



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, April 21, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

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

II. PUBLIC COMMENT

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

III. ACTION ITEMS

A. Retaining Wall Ordinance

The Planning Commission will discuss a proposed ordinance that would regulate retaining walls.

B. Melby Annexation Discussion

The Planning Commission will discuss the potential terms of annexation for the Melby area at the northeast corner of the city.

C. Oberee Annexation Discussion

The Planning Commission will discuss the potential terms of annexation for the Oberee area at the northeast corner of the city.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: April 7, 2015

ADJOURN

Chairman Steve Cospers
April 17, 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: Retaining Wall Ordinance

FOR CONSIDERATION ON: 21 April 2015

PETITIONER: Planning Commission

ACTION REQUESTED BY PETITIONER: Discuss Ordinance and Set a Public Hearing

APPLICABLE STATUTE OR ORDINANCE: Section 3.1.9.1 (Amendments)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The Alpine City Planning Commission asked the staff to look into drafting a retaining wall ordinance. A draft ordinance is attached for the Planning Commission to review.

STAFF RECOMMENDATION:

That the Planning Commission discuss the proposed ordinance, give direction to staff and prepare for a public hearing.

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ORDINANCE _____

AN ORDINANCE OF ALPINE CITY AMENDING ARTICLE(S) _____ OF THE ALPINE CITY DEVELOPMENT CODE RELATED TO THE DESIGN AND REVIEW OF RETAINING WALLS

WHEREAS, retaining wall construction can cause potential danger to life and property;

WHEREAS, the International Building Code requires a building permit for walls over four feet;

WHEREAS, there are a variety of guidelines and construction specifications to assist in the proper design of retaining walls over four feet prior to submitting for a building permit;

WHEREAS, retaining walls perform differently when built in different soils and must be designed with specific soil information incorporated into the design;

WHEREAS, Alpine City desires to provide clear direction about what is required for a retaining wall building permit; and

WHEREAS, the proposed zoning ordinance text amendment set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF ALPINE CITY, STATE OF UTAH, AS FOLLOWS:

Article 1. **Amendment.** Articles _____ of the Alpine City Development Code is/are hereby amended to read in its entirety as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Article 2. Severability.

Article 3. Effective Date.....

PASSED AND ADOPTED BY THE CITY COUNCIL OF ALPINE CITY, STATE OF UTAH, THIS ___ DAY OF _____, 2015.

ATTEST:

ALPINE CITY

By: _____.

City Recorder

Mayor

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Article 3.1.11.45 Retaining Wall: Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls, and segmented walls. A retaining wall is not considered a fence.

46. **SIGN.** Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.
47. **STREET, PUBLIC.** A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.
48. **STRUCTURE.** Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."
49. **YARD.** A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.
50. **YARD, FRONT.** A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).
51. **YARD, REAR.** A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)
52. **YARD, SIDE.** A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).
53. **ZONING LOT** (Ord. 94-02, 2/8/94). A lot or parcel of land which:
 - a. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
 - b. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
 - c. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
 - d. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

3.32.1. Applicability. This section applies to all retaining walls as defined in Article 3.1.11.45

3.32.2. Exceptions from Article 3.32. When in the opinion of the Development Review Committee (DRC), the best interest of the City would not be served by the literal enforcement of the retaining wall standards as outlined in this ordinance, the City Council may grant an exception from these standards.

Prior to the City Council considering the exception, the DRC shall submit a written recommendation to the Planning Commission. The recommended exception shall be based on generally accepted planning and engineering. The Planning Commission shall review the recommendation and advise the City Council as to whether or not the exception should or should not be granted.

3.32.3. Purpose and Intent. The purpose of this ordinance and the intent of the City Council in its adoption is to promote the health and safety and general welfare of the present and future inhabitants of Alpine City. The ordinance will accomplish this purpose by:

1. **Building Permit Required.** Except as otherwise provided in Subsection (2), all retaining walls require a building permit prior to construction or alteration. Permit applications shall be processed and issued in accordance with building permit procedures and applicable provisions of this section. Building permit review fees will be assessed and collected at the time the permit is issued.
2. **Building Permit Exemptions.** The following do not require a building permit.
 1. Retaining walls less than four feet in exposed height with less than 10H:1V (Horizontal: Vertical) front and back slopes within ten feet of the wall. Tiered walls allowed, see section 5;
 2. Non-tiered retaining walls less than four feet in exposed height with back slopes flatter than or equal to 2H:1V and having front slopes no steeper than or equal to 4H:1V;
 3. Double tiered retaining walls less than three feet in exposed height per wall and which have front slopes and back slopes of each wall no steeper than or equal to 10H:1V within ten feet of the walls, 1.5 foot spacing between the front face of the upper wall and back edge of the lower wall;
 4. Retaining walls less than 50 square feet in size, less than 4 feet tall
3. **Geologic Hazards.** If construction of any retaining wall, which requires a building permit, occurs within sensitive land areas as outlined by Article 3.12, then all analyses required for the design of retaining walls or rock protected slopes shall follow the Sensitive Land Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (3.12.6.4).
4. **Engineer Design Required.** All retaining walls required to obtain a building permit shall be designed by an engineer licensed by the State of Utah.
5. **Height, Separation, and Plantings.**
 1. For the purposes of this subsection, the height of a retaining wall is measured as exposed height (H) of wall of an individual tier.
 2. A single retaining wall shall not exceed nine feet in height if exposed or can be seen from a public right-of-way.
 3. Terracing of retaining walls is permitted where justified by topographic conditions, but the combined height of all walls shall not exceed a height of 18 feet if exposed or can be seen from the public right-of-way or

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neighboring properties. Walls with a separation of at least $2H$ (H of largest of 2 walls) from face of wall to face of wall shall be considered as separate walls for analysis purposes and applicability to this ordinance. If walls are within $2H$ (H of largest of 2 walls), then the combined height of the terrace shall be used for limitation of height.

4. In a terrace of retaining walls, a minimum horizontal separation of $H/2$ (H of largest of 2 walls) is required as measured from back of lower wall to face of higher wall. If the walls are not viewable from the public right-of-way or neighboring properties, then there is no limitation of height.
 5. The view of the public right-of-way or neighboring property shall be verified by the City Official during the review process and prior to permit for construction.
 6. For terraced walls viewable from a public right-of-way, the horizontal separation between walls shall be planted with a minimum of five shrubs for every 20 linear feet of planting area. The size of the shrubs shall be less than one-half the width of the terrace. Shrubs shall be watered by drip irrigation to minimize erosion.
6. Submittals. The following documents and calculations prepared by a licensed engineer of the State of Utah shall be submitted with each retaining wall building permit application:
1. profile drawings if the retaining wall is longer than 50 lineal feet, with the base elevation, exposed base elevation and top of wall labeled at the ends of the wall and every 50 lineal feet or change in grade;
 2. cross-sectional drawings including surface grades and structures located in front and behind the retaining wall a distance equivalent to three times the height of the retaining wall, and if the retaining wall is supporting a slope, then the cross section shall include the entire slope plus surface grades and structures within a horizontal distance equivalent to one times the height of slope;
 3. a site plan showing the location of the retaining walls with the base elevation, exposed base elevation and top of wall labeled at the ends of wall and every 50 lineal feet or change in grade;
 4. A copy of the geotechnical report used by the design engineer. The geotechnical report shall include shear testing that substantiates the shear strength parameters and unit weights for the materials used in the analysis; and,
 5. Material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:
 - a. for soils, this may include, but is not limited to, unit weights, direct shear tests, triaxial shear tests and unconfined compression tests;
 - b. if laboratory testing was conducted from off-site but similar soils in the area, the results of the testing with similar soil classification testing needs to be submitted;
 - c. minimum laboratory submittal requirements are the unit weight of retained soils, gradation for cohesionless soils, Atterberg limits for cohesive soils, and shear test data;

