said the easement is already there, so we're not giving them this property and then taking it away.

Jason Bond said the City would be short about 500 square feet to make this a 1 to 1 swap for land. The Planning Commission had a discussion about where the easement was, how it would affect the corner of this property, and where the road would go.

Jed Muhlestein said he didn't see any difference between the road easement that exists versus a public utility easement. He said we can go in there any time and do what we need to do within that easement. Bryce said there isn't a road there right now and the homeowner can fence it. Jason Bond said the homeowner needs to understand that there is currently a road easement there and any landscaping that's there would be in the way of that.

1 Steve Cospers said he would like to see a description of what the swap would look like before a recommendation is
2 made. He said that is something the Planning Commission usually sees and the Mayor has to sign off on it.
3

4 Terry Jerman is the real estate agent for the homeowner and said they are in agreement with this deal. She said the
5 motion could be subject to the homeowners signing off on it. Jed Muhlestein said a description was written quite a
6 while ago. Jason Thelin wanted to know when this lot was approved and if the homeowner would be paying for
7 this; he said it obviously wouldn't just be given to the homeowner. Jed Muhlestein said this would just be a swap of
8 land because the City needs the easement.
9

10 Judi Pickell said she doesn't know if the City is losing any value if they don't have the information to look at. Jed
11 Muhlestein said the City needs to fix this problem because the lot was approved without the minimum frontage. The
12 Planning Commission wanted to know why this was the City's fault and not the developers. They said the
13 developer is the one who draws the lines. Jed Muhlestein said the City is the one who does the final review and
14 approves the lot. Jason Thelin asked if the lot meets the ordinance, can it be built on. Jason Bond said this issue
15 came to the City a year and a half ago because the owner had storm drain issues and water was eroding his lot. He
16 said the lot was looked at and it was decided that the storm drain needed to be moved and the lot lines adjusted to fix
17 the issues.
18

19 Steve Cospers said this has some loose ends and wants to know why it's not a sale instead of a swap. He said it
20 needs to be cleaned up a little bit and some questions answered. Jed Muhlestein said he's okay with this because it's
21 not really a swap but instead fixing a mistake that was made in the past. He said this development was done as a
22 PRD and private land was given to the City as open space. Had it been done correctly in the first place, some of the
23 open space land would have been used to give correct frontage to this lot.
24

25 Sam Larsen asked what happens if the homeowner doesn't want to purchase the little sliver of land from the City.
26 He wants to know what will happen when plans are brought into the City to build. He asked if the City will say the
27 homeowner can't build on the lot because it doesn't meet the frontage requirement therefore making it a non
28 buildable lot. Judi Pickell said not necessarily because the lot has been legally recorded. Mr. Larsen said he was
29 concerned that the City wouldn't let them build on that lot unless they purchased extra land. Jason Thelin said the
30 owner could purchase the land needed to get the frontage. Steve Cospers said the Planning Commission deals with
31 precedence and ordinance and the decisions we make could affect someone in the future.
32
33

34 **MOTION:** Jason Thelin moved to recommend approval of the proposed lot line adjustment which involves Alpine
35 City Property for 721 West Lakeview Drive with a condition that the City Council determines a fair price for the
36 exchange of property.
37

38 Jane Griener asked if the Planning Commission was going to recommend adjustment of the lot lines to eliminate the
39 potential problems with the easement of the road. Jason Thelin said he doesn't want to recommend that at this time.
40 Jason Bond said the City has the easement already but the homeowners need to know the easement is there so they
41 don't landscape that area.
42

43 David Fotheringham asked when the road goes through will it affect the frontage or the setbacks. Jason Bond said
44 the setback will still be there and if anything, having that road there will allow the property to have more frontage.
45

46 Judi Pickell seconded the motion. The motion was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Jason
47 Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.
48

49 **B. Paul Anderson Residence Setback Exception Request**

50 Paul Anderson lives at 255 South Main Street. He is asking for an exception from the front setback requirement of
51 30 feet. He is proposing to build a pergola over the half-circle driveway that is in the front of his house. The posts
52 closest to Main Street would be located 23 feet away from the property line.
53

54 The applicant's intention is to enhance the curb appeal of his home which could also enhance the aesthetics of Main
55 Street. The home also contains a home occupation (salon). This residence is located within the Gateway Historic

1 District Overlay so an exception to setbacks can be approved with a recommendation from the Planning
2 Commission and Approval from the City Council.

3
4 Paul Anderson said his house is used as a second round-about because he has a circular driveway. He said he is
5 looking for a solution for that problem. One purpose would be to upgrade the aesthetics and improve the look of the
6 home and improve the look of Main Street. He said this same look will be incorporated across the street in the Main
7 Street Village to cover sitting areas.

