



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, March 20, 2018 at 6:00 pm** as follows:

I. GENERAL BUSINESS

- | | |
|-----------------------------|--------------------|
| A. Welcome and Roll Call: | David Fotheringham |
| B. Prayer/Opening Comments: | Alan MacDonald |
| 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. Major Subdivision Concept Plan Review – Bertha's Place Subdivision – Will Jones**
Developer is seeking concept plan approval, 4 lots in the TR-10,000 zone.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 6, 2018

ADJOURN

Chairman David Fotheringham
March 20, 2018

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 at Alpine City Hall, 20 North Main, Alpine, UT. It was also 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.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing: Bertha's Place Subdivision

FOR CONSIDERATION ON: 20 March 2018

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Planning Commission approval of the proposed concept plan.

BACKGROUND INFORMATION:

The petitioner, Will Jones, has submitted a Concept Plan for the Bertha's Place Subdivision, located at 723 North Grove Drive. The proposed subdivision includes 4 lots on 1.41 acres, with lot sizes ranging from 0.23 acres to 0.33 acres. The development is in the TR-10,000 zone.

STAFF RECOMMENDATION:

Approve the proposed concept plan.



Date: March 12, 2018

By: Austin Roy
City Planner

Subject: Planning and Zoning Review
Bertha's Place Subdivision Concept Plan
4 Lots on 1.41 Acres, TR-10,000 Zone

Background

The proposed Bertha's Place Subdivision consists of 4 lots on 1.41 acres, with lots ranging in size from 0.23 acres to 0.33 acres. The proposed subdivision is located at 723 North Grove Drive, Alpine City, Utah. The development is in the TR-10,000 (1/4 acre) zone.

Lot Area and Width Requirements

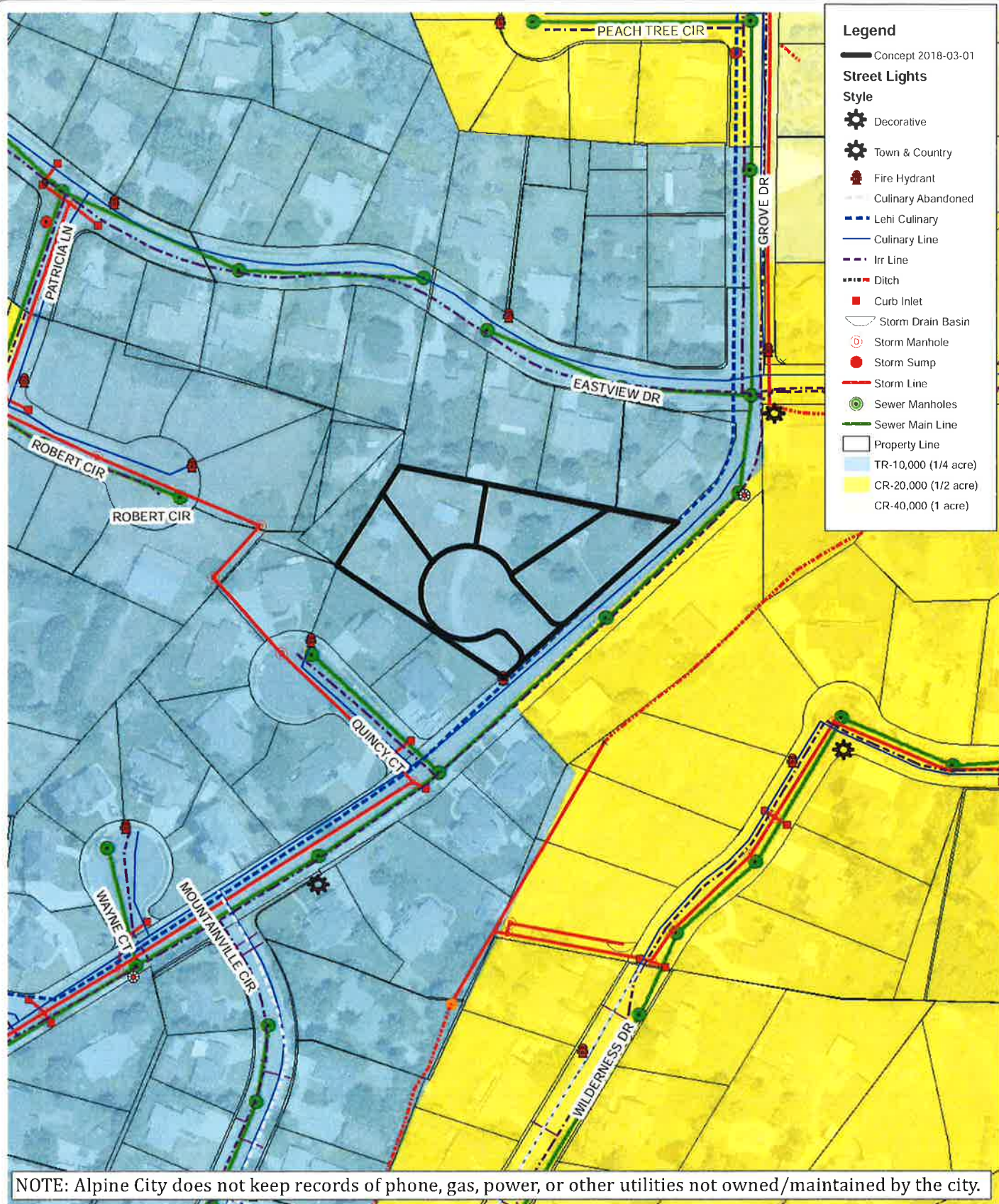
The proposed lots for this subdivision meet the lot area requirement. The required lot width of 90 feet (60 feet when on a cul-de-sac) measured at the front setback for each proposed lot is shown to meet the requirements.