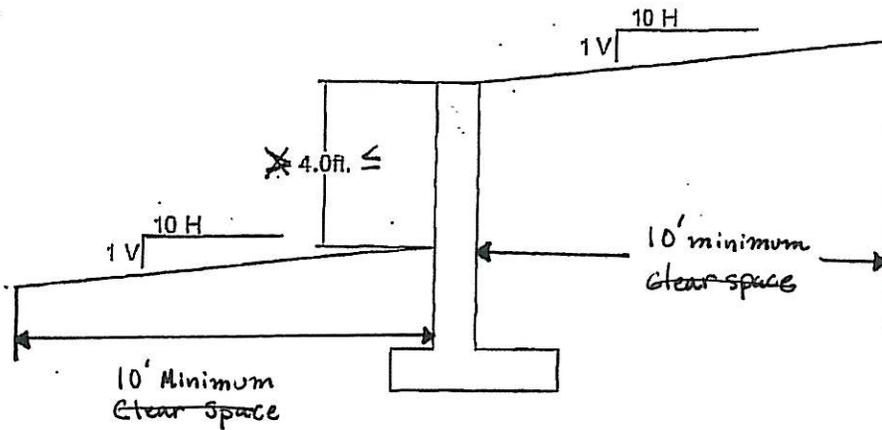
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- d. soil classification testing shall be submitted for all direct shear or triaxial shear tests;
 - e. if a Proctor is completed, classification testing shall be submitted with the Proctor result; and,
 - f. laboratory testing should be completed in accordance with applicable American Society for Testing and Materials (ASTM) standards.
 - g. for segmented block walls, the manufacturer's test data for the wall facing, soil reinforcement, and connection parameters shall be submitted in an appendix;
6. the design engineer shall indicate the design standard used and supply a printout of the input and output of the files in an appendix with factors of safety within the design standard used as follows;
- a. design calculations ensuring stability against overturning, base sliding, excessive foundation settlement, bearing capacity, internal shear and global stability;
 - b. calculations shall include analysis under static and seismic loads, which shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the IBC;
 - c. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with 2001 FHWA NHI-00-043 Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the National Concrete Masonry Association (NCMA) Design Manual for Segmental Retaining Walls.
 - d. rock walls shall be designed in general accordance with 2006 FHWA-CFL/TD-06-006 "Rockery Design and Construction Guidelines," and,
 - e. concrete cantilever walls shall be designed in general accordance with specifications provided in current American Concrete Institute or American Society of Civil Engineers publications;
7. a global stability analysis with minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions as follows:
- a. factors of safety results shall be presented to the nearest hundredth;
 - b. seismic loads shall be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the IBC;
 - c. the cross-sectional view of each analysis shall be included, and the printout of the input and output files placed in an appendix; and,
 - d. the global stability analysis may be omitted for concrete cantilever retaining walls that extend to frost depth, that are less than nine feet in exposed height, absent of supporting structures within 30 feet of the top of the wall, and which have less than 10H:1V front and back slopes within 30 feet of the retaining structure;
8. a drainage design, including a free draining gravel layer wrapped in filter fabric located behind the retaining wall with drain pipe day-lighting to a

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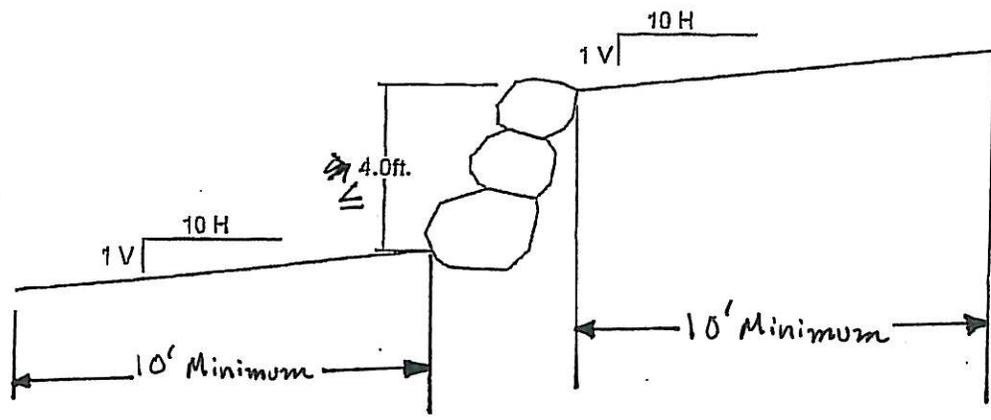
proper outlet or weep holes placed through the base of the wall, however,

- a. a synthetic drainage composite may be used behind MSE walls if a materials specific shear testing is completed to determined friction properties between the backfill and synthetic drainage composite;
 - b. a synthetic drainage composite is not allowed behind rock walls
 - c. a synthetic drainage composite may be used behind the stem of the concrete cantilever walls.
 - d. if the engineering can substantiate proper filtering between the retained soils and the drain rock, then the filter fabric may be omitted; and,
 - e. if the retaining wall is designed to withstand hydrostatic pressures or the retained soils or backfill is free-draining as substantiated through appropriate testing, then drainage material may be omitted from the design;
9. the design engineer's acknowledgement that the site is suitable for the retaining wall.
 10. an inspection frequency schedule.
7. Preconstruction Meeting. At least 48 hours prior to the construction of any approved retaining wall, a preconstruction meeting shall be held as directed by the Building Official. The meeting shall include the Building Official, the design engineer, the contractor and the project or property owner. The preconstruction meeting can be waived at the discretion of the Building Official.
 8. Inspections and Final Report. The design engineer shall make all inspections needed during construction. A final report from the engineer shall state that the retaining wall was built according to the submitted design. The report shall include detail of the inspections of the wall in accordance with the inspection frequency schedule. All pertinent compaction testing shall also be included with the final report.
 9. Maintenance. All retaining walls shall be maintained in a structurally safe and sound condition and in good repair.