8
9 Judi Pickell asked if the roof would match the roof on his home. Mr. Anderson said the roof will be the same.
10 Bryce Higbee asked who would monitor the building of this to make sure it matches what has been presented to us.
11 Judi Pickell said it would be up to the Planning Commission to make sure it is built as shown.

12
13 **MOTION:** Bryce Higbee moved to recommend approval of a seven (7) foot exception to the thirty (30) foot front
14 setback requirement for the Paul Anderson residence located at 255 South Main Street to allow for the construction
15 of a pergola over the driveway. We recommend that the pergola be constructed to appear as has been proposed.

16
17 Steve Swanson seconded the motion. The motion passed and was unanimous with 7 Ayes 0 Nays. Bryce Higbee,
18 Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

19 20 **C. Alpine Old Towne Centre Lot D building Design Discussion**

21 Ezra Lee has been hired to come up with a design for a proposed building to be located within the Alpine Olde
22 Towne Centre on lot D. Before getting too far with the design, he has asked that he be given some direction to help
23 him understand what the City would like to see for the building that is located just off of Main Street but within the
24 Gateway Historic District Overlay. Ezra Lee has been asked to bring some visuals to help facilitate some
25 recommendations from the Planning Commission.

26
27 April Cooper said Plat D has 39 parking stalls and can have a 9000 square foot building. The building fits on the lot
28 and can meet the setbacks and will be 2 stories with a possible storage room in a basement. She said they manage
29 2500 real estate contracts for the government and are in need of a new building. She said she wants a building that
30 doesn't look dated and liked the timber, rock and metal architectural look.

31
32 April Cooper said she wants a building that everyone is excited about and doesn't want to have to come back
33 multiple times to get it right. Steve Cospser said he thinks all the buildings in the square should be compatible. Ezra
34 Lee said compatibility is difficult because there is going to be a mixture of structures. Judi Pickell read from the
35 ordinance and said the architectural styles of the buildings should be consistent and harmonious and compatible with
36 small town rural Alpine. She said we want to create a feel for Alpine and make Alpine feel like a place people want
37 to be. She said she loves the materials that have been presented with the masonry, stone, and brick look. She said to
38 work on the scale of the building to make sure it had a small town feel. Jason Thelin said this was a good
39 presentation and he appreciated the work that went into it.

40
41 Steve Cospser asked about the roof line and Judi Pickell said the ordinance states pitched roofs are preferred. Ezra
42 Lee said they would probably have a mix of a flat and a pitch roof. Judi Pickell said we have an identity crisis and
43 we need to decide what we want Alpine to look like and stick with it. Ezra Lee said they would have a single story
44 front door entrance with other single doors as well. They would like to have a lot of glass windows with some
45 overhangs and architectural design elements.

46
47 Steve Cospser asked if there would be any exterior stairs on the building. Ezra Lee said all stairs will be within the
48 building. Ezra Lee said April Cooper's business would be the primary business but she would lease out space and
49 other offices to other businesses. April Cooper said her business has to occupy at least 51% of the building in order
50 to get her loan and then she can lease out the remaining space. She said she would probably be in about 70% of the
51 building.

52 53 **D. Fence Ordinance amendment**

54 The Alpine City fence ordinance has been discussed at the last Planning Commission meeting. Residents have
55 asked that the height restrictions be carefully readdressed particularly as it pertains to keeping deer off of their
56 property and eating their gardens and flowers. The Planning Commission also discussed a process for granting an

1 exception to the fence requirements particularly for residents that are located next to a commercial business or a
2 group home. Legal Counsel as advised the City to not create a process for granting an exception from the
3 regulations for residents that are next to a group home.

4
5 The Planning Commission directed staff to show some proposed language that would allow for an eight (8) foot tall
6 fence. If the additional height is approved generally, it appears that language for an exception does not need to be
7 added for residents next to a commercial use unless the Planning Commission feels that fences taller than 8 feet are
8 needed.

9
10 Jason Bond showed what the ordinance would look like by taking out the six foot fence language and adding eight
11 feet. The Planning Commission asked if language could be added for sports courts under conditional use. They said
12 it should be an open style fence and not higher than twelve feet.

13
14 Steve Cosper said this is a change in the ordinance that will require a Public Hearing. Jason Bond said we've had a
15 Public Hearing and we have the change in writing. He said he spoke with the Attorney and David Church said the
16 Planning Commission can make small changes in the wording without another Public Hearing.

17
18 Jed Muhlestein said we may need to change agricultural fences to nine feet because deer could get over an 8 foot
19 fence. David Fotheringham said the Forest Service states an 8 foot fence can stop a deer. Steve Cosper said we
20 could take out agriculture fences all together and state that interior fences can go up to 12 feet and be open style. He
21 said that would cover agricultural properties without listing them separately. David Fotheringham said the problem
22 with that is some agricultural properties are not all interior and go to the property border.