Water Source

Water rights shall be conveyed, via trade, to the City in accordance with the provisions of Section 4.7.23 of the Alpine City Development Code as applicable.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed Bertha's Place Subdivision concept plan.



Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.



Alpine Utility Map

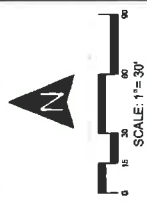
1 inch = 167 feet

0 50 100 200 300 400 Feet



BEVERLY HILL
Bertha's
Place

SUBDIVISION

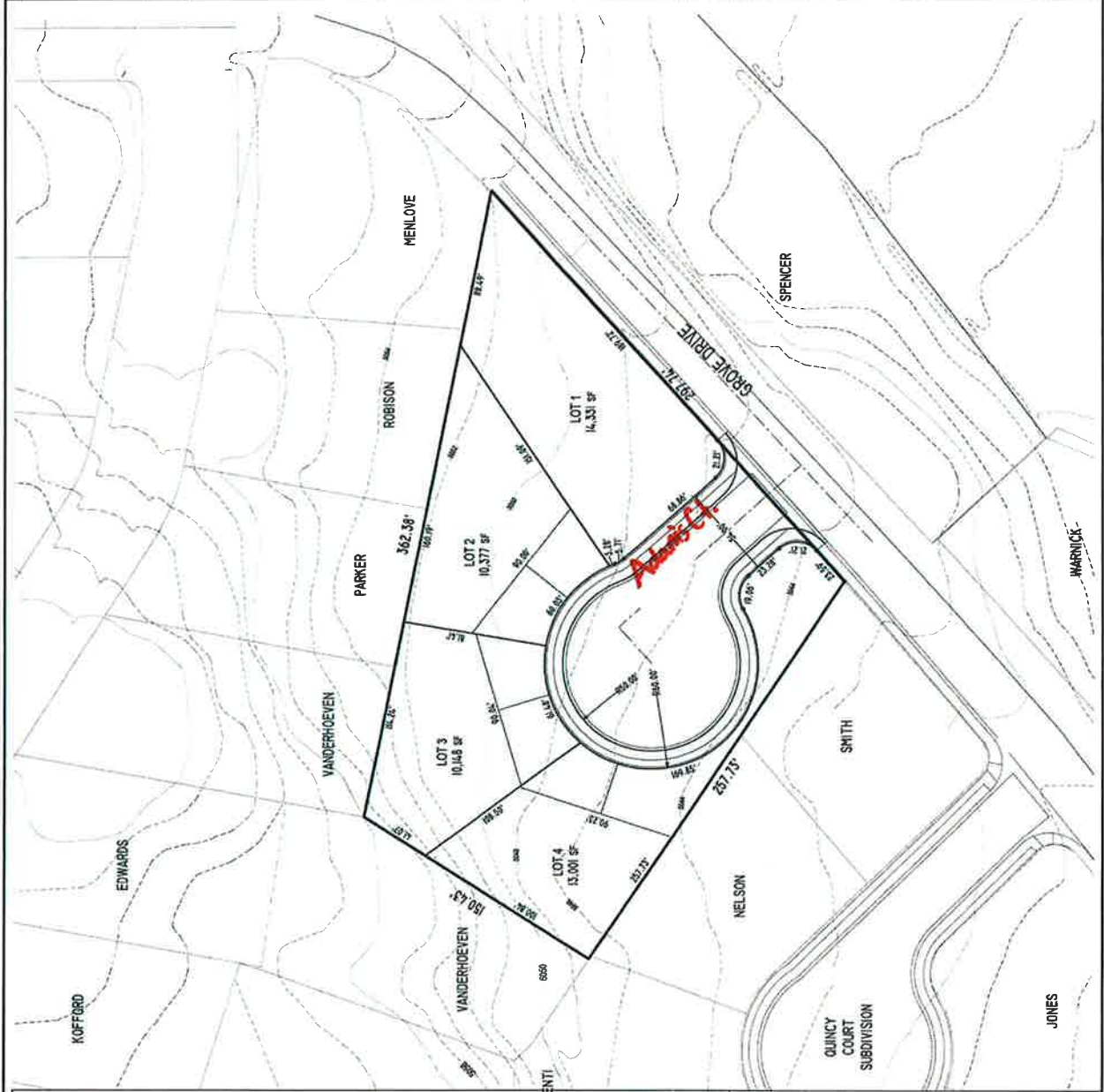


PROJECT NAME		SCG
NO	DATE	REMARKS
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SUBDIVISION
723 N. GROVE DR.
ALPINE, UT 84004

CONCEPT	PLAN 1	STANDARD	SUBDIVISION
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SHEET NAME	SHEET NUMBER
COVER	C1



GENERAL NOTES

- [illegible]

TABULATIONS

201808
 TOTAL AVERAGE
 TOTAL # OF 1079
 41079
 7/11/18 208
 8/20/18 37 OR 1.44 AG

VICINITY SKETCH



**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
March 6, 2018**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Chairman David Fotheringham. The following Commission Members were present and constituted a quorum:

Chairman: David Fotheringham

Commission Members: Bryce Higbee, Alan MacDonald, David Fotheringham, Jane Griener, John Gubler, Sylvia Christiansen

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Griff Johnson, Shahbaz Janjua, James Lawrence and Lacie Lawrence

A. Prayer/Opening Comments: John Gubler

B. Pledge of Allegiance: Griff Johnson

II. PUBLIC COMMENT

Shahbaz Janjua, 549 Lupine Drive, asked if the City had any say on how the Alpine View Estates Subdivision was developed now that the PRD was approved. David Fotheringham said the Planning Commission would be considering and discussion the concept plan for the development later in the meeting. Mr. Janjua wanted to ensure that the trail was discussed. Currently, there was a storm drain behind the four properties on Lupine Drive that would no longer be needed because the new subdivision would have a detention pond for the storm water runoff. Mr. Janjua intended to extend his RV pad into that easement once it was available. Jed Muhlestein said that the easement would be vacated once the final plat was recorded.