Building Permit Exemption (c-1) for Concrete Wall

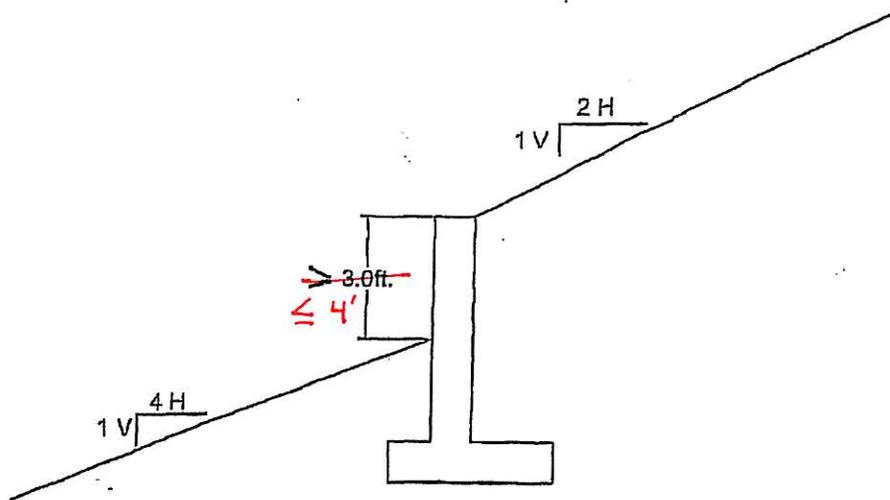
Note: Tiered walls allowed if 10' separation and slopes are met



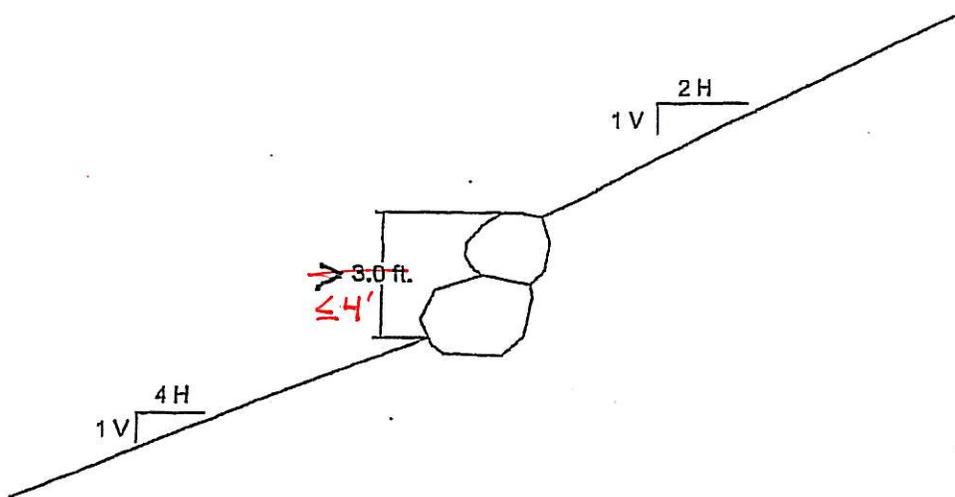
Building Permit Exemption (c-1) for Rock Wall

Note: same as above

<p>TAYLOR GEO ENGINEERING 2650 North 150 East Lehi, Utah 84043 Ph. 801-400-9784 Fax. 801-766-3246</p>	<p>Draper City Retaining Wall Ordinance</p>	<p>Sheet 1</p>
	<p>Exemption Figures</p>	<p>Aug. 3, 2010</p>



Building Permit Exemption (c-2) for Concrete Wall



Building Permit Exemption (c-2) for Rock Wall

**TAYLOR GEO
ENGINEERING**

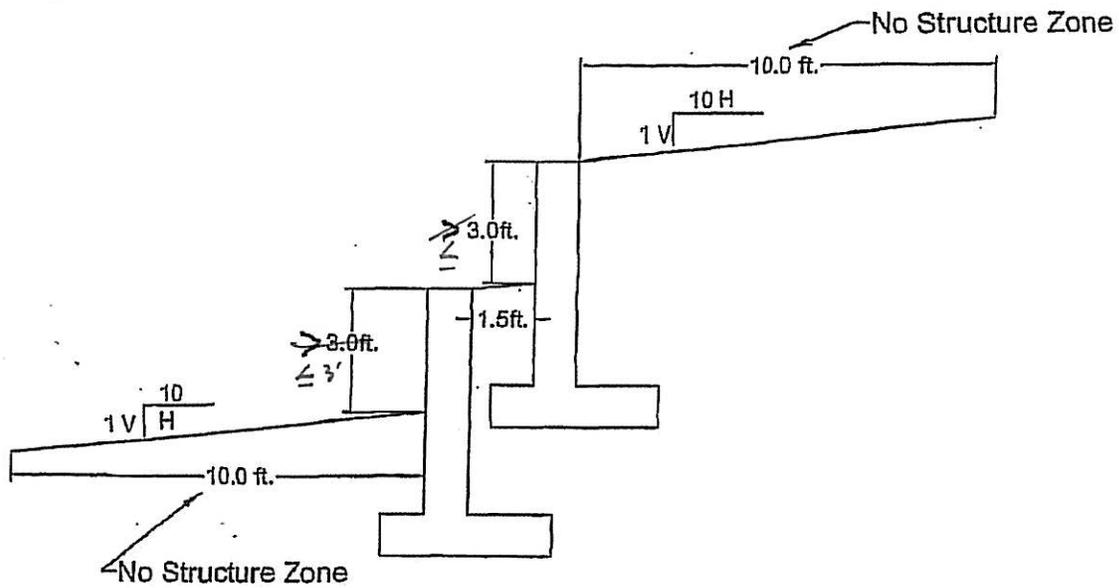
2650 North 150 East
Lehi, Utah 84043
Ph. 801-400-9784 Fax. 801-766-3246

Draper City Retaining
Wall Ordinance

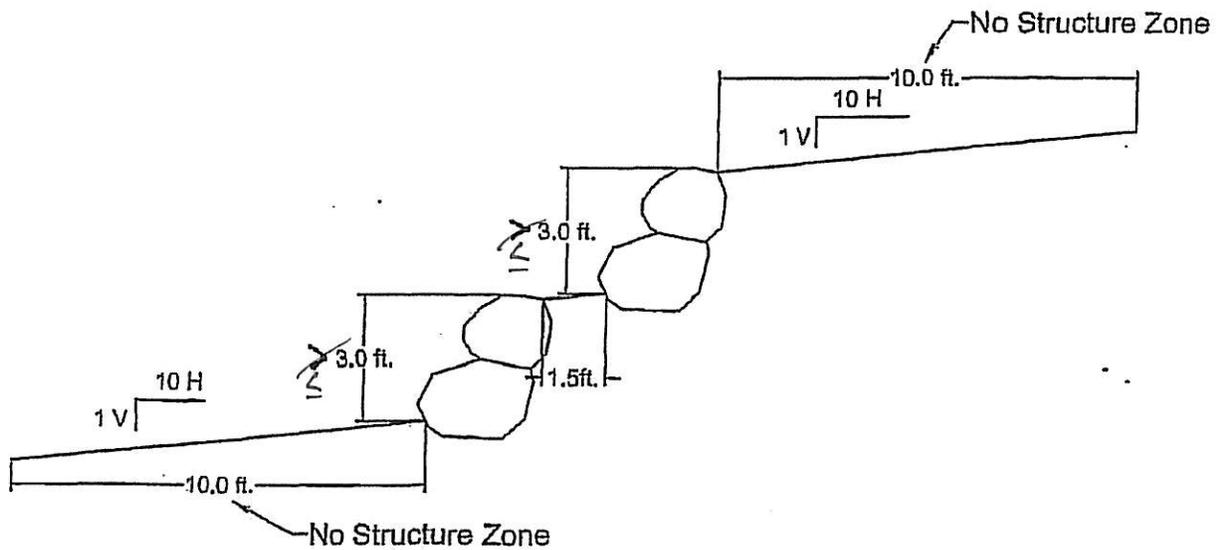
Exemption Figures

Sheet 2

Aug. 3, 2010



Building Permit Exemption (c-3) for Concrete Wall



Building Permit Exemption (c-3) for Rock Wall

**TAYLOR GEO
ENGINEERING**

2650 North 150 East
Lehi, Utah 84043
Ph. 801-400-9784 Fax. 801-766-3246

Draper City Retaining
Wall Ordinance

Exemption Figures

Sheet 3

Aug. 3, 2010

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Melby Annexation

FOR CONSIDERATION ON: 21 April 2015

PETITIONER: Ken Melby

ACTION REQUESTED BY PETITIONER: Discuss Potential Annexation and make a Recommendation to the City Council