23
24 **MOTION:** Judi Pickell moved to recommend approval of the amendment to ordinance 3.21.6, fence, wall and
25 hedges, changing the height from 6 feet to 8 feet. In Section 3.21.6.9, conditional uses for interior fences up to 12
26 feet for such things as sports courts, gardens and swimming pools with an open style fence.

27
28 Bryce Higbee asked about the height of the fence. The Planning Commission said conditional use fences need to be
29 open style, eight foot yard fences don't have to be open style.

30
31 Jane Griener seconded the motion. The motion passed but was not unanimous with 6 Ayes and 1 Nay. Jason Thelin,
32 David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye. Bryce Higbee
33 voted Nay.

34 35 36 **E. Retaining Wall Ordinance**

37 The Alpine City Planning Commission asked the staff to look into drafting a retaining wall ordinance.

38
39 Jed Muhlestein said the staff was waiting for some additional recommendations from the initial reports. He showed
40 on the report the minor changes that were made and the Planning Commission had a discussion about it and changed
41 some of the wording. Bryce Higbee said there are some grammatical errors that need to be fixed. Steve Cosper
42 asked the staff to clean up the grammatical errors.

43
44 Judi Pickell said she had a problem with the language of the first paragraph and said it should be taken out
45 completely. She said she wants it specified that watering of landscaping will be the responsibility of the lot owner
46 and she wants that made clear. She also wants it specified that there will be no retaining walls on City property
47 unless it's a City project.

48
49 The Planning Commission had a discussion about some of the changes they would like to see in the ordinance.

50
51
52 **MOTION:** Bryce Higbee moved to recommend the adoption of the retaining wall ordinance as proposed with the
53 discussed changes being made before final approval.

- 54
55 1. Article 3.32 remove first sentence where it states: When in the opinion of the Development
56 Review Committee (DRC), the best interest of the City would not be served by the literal enforcement

1 of the retaining wall standards as outlined in this ordinance.

- 2 2. Article 3.32.3.5.6 the sentence was changed to state: Shrubs shall be watered by drip irrigation
3 to minimize erosion by property owner, not by Alpine City.
4 3. Article 3.32.3.6.6.e the sentence was changed to state: Concrete cantilever walls shall be designed in
5 general accordance with specifications provided in current American Concrete Institute or American
6 Society of Civil Engineers standards and specifications.
7

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

11
12 **COMMUNICATION:**

13 Jason Bond said Lawrence Hilton said his building requires his building to have an egress. He will have to put in
14 some stairs on the east side of the building to get from the second story down to the parking lot. This will eliminate
15 one parking spot and he will take four spaces out of the dining room to meet the ordinance. He is asking the
16 Planning Commission if they will approve this minor change.
17

18 Jason Thelin said Mr. Lawrence is already short one parking stall and he said he is frustrated that Mr. Lawrence can
19 get around this parking issue by stating that he'll only seat twelve people in the dining room instead of sixteen.
20 Steve Cospers said he has to disclose that his firm is working on this project and pointed out that Mr. Lawrence's
21 plan did not meet code and had to be changed after it was approved. Jason Thelin said it may work for now but
22 down the road, this building won't have a restaurant but the parking will already be in place.
23

24 Steve Cospers said Mr. Lawrence will never have a restaurant because he doesn't have a commercial kitchen. He
25 said it will just be a small café or sandwich shop. Judi Pickell pointed out that April Cooper's building and others
26 will be built in the area and employees will want to have somewhere close to go to lunch.
27

28 Jane Griener told the Planning Commission about the Food Truck Rally that's going on in the City on Monday
29 nights. Jason Bond explained the pilot program to the Planning Commission and how it's going to work for now.
30 He asked the Planning Commission to go check it out and see what they thought about it and if they had any
31 recommendations on how to better regulate it.
32

33 Steve Cospers asked why the Rally wasn't at Creekside. Jason Bond said the food trucks people want to be at
34 Legacy Park because it's right on Main Street and they can be easily seen. He also said Creekside is in the middle
35 of a residential zone and not the business Commercial zone like Legacy Park is. Jason Thelin said he has had a
36 couple of complaints from local food trucks that they are not being allowed to participate in the Rally. He said it
37 would be nice if Alpine residents were allowed to participate.
38

39 Steve Cospers said he couldn't go to the City Council meeting and asked if someone else from the Planning
40 Commission could attend for him.
41

42 Steve Cospers reported that the City Council approved 31 lots for the Oberee property.
43

44 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: May 5, 2015**
45

46 **MOTION:** Bryce Higbee moved to approve the Planning Commission Minutes for May 5, 2015 subject to changes.
47

48 David Fotheringham seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce
49 Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Steve Swanson, Jane Griener and Judi Pickell all voted
50 Aye.
51

52 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the
53 meeting at 9:05pm.