Breezy Anson, a resident, explained that his parents were making plans for the future development of their property, and the best option so far was a PRD similar to the one being discussed during the meeting. He presented a concept plan and described how the trails and roadways would connect with the surrounding developments. He clarified that they did not want to be part of the proposed Alpine View Estates PRD; rather, they wanted to be compatible with it. They anticipated having 10 or 11 lots and a lot of open space. In the future, they would be submitting an application for a development master plan.

Alan Gillman, a resident, said he had property in the area as well and he wanted to connect the trail through his property.

III. ACTION ITEMS

A. Concept Plan approval: Alpine View Estates – Griff Johnson

The petitioner, Griff Johnson, had submitted a proposed Planned Residential Development and Concept Plan for the Alpine View Estates Subdivision (previously the Chatfield Property), located west of 400 West Street and south of Lupine Drive with access off Blue Spruce Road and 400 West Street. The proposed PRD would dedicate approximately 5.18 acres as open space and included 19 lots on 19.30 acres, with lot sizes ranging from 0.46 acres to 0.88 acres. The

development was in the CR-40,000 zone. Austin Roy confirmed that the concept plan met all density and lot size requirements set forth in the code, based on the slope percentages for the project. Water rights would need to be given to the City for the subdivision.

Jed Muhlestein said that the PRD was contingent upon the storm drain system working, and the developer needed to work with the City on a land swap for the storm drain.

Griff Johnson, the applicant, reiterated that all the proposed lots conformed to code requirements. Using the concept plan, he identified the location of the trail and where it would connect to other trails now and in the future.

The Planning Commission discussed the cul-de-sac and turnaround, which were located on the neighboring property. The applicant would need to provide a written agreement with the neighboring property owner to use the property for an emergency turnaround. Mr. Johnson said that they had a verbal agreement, but they could put that in writing.

MOTION: Jane Griener moved to recommend approval of the Alpine View Estates Concept Plan with the following conditions:

1. The storm drain system will work.
2. The City approve the exchange of City property for additional open space on the northeast corner at Lot 19.
3. The trail plan be reviewed by the Trails Committee.
4. An Agreement with the Anson's be given to the City for the use of their property for a turnaround at the end of the stub street.

John Gubler seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen all voted Aye.

B. Review of the Development Code

David Fotheringham requested that the Planning Commission and staff begin reviewing the Development Code and bring it up-to-date. He had already asked staff to work on sections that they felt needed updating, but he wanted the Planning Commission to also go through the ordinance a few pages at a time and request corrections.

Bryce Higbee addressed Section 3.1.2.3: Encourage a Density of Development. The language said that the City was going to "prevent traffic congestion", but he felt that this was almost impossible. There were only two or three ways in and out of the City and development was not slowing. He suggested that the word "prevent" be changed to "manage", "mitigate", or "minimize".

Bryce Higbee also requested that Section 3.1.9.2 regarding applications be amended to match the changes recently made to other sections of the Code.

1 Jane Griener said there were other sections that needed to be updated to match recent code
2 amendments, including the definitions for accessory apartments and accessory buildings, and
3 mobile homes and manufactured homes. It was also mentioned that the language regarding
4 satellite dishes, home occupations, and animals were outdated.

5
6 The Planning Commission also made suggestions for other minor grammatical and spelling
7 changes.

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9 **IV.COMMUNICATIONS**

10 Austin Roy reminded the Planning Commission that the meeting on March 20, 2018 would begin
11 at 6:00 p.m.

12
13 **V. APPROVAL OF PLANNING COMMISSION MINUTES: February 20, 2018**

14 **MOTION:** John Gubler moved to approve the Planning Commission Minutes for February 20,
15 2018, as written.

16
17 Bryce Higbee seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee,
18 Alan MacDonald, David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen all
19 voted Aye.

20
21 **ADJOURN**

22 David Fotheringham stated that the Planning Commission had covered all the items on the
23 agenda and adjourned the meeting at 8:15 p.m.