APPLICABLE STATUTE OR ORDINANCE: Chapter 5 (Annexation)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The City Council has asked that some discussion take place between the land owners/developer and the City to discuss the possibility of annexation for the Melby property which is located just north the Alpine Cove. This area is currently not within the Alpine City Annexation Policy Plan. To help facilitate the discussion, staff has asked that 4 main topics be addressed in helping the City make a decision on the annexation of this area. The four main topics are:

1. Density – How many lots are you proposing for the subdivision?
2. Roads – How are you accessing the subdivision? Because you are in a sensitive lands overlay, you will need at least two accesses to the site.
3. Utilities – How will water and other utilities be provided?
4. Open Space – Where will open space be and how will it be designated?

STAFF RECOMMENDATION:

That the Planning Commission discuss annexation of this area and prepare to make a recommendation to the City Council.

The Alpine City staff asked the Melby property representatives to answer the following questions to help facilitate a discussion with the Alpine City Planning Commission.

1. Density – How many lots are you proposing for the subdivision?
2. Roads – How are you accessing the subdivision? Because you are in a sensitive lands overlay, you will need at least two accesses to the site.
3. Utilities – How will water and other utilities be provided?
4. Open Space – Where will open space be and how will it be designated?

The Melby representative's responded with the following:

1. 33 Lots according to the attached concept plan we previously submitted and attached to this correspondence.
2. We would propose primary and secondary access according to the same concept plan.
3. Initially we would propose that through the annexation process, we would work with the city on water and sewer service, or alternatively, work on a special service district. Dry utilities through the typical providers for gas, phone, power and cable.
4. Open space provided as shown on the concept plan.



8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

February 19, 2015

Mr. Jason Bond
Alpine City
20 North Main Street
Alpine, UT 84004

Via Email: jbond@alpinecity.org

**RE: Melby Property
Annexation Request**

Dear Jason,

We are submitting this letter as a formal request for an Amendment to the Alpine City Annexation policy to allow the "Melby Property" to be annexed into Alpine City. The Melby Property is approximately 68 acres in size and includes the following tax parcels:

110420028
110420033
110420014
110420030

Our request is for a zoning of CR-40,000. We have previously provided a Conceptual Site Plan representing our requested layout for the project, if annexed into Alpine City. The Conceptual Plan includes a summary of our density calculations for the project based on our understanding of the Planned Residential Developments (PRD). The proposed plan also designates the steep portions of the site (generally the western area) as Open Space.

With this application for annexation, we are also making formal request to be served by Alpine City services including water and sewer.

We appreciate your consideration of this request. If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Ted Didas, PE
President, McNeil Engineering

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Oberee Annexation

FOR CONSIDERATION ON: 21 April 2015

PETITIONER: Paul Kroff

ACTION REQUESTED BY PETITIONER: Discuss Potential Annexation and make a Recommendation to the City Council

APPLICABLE STATUTE OR ORDINANCE: Chapter 5 (Annexation)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The City Council has asked that some discussion take place between the land owners/developer and the City to discuss the terms of annexation for the Oberee area. To help facilitate the discussion, staff has asked that 4 main topics be addressed in helping the City make a decision on annexation of this area. The four main topics are:

1. Density – How many lots are you proposing for the subdivision?
2. Roads – How are you accessing the subdivision? Because you are in a sensitive lands overlay, you will need at least two accesses to the site.
3. Utilities – How will water and other utilities be provided?
4. Open Space – Where will open space be and how will it be designated?

At the April 7th meeting, the Planning Commission gave staff some questions and items that they would like clarification on. Due to the limited amount of time, staff is working hard to get that information prepared and given to the Planning Commission the day before the meeting.

STAFF RECOMMENDATION:

That the Planning Commission discuss annexation of this area and make a recommendation to the City Council.

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Apr 07, 2015**

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I. GENERAL BUSINESS

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

- Chairman: Steve Cosper
- Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Steve Swanson, Judi Pickell
- Commission Members Not Present: Steve Swanson
- Staff: Jason Bond, Jed Muhlestein
- Others: Louise Innocenti, Michael Innocenti Jr, Mark Wells, Paul Kroff, Jane Griener, Erin Darlington, Tricia Zippi, Greg Zippi, Everett Williams, M Eric Grant, Todd Smith, Sheldon Wimmer, Craig Skidmore, Logan Hunter, Roger Bennett, Will Jones, Lon Lott, Lawrence Hilton, David Warwick

- B. Prayer/Opening Comments:** Judi Pickell
- C. Pledge of Allegiance:** By Invitation (Michael)

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

A. East View Plat F final Plan – Patterson Construction

The proposed East View Plat F subdivision has received Preliminary approval for 9 lots on 4.15 acres. The developer proposes to phase the development and is seeking final approval for 6 of the 9 lots on 2.26 acres. The remaining future lots have structures on them which the developer wishes to leave in place for the time being. The proposed 6 lots range in size from 10,029 to 16,383 square feet. The development is located south of East View drive and west of Quincy Court and is in the TR-10,000 zone.

Jed Muhlestein said the culinary water system will come from an existing line in Eastview Drive that will serve this subdivision. He said the same thing applies to the secondary irrigation line and there are two 2 inch irrigation services currently running off that irrigation main to serve this property. Jed Muhlestein said both of those lines would be capped at the main line on East View Drive. One line would be terminated and the other line would be relocated to a common point of access.

Jed Muhlestein said there is a drainage issue at an intersection near this property. He said the City would connect a storm drainage system that would flow into the development where it would go into an existing drainage system and then flow out through an existing easement through Quincy Court and into Grove Drive. Jed Muhlestein said there is an existing sewer system that runs through Eastview Drive to the top of Patterson Lane. He said all of the utilities are straight forward.

Jed Muhlestein said it was mentioned that a right-of way on lot 9 would be deeded to the City. Jason Bond said it is just a little sliver of about 500 feet. Jed Muhlestein said all of the properly boundary line issues have been taken care of with the surrounding neighbors so it will be able to be platted and recorded. He said the applicant wants to use credits for their water to meet the water policy. Jed Muhlestein said this piece of property has been irrigated with Alpine Irrigation shares. He said typically when a property has been watered with Alpine Irrigation shares; we ask that the property meet the water policy. Jed Muhlestein said the Fire Marshall has approved the location of the fire hydrants.

Judi Pickell said the road should have a different name than Patterson Lane because it does not connect and even if it does in the future, it won't be a straight road. She said it will be confusing to have two roads named Patterson Lane.

1
2 **MOTION:** Jason Thelin moved to recommend approval of the proposed East View Final Plat F with the following
3 conditions:

- 4
5 1. The Developer address the redlines and provide an updated cost estimate.
6 2. The Developer meet the water policy with Alpine Irrigation Company shares.
7 3. The proposed road “Patterson Lane” be changed to a different name due to it not being connected
8 straight across from the current Patterson Lane.
9 4. The southwest corner of lot 9 as shown be dedicated to the City as right-of-way.

10
11 David Fotheringham seconded the motion. The motion was unanimous and passed with 5 Ayes and 0 Nays. Bryce
12 Higbee, Jason Thelin, David Fotheringham, Steve Cospier and Judi Pickell all voted Aye.

13
14 **B. Eagle Pointe – Exception regarding 5% of a lot having a slope of more than 25%**

15 Jason Bond said Preliminary approval was given for Eagle Pointe but there was a list of 4 or 5 exceptions the
16 Planning Commission had made recommendations for. The applicant went to the City Council and the City Council
17 went through those exceptions one by one and they got a little hung up on this exception.

18
19 Jason Bond said the wording of the ordinance states that an exception may be made by the Planning Commission
20 and doesn’t make any reference to the City Council. He said that was left out of the ordinance and now needs to be
21 amended. Steve Cospier said he remembered there being some concern from the City Council on two of the lots.
22 Jed Muhlestein said the developer did come back and alter some lot lines but Jed Muhlestein said he prefers the plan
23 that came through Preliminary approval.

24
25 Steve Cospier asked if this will now have to go the City Council for approval. Jason Bond said all the exceptions
26 need to be approved by the City Council but because that wording was left out of the ordinance, the ordinance needs
27 to be amended. He said these two lots need to be addressed and the exceptions approved before the development
28 can move to Final. Jed Muhlestein said the other exceptions have been addressed but because of the technicality in
29 this ordinance, it had to be send back to the Planning Commission for clarification.

30
31 The Planning Commission had a discussion about the two different plans brought in by the developer. One plan
32 showed uneven lot lines created by the slope. The other plan showed the lot lines straightened up to make the
33 subdivision look cleaner. Jed Muhlestein said people will put up fences from one corner of the lot to the other
34 anyway even if they encroach onto open space and it’s hard to regulate.

35
36 **MOTION:** Bryce Higbee moved to approve the exception for the proposed Eagle Pointe Subdivision regarding 5%
37 of a lot having a slope of more than 25% as long as the lot can meet the current ordinance without the exception.
38 Bryce Higbee also moved to approve an additional 5% exception that is needed in the subdivision making it a total
39 of 10%.

40
41 Judi Pickell seconded the motion. The motion was not unanimous but passed with 4 Ayes and 1 Nay. Bryce Higbee,
42 David Fotheringham, Steve Cospier and Judi Pickell all voted Aye, Jason Thelin voted Nay.

43
44 **C. Public Hearing – PRD Ordinance Amendment**

45 Jason Bond said this ordinance (Section 3.9.4.3A) was recently amended. However, the language did not reflect
46 what was intended. Judi Pickell said the proposed ordinance might clarify some procedure but it still gives guidance
47 on what would justify granting an exception. Its only criteria is that the lot otherwise meets the zoning ordinance
48 requirements and that the exceptions should be given in all instances. Then the question is why would it be an
49 exception, why not just make it allowed in all cases? What is the Planning Commission and the City Council to
50 evaluate? She said as long as the lot can meet the current ordinance without the exception its vague and circular. If
51 it can meet the ordinance, why does it need an exception? Jason Bond said it would be more of a tool than an
52 exception because it would be use to straighten lot lines.

1 The ordinance states:

2
3 A. An exception may be made by the Planning Commission that up to 5% of an individual lot may
4 contain ground having a slope of more than 25% in the CR-20 and CR-40 zones as long as the lot can meet
5 current ordinance without the exception.

6
7 B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of
8 more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the
9 exception. The exception shall be recommended by the Development Review Committee (DRC) to the
10 Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with
11 the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)

12
13 C. An exception may be made by the Planning Commission that an individual lot may contain up to
14 another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a
15 slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to
16 straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance
17 without the exception.

18
19 Steve Cospers opened the Public Hearing and then closed it when there was no public comment.

20
21 Jason Thelin said he felt like the reason the ordinance was written this way was to protect the hillsides and to put
22 some limits on where developers can build. He said if we automatically give the 10%, then it takes the decision
23 away from the Planning Commission and the City Council and makes it easier for building on the hillsides.

24
25 Jason Bond said that is a great point and when the Planning Commission talked about this before, it was decided to
26 have the lot lines in place first, and then go back in and straighten out lot lines if needed. The purpose of this
27 ordinance is not to give developers more space on each lot, but to have the ability to make slight changes that make
28 sense for the subdivision. Bryce Higbee said he likes the exception because it requires a work through with staff to
29 come up with a good solution.

30
31 Jed Muhlestein said the engineering department does not want a developer to come in with a plan showing the 10%
32 right up front. He said if they come in with crooked lines, we should try to work within the 5% to straighten them
33 out and then in certain circumstances, look at an exception to give the 10%. Judi Pickell said we don't have clear
34 criteria in our ordinance of when an exception will be granted and we need to have that. Jason Thelin said what if
35 we don't allow a 5% or a 10% exception then it limits to some degree where you can build subdivisions in the hills.
36 Judi Pickell said she would be in favor of that and said the word exception is not allowed in ordinances but you can
37 provide criteria. Bryce Higbee said the ordinance does give criteria and it is for a very specific reason and that is to
38 straighten lines.

39
40 The Planning Commission had a discussion on how they thought the ordinance should be worded and if they should
41 keep the exception. Steve Cospers reminded the Commission that the straightening of the lot lines was the City
42 Engineers idea because they wanted to keep the subdivisions cleaner and have more defined areas so home owners
43 wouldn't encroach into open space. Jason Bond said when these lots lines are adjusted, some lots lose space and
44 others gain. He said this is not done to make all the lots bigger, developers have to take from one lot to give to
45 another. Jed Muhlestein said so far, these changes have helped the City and have not come from the developers.
46 Steve Cospers said staff will still have to work out how the exception is implemented; they still have to come in and
47 get approval for their lots. He said if they are trying to gain something, it will have to be justified by the staff.

48
49 Jason Bond said the purpose of this ordinance change was to take the burden off of the Planning Commission and
50 give it to the City Council to decide if a change of design for a subdivision is justified.

51
52 **MOTION:** Jason Thelin moved to recommend approval of the proposed changes to the PRD Open Space
53 Amendment with the following changes:

54
55 A. An exception may be made with a recommendation by the Planning Commission to the City Council
56 with the final determination to be made by the City Council that up to 5% of an individual lot may contain

1 ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet
2 current ordinance ~~without the exception.~~

3
4 B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of
5 more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the
6 exception. The exception shall be recommended by the Development Review Committee (DRC) to the
7 Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with
8 the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)

9
10 C. An exception may be made with a recommendation by the Planning Commission to the City Council
11 with the final determination to be made by the City Council that an individual lot may contain up to another
12 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of
13 more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and
14 eliminate multiple segmented property lines as long as the lot can meet current ordinance ~~without the~~
15 ~~exception.~~

16
17 Bryce Higbee seconded the motion. The motion was not unanimous but passed with 4 ayes and 1 Nay. Bryce
18 Higbee, David Fotheringham, Jason Thelin and Steve Cospier all voted Aye. Judi Pickell voted Nay.

19
20 **D. Dominion Insurance Office Building Site Plan**

21 The proposed Dominion Insurance office building is located at approximately 341 S Main Street. The office
22 building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine
23 Olde Towne Centre. The designated building footprint is 3,938 square feet and is located in the Business
24 Commercial zone. Office buildings are a permitted use in the BC zone. This plan shows 3 levels (including
25 basement) with a total of 7,491 square feet.

26
27 This option proposes to include office space (Dominion Insurance, Precious Metal Exchange Service call "Namx"
28 and additional tenants) and/or evening and weekend dining space.

29
30 The Gateway Historic zone will also apply to this proposal. The Gateway Historic zone gives the Planning
31 Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission
32 may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans
33 proposed better implement the design guidelines to the City Council for approval. (Section 3.11.3.3.5).

34
35 Jason bond said the new plan incorporates a door on Main Street and they tried to implement some other suggestions
36 that the Planning Commission made at the last meeting in terms of the architectural rendering. Jason Bond said on
37 the plat, it shows a 20 foot setback on the north property line and there is a drive-thru that goes through there. He
38 said the drive-thru is covered with a balcony on top and it will require an exception for the balcony to stay within the
39 setback. Steve Cospier asked if that exception will need approval from the neighbors. Jason Bond said no, it will
40 only need a recommendation from the Planning Commission and approval from the City Council because it is in the
41 Business Commercial zone.

42
43 Jason Bond said the plan shows dining space on the top and the parking ordinance is written to show square footage
44 for parking goes by the number of seats in the dining space. He said if the basement is not calculated in the square
45 footage and a deed restriction was put on that, they would be able to meet the ordinance and have 16 seats in the
46 dining space.

47
48 Judi Pickell thanked Mr. Hilton for taking the Planning Commissions ideas and working with them. She said she
49 loves the rhythm, materials, art, human scale, windows and the front entrance on Main Street. She said this was a
50 very good job. Lawrence Hilton said he feels good about this project and said this has been a positive development
51 for them.

52
53 Lawrence Hilton said he looked at different images of Main Streets to come up with his new building. He said he
54 still has the division between the bottom and the top of the building; he kept the arches and the tower and has a
55 similar roof as the school down the street. Mr. Hilton said he will keep the drive-thru covered as it has already been
56 approved on the plat. Bryce Higbee asked how this already approved. Jason Bond said this is a recorded plat in a

1 Commercial Development and it has already been approved. Bryce Higbee said this concerns him because both of
2 the drive-thru's in this area are really tight. He asked if a traffic study had been done on it. Jed Muhlestein said he
3 didn't know if a traffic study had been done but it has already been approved. Bryce Higbee said the landscaping
4 may need to be adjusted to keep the views from being obstructed. Judi Pickell said it needs to be a right turn only.
5 Steve Cospser said that might cause more problems because people will then make U-turns to get out of Alpine. He
6 asked if there was a turn lane on that portion of Main Street. Jed Muhlestein said there is not a turn lane.

7
8 Mr. Hilton said most of the building would be used for the insurance business. He said the northwest corner would
9 have a gold depository with a vault in the basement. The basement would be non-inhabitable space with a deed
10 restriction on that. On the upstairs floor there would be a small dining space with a small kitchen area.

11
12 Mr. Hilton brought up the possibility of shared parking after hours when other commercial businesses would be
13 closed. That way he would be able to host larger gatherings and use more than 16 seats. Jason Bond said the way
14 off street parking works for dining spaces is not based on square footage, but on the number of seats. 16 seats would
15 convert into four parking spaces. He said shared parking is not specified in our ordinance but said although he
16 thinks it's a wonderful concept, in a city this size, we don't have the staff to be able to police or monitor it.

17
18 The Planning Commission had a discussion about this and Judi Pickell said she thinks sharing the parking after
19 hours is a good idea. Bryce Higbee said maybe it could be controlled with a Business License. David Fotheringham
20 asked if the property association was okay with this plan and Mr. Hilton said yes. The Planning Commission had a
21 discussion about the parking and how much Mr. Hilton would need if he didn't do the dining room and taking away
22 the square footage of the basement.

23
24 Judi Pickell expressed concern about the drive-thru and asked if there could be some sort of crosswalk across the
25 sidewalk especially since this will be so close to the school. She said we need stripes or signage or something
26 warning drivers of children in the area.

27
28 Judi Pickell asked if the dining space would be open during the day or only at night and on weekends. Mr. Hilton
29 said his intention would be to have it open during the day and also evenings and weekends if he gets approval for
30 that. Steve Cospser said if Mr. Hilton moves forward with afterhours dining, he may need a commercial kitchen. He
31 said that will require approval from the Health Department and other requirements that are out of the Planning
32 Commission's jurisdiction. Mr. Hilton said he would like to use the space to the full capacity. Judi Pickell said she
33 thought it would bring some life into the City and she said it was a great idea.

34
35 Steve Cospser asked if the Planning Commission was okay to move forward with this without seeing a board with
36 building materials. Mr. Hilton said the outside of the building would be brick and stucco and showed a rendering of
37 it. The Planning Commission said they are okay to move forward with what they have seen.

38
39 David Fotheringham asked if the setbacks will be met. Mr. Hilton said they are slightly off on the side setback by .7
40 feet. He said the building meets the setback on the north side but the cover does not. Judi Pickell asked what the
41 signage would look like. Mr. Hilton said the association has to approve all signage and they haven't had that
42 conversation with them yet. He said he would like to have something on the building and possibly a monument.
43 Jason Bond said the city would have to approve that sign permit as well.

44
45 **MOTION:** David Fotheringham moved to recommend that the Dominion Insurance Building site Plan be approved
46 with the following conditions:

- 47
48
- 49 1. An exception be considered by the City Council regarding the north setback which currently shows
50 a covered drive-thru with patio space on top a few feet from the north property line.
 - 51 2. The City Council consider approving shared parking for the dining space for evening and weekend
52 hours.
 - 53 3. The preliminary architectural design drawings be approved by the City Council.
 - 54 4. A grading and drainage plan is provided for the drive-thru showing no conflicts with the existing
55 storm drainage system.
 - 56 5. A bond be provided for the drive-thru roadway improvements.
 6. That appropriate signs, to be approved by staff, designate a crosswalk for the drive-thru.

1 7. That trees do not obstruct any sightlines on Main Street.

2
3 David Warwick asked for approval to plant mature trees that were tall enough so that no branches or limbs
4 obstructed the view.

5
6 Judi Pickell seconded the motion. The motion was unanimous and passed with 5 Ayes and 0 Nays.

7
8 **E. Oberec Annexation Discussion**

9 Jason Bond said that the City Council has asked that some discussion take place between the land owners/developers
10 and the City to discuss the terms of annexation for the Oberec area. To help facilitate the discussion, staff has asked
11 that 4 main topics be addressed in helping the City make a decision on annexation of this area.

- 12
13 1. Density – how many lots are you proposing for the subdivision?
14 2. Roads – How are you accessing the subdivision? Because you are in a sensitive lands overlay, you will
15 need at least two accesses to the site.
16 3. Utilities – How will water and other utilities be provided?
17 4. Open Space – Where will open space be and how will it be designated?
18

19 Jason Bond said this property has already gone through the petition stage with the City and has been accepted. He
20 said now we are at the discussion point and need to negotiate the terms. Steve Cosper said there was a very good
21 discussion at City Council about annexation and some great points were brought up by David Church. He said we
22 can go back and read those minutes and Jason Bond said they are on the website.
23

24 Paul Kroff said he is here to answer any questions that anyone may have. He said he wrote a letter that states the
25 property has been anticipated, proposed, expected and even previously approved by the City for some type of
26 development. In November of 2007, the Alpine City Planning Commission and City Council granted approval of
27 the Alpine Canyon Estates Project. In May of 2009 the City Council approved the Annexation Declaration Plan
28 which includes this particular property. Mr. Kroff said the development proposal they are seeking is consistent with
29 lot size and density that was anticipated for the property. Mr. Kroff said he needs a strong indication from the
30 Planning Commission and then of course from City Council whether his request for annexation and a simultaneous
31 rezone from current CE-1 to CR-40,000 with designation to allow them to do a PRD be supported by the City.
32

33 Mr. Kroff said they simultaneously submitted an application to the County to rezone and they went before the
34 County Planning Commission on March 17, 2015. He said a few days before that meeting; the County received a
35 letter from the Alpine City Council, signed by all members of the City Council stating that they wanted to talk to the
36 developer and to please not continue with the rezone process. Mr. Kroff said they agreed to take some time away
37 from the County to talk to the City and the time frame they were give was mid-May. He said they are just about 30
38 days into that process and that is why he came to the meeting tonight.
39

40 Jason Thelin said he remembers the Pack family getting this property approved and it was slated to be annexed into
41 the City and then it was sold. The development was put on hold, did some stuff in the conservation easement for tax
42 purposes. Mr. Kroff said Mr. Thelin has some of the facts correct but not in the right order. He said David Church
43 mentioned in the last City Council meeting that at that time, Alpine Canyon Estates was pulled off the table partially
44 due to the off site development restrictions or requests put on the property. Given the market conditions and the
45 requests from the City for offsite improvements, it wouldn't have been financially viable. Subsequently, it was sold
46 to another owner and then sold to the current owner so there have been two transactions since that time.
47

48 Jason Thelin asked if it has already come through and been approved by the City, including the annexation plan,
49 why not just bring it back to the City instead of going to the County. Mr. Kroff said they started the annexation
50 process with the City Council back in November of 2014. He then said a very strong message was sent by some
51 members of the City Council, and some would say by the community at large, that what they were proposing to do
52 by rezoning CE-1 property would not be supported by the City of Alpine. He said they felt like there opportunity to
53 work with the City was going to be impossible so that's why they started the process with the County.
54

55 Jason Thelin asked if lots and open space was affected by the conservation easement. Mr. Kroff said the
56 conservation easement was put in place as a step toward what would ultimately be dedication to open space. He said

1 they are requesting it to be private open space. He said the benefits of preserving the hillside and allowing public
2 access to the property could be accomplished by that. Jason Thelin said it has been put through a conservation
3 easement, the tax benefit has been gained by them and to some degree the City is limited in what they can do in that
4 area. Mr. Kroff said the developer is limited as well and he said the current owner wasn't the one who put the
5 conservation easement on the property that was a previous owner. Steve Cospers asked what would be the difference
6 in lots from 2007 to today. Mr. Kroff said it was proposed in 2007 to have 89 lots and with today's limits it would
7 be approximately 60 lots.

8
9 Mr. Kroff showed on a map where this property is located and he showed the area they were interested in
10 developing. He said the land has already been graded by a previous owner and the land is naked of vegetation. He
11 showed on the map where the conservation easement would be dedicated to private open space. He said if this area
12 was kept as private open space it would be consistent with what is currently prohibited and allowed in a
13 conservation easement.

14
15 Mr. Kroff said they would like to develop the property in 2 phases with the north portion being the first phase. He
16 said this phase would consist of approximately 40 lots. The second phase would be the southern portion of the
17 property and would consist of approximately 20 lots. Mr. Kroff showed where the access point would be off of
18 Grove Drive. He said there are a number of solutions to the hairpin curve they are willing to consider and work out
19 with the City or the County. He said the secondary access would come out through the Cove and this would be an
20 emergency access point and they would improve this access to whatever code the City, County or Cove requests.
21 Mr. Kroff said a third access point would be when the second phase was completed; a road could connect with Elk
22 Ridge Lane.

23
24 Mr. Kroff said he believes the water would have to be brought in from somewhere up near the Rodeo Grounds and
25 he said they would pay for that as a credit against the impact fees. Steve Cospers asked how water for an annexation
26 would get to the property. Jed Muhlestein said this is something the City would have to look at to see if current
27 water tanks would serve this area.

28
29 Mr. Kroff said there are two possible solutions for the sewer line. One option would be to connect into the main line
30 on Elk Ridge Lane and another is a line in the easement. Mr. Kroff said as far as the open space goes they have
31 plenty of property to dedicate as open space and would be able to fill that requirement. Jason Thelin said the reason
32 the City does PRD's is to protect the hillsides but because this property already has a conservation easement in
33 place, doesn't it make more sense to not do this as a PRD? He said it doesn't look like we're getting anything more
34 other than a trail access.

35
36 Jason Bond said there already is a trail access in the conservation easement. He said the stipulation of the trail is
37 that Three Falls must be completed. Jason Thelin wanted to know what the density would be if they were not given
38 the PRD. Jed Muhlestein said it would be approximately 40 lots but there are a few things that have to be factored
39 so he can't give an actual number. Jason Bond said the City Council needs to decide if they will allow the
40 conservation easement to be included in the open space as bonus density. Jed Muhlestein said his concern with
41 bringing this property in as a straight subdivision is the secondary water. He said this property would be in the
42 City's high zone and that zone is the most problematic zone for secondary water. He said if all of these lots were
43 one acre, it would require a lot of water. If the PRD was allowed, it would reduce the size of the lots that need to be
44 watered. Mr. Kroff said this property does not have native scrub oak on it and is bare, each lot would require new
45 landscaping whether it be one acre, or half acre it will require water from the City or County.

46
47 Jason Thelin asked if we have ever put limitations on lot size due to not being able to serve the area due to low water
48 pressure. Jed Muhlestein said he wasn't sure and the City will have to look into that. Jason Thelin also asked if it
49 was still in the plans to widen Grove Drive. Mr. Kroff said if the City wanted to improve Grove Drive up by the
50 curve, they would provide their share of the improvement. He said their added improvements would not require
51 additional improvements to Grove Drive. Steve Cospers said staff will need to provide some direction as far as
52 additional traffic on Grove Drive. Judi Pickell said you can't do this yet until we know if this will come through as
53 a PRD or a regular subdivision. Jed Muhlestein said we could run both hypothetical's to get those numbers.

54
55 Mr. Kroff said the trail easement is pretty restrictive right now but said they would like to open up the trail for the
56 public to use to access the mountains. Mr. Kroff said this subdivision would be the lowest density up in this area

1 compared to four other surrounding subdivisions. Bryce Higbee asked why they want to keep the open space private
2 versus public. Mr. Kroff said the property owner; Steve Zolman is a resident of Alpine and lives on this property
3 and will be living next to these homes and would like to keep it private.

4
5 Todd Smith said he lives in the Cove and his back yard is adjacent to this property. He said he doesn't see a great
6 benefit to granting the PRD and increasing the density. He said the numbers should be run on the actual property
7 that is being developed and not include the conservation easement. He said the benefit from the conservation
8 easement has already been received by a tax benefit so there should be some other benefit to the City like a park or
9 other open space if a PRD is granted. Mr. Smith said the reason there is no vegetation is because the landowner has
10 scraped this property bare as if to get it ready for development. He said his neighborhood calls it the land of Mordor
11 because every tree has been dug up and burned. He said this didn't need to be done if you were only grazing sheep.

12
13 Mr. Smith said this scraping and digging up of vegetation has been so aggressive that Mr. Zolman has encroached
14 onto his neighbor's property and taken out trees that were not on his property. Mr. Smith said they have had the
15 property line recorded and it is staked with bright orange and pink stakes showing where the property line is, but Mr.
16 Zolman doesn't recognize that line and said he is going by an old fence line and took out the trees anyway. He said
17 his proposal would be to let the property owner know he needs to work out his property lines before he makes an
18 application for a development. Mr. Kroff said he didn't think this was a City issue and the property owners need to
19 work it out.

20
21 Craig Skidmore said he thought it would be beneficial to compare that last proposal to the new proposal to see what
22 the differences. He said he personally likes the old proposal better but he understands that the current owner wants
23 to do something different with the bottom part of his property. Mr. Skidmore said the reason he likes the old plan
24 better is because down lower on the property you have smaller lots and then they get larger the farther up you go.

25
26 Greg Zippi said Mr. Smith is not alone in what he just expressed. He said none of the neighbors were notified that
27 Mr. Zolman was taking out all of the trees and it was very aggressive. He said Mr. Zolman has not been a good
28 neighbor even though when you speak with him he says he wants to do what is right. Mr. Zippi said they have spent
29 thousands of dollars on this property line but Mr. Zolman said it's his property and just went ahead and did the work
30 without talking to them. Steve Cosper said that those issues would have to be worked out on the plat when it comes
31 in.

32
33 Judi Pickell asked if the County was in favor of this plan using the conservation easement. Mr. Kroff said the
34 Counties ordinance supports this layout. Jed Muhlestein said even if the owner developed in the County, the
35 conservation easement is held in Alpine City's name. Mr. Kroff said Alpine City is the holder, but the owner can
36 still use the land.

37
38 Steve Cosper said he would like to see something on the secondary water and how that will work with a PRD versus
39 a non PRD and what that would do to the size of the lots. He said he would like to see improvement to Grove Drive
40 or a traffic study. Jed Muhlestein said they would not have time to do a full blown traffic study by the next meeting

41
42 Jason Thelin asked why the secondary road can't be a full size road. Mr. Kroff said they expect that people in the
43 Cove will not want a road at all, but the developers know that a secondary road is required and the City ordinance
44 will accept a smaller road as a secondary road. David Fotheringham said he would like to know how the impact fee
45 credits work; what the city has to give, and what the developer has to give.

46 47 **F. Trails Committee Report**

48 The Ad Hoc Trails and Open Space Committee has recently been working on an approach to address the needs of
49 Alpine City's trails. This includes an effort to repair, improve, and/or replace trails within the City. The committee
50 has a goal to have some proposed trail standards adopted before Saturday, June 6th which is the annual National
51 Trail Day. There are plans to have a huge volunteer effort on that day.

52
53 Everett Williams said the trails are increasing in terms of utilization and they need maintenance and we need better
54 design and better standards. He said the Trails Committee is proposing to adopt the US Forest Service best practice
55 standards. He said this will give the City some direction in terms of what type of improvements need to be made
56 particularly in Lambert Park but other trails and open space in the city as well. He said most of the improvements

1 are not in compliance with this standard and that's why we have a maintenance problem. The standards are for
 2 signs, bridges, and trails and he said we have some immediate needs. He said what we need is traffic control and
 3 enforcement, signage letting people know where they can and can't go and fire restrictions. He said they have a
 4 proposed plan on how to address these issues.

5
 6 Mr. Williams said we have standards for Eagle Projects from the Forest Service stating what's good and what isn't.
 7 He said we need to have a program where signs that have been taken down can be put up again. Steve Cosper asked
 8 if these projects would be done by scouts. Mr. Williams said no, the committee is proposing to have a National
 9 Trails Day the first Saturday in June. He said they are planning on 200 – 300 volunteers coming to the park to make
 10 improvements. He said some of these projects could be done for an Eagle Project, but the project would have to
 11 comply with the standard. He said he has a proposal for what they would need for a budget.

12
 13 Mr. Williams said all of the bridges in the City are out of compliance and have maintenance issues. He said the
 14 trails need to be improved and the committee will go through all the trails and mark down what improvements need
 15 to be done. He said noxious weeds need to be taken care of and a better fire ring at the Bowery. He said rocks and
 16 dirt will need to be brought in and they have a whole list of things that need to be done. Steve Cosper asked if they
 17 had any budget numbers yet. He said not yet because they have to inventory the bridges and they will be the big
 18 capital. He said there is \$5,000 in the budget but they have some work to do to figure out how they will use the
 19 money and prioritize the things that need to be done. He said he is also hoping to get public support.

20
 21 David Fotheringham said this year's focus is on Lambert Park and then next year the focus will expand out to other
 22 trails in the City. He said the committee will have to come back with more details about the volunteer day but
 23 tonight we need to decide if we want to adopt the standards. Jason Thelin and Bryce Higbee expressed some
 24 concern about the standards of the bridges because the standard requires a 54 wide bridge for multipurpose uses and
 25 they don't like the look of that.

26
 27 Jason Thelin said a separate issue is all the kids on motorcycles in Lambert Park. He said he was up there last
 28 weekend and they were all over the place and they were not staying on the designated paths. Jason Bond said this is
 29 an enforcement issue and it is currently in the unresolved pile.

30
 31 **MOTION:** Judi Pickell moved to recommend to the City Council:

- 32 1. Adoption of standards for ongoing utilization, maintenance and enhancement of City trails throughout
- 33 the City.
- 34 2. Move all maintenance and improvement efforts to designated standard.
- 35 3. Expedite signage and traffic control improvements which includes:
- 36 -Rock barriers for closed areas
- 37 -Enhanced signage in at risk areas
- 38

39 David Fotheringham seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Bryce Higbee,
 40 David Fotheringham, Jason Thelin, Steve Cosper and Judi Pickell all voted Aye.

41 42 **V. COMMUNICATIONS**

43 No comment

44 45 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Mar 17, 2015**

46
 47 **MOTION:** Bryce Higbee moved to approve the Planning Commission Minutes for Mar 17, 2015 subject to
 48 changes.

49
 50 Judi Pickell seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee, Steve
 51 Cosper, David Fotheringham, Jason Thelin, and Judi Pickell all voted Aye.

52
 53 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the
 54 meeting at 9:30pm.