



## 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, August 21, 2018 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: David Fotheringham
- B. Prayer/Opening Comments: David Fotheringham
- 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. Public Hearing – Senior Housing Overlay – 242 S. Main Street**  
Planning Commission will hold a public hearing and receive feedback from residents.
- B. Zone Change and Concept Proposal – Senior Housing Overlay – Montdella (242 S. Main St.) – Alan Cottle**  
Proposal to change the underlying zone to Senior Housing Overlay, and feedback on concept plan.
- C. Retaining Wall Exception – Bearss Family Residence – Jackson and LeRoy**  
Seeking recommendation for exception to retaining wall ordinance.
- D. Public Hearing – Retaining Walls – Article 3.32**  
Planning Commission will hold a public hearing and make a recommendation to City Council.
- E. Public Hearing – Construction and Improvements – Article 4.8.4**  
Planning Commission will hold a public hearing and make a recommendation to City Council.
- F. Landscaping Plan Review – Moyle Park – Will Jones**  
Review and make recommendation to City Council.
- G. Development Code Review – Article 3.9 – Planned Residential Development**  
Review and discuss development code.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: July 17, 2018

### ADJOURN

Chairman David Fotheringham  
August 21, 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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Montdella Senior Housing Overlay and Concept Plan**

**FOR CONSIDERATION ON: 21 August 2018**

**PETITIONER: Alan Cottle**

**ACTION REQUESTED BY PETITIONER: Recommend Approval of the zone change and concept plan.**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.18 (Senior Housing)**

### **BACKGROUND INFORMATION:**

The Montdella 55 and older community development is proposed to be located at 242 South Main Street. This proposal includes 27 units on 3.87 acres. This property is located in the Business Commercial zone. The Senior Housing Overlay zone may be located within the Business Commercial zone but needs to be granted a zone change in order for the overlay zone to take effect.

# Alpine Commercial



1,420

Tax Parcels

Five Foot Contour

## 2017 Photo

RGB



Utah County Information Systems  
GIS Division  
2855 South State Street  
Provo, UT 84606  
(801) 851-4605

Copyright 2018 by Utah County Government. All rights reserved. This map is provided for informational purposes only. It is not intended to be used as a warranty with respect to the accuracy, completeness or usefulness of this map. Utah County assumes no liability for direct, indirect, special or consequential damages resulting from the use or misuse of this map or any of the information contained herein.  
Date: 2/22/2018  
User: jh  
Doc: Alpine\_contour\_11x17





1 FLOOD HAZARD (100 yr)  
 CE FLOOD HAZARD (500 yr)

SSMH 138  
 RIM = 4928.234  
 INV OUT = 4914.084  
 DEPTH = 14.15'

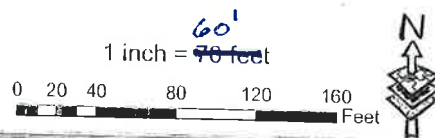
MANHOLE BENEATH ASPHALT

SSMH 95  
 RIM = 4917.241  
 INV IN NW = 4903.241  
 INV OUT = 4893.681  
 DEPTH = 24'

SSMH 94  
 RIM = 4921.681  
 INV IN NE = 4893.681  
 INV OUT = 4893.681  
 DEPTH = 28'

es not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

Monte Della  
 COTTLE HOMES



- Legend**
- Water Meter
  - Culinary Valve
  - Fire Hydrant
  - Culinary Line
  - in Box
  - in Valve
  - in Line
  - SDP\_BS
  - SDP\_CB
  - SDP\_SUMP
  - SDP\_LINE
  - Storm junction box
  - Chub inlet
  - Storm Manhole
  - Storm Line
  - Sewer Manholes
  - Sewer Lateral
  - Sewer Main Line
  - Property Corners
  - Type
  - Retain & Cap
  - Stream Centerline
  - FEMA 2016
  - FLOODWAY
  - 1 PCT ANNUAL CHANCE FLOOD HAZARD (100 yr)
  - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (500 yr)
  - Property Line
- Retention Ponds
- 22x68
- 24x68
- 24x72
- 24x76
- Common
- 27 Total units
- 17 Visitor cars

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Retaining Wall Exception**

**FOR CONSIDERATION ON: 21 August 2018**

**PETITIONER: Jackson and LeRoy**

**ACTION REQUESTED BY PETITIONER: Approve exception for retaining wall.**

### **BACKGROUND INFORMATION:**

The petitioner, Jackson and LeRoy construction, has submitted a request for an exception to the retaining wall height ordinance (9 feet maximum) for the property located at 1312 East 466 South. Plans for the proposed retaining wall show a height of 12 feet.

### **STAFF RECOMMENDATION:**

Recommend approval of the concrete retaining wall.

# Memo



**To:** Alpine City Planning Commission  
**From:** Jed Muhlestein, P.E.  
City Engineer  
**Date:** August 7, 2018  
**Subject:** Retaining Wall Exception Request – Bearss Residence  
1312 E 466 S

Alpine City has received a request for an exception to the maximum height of a single retaining wall, which is nine (9) feet. The building permit is for a concrete retaining wall which shows a height of twelve (12) feet. The following are two excerpts from Article 3.32 of the development code:

**3.32.2 EXCEPTIONS FROM ARTICLE 3.32.** *The City Council may grant an exception from these standards. Prior to the City Council considering the exception, the City Engineer shall submit a written recommendation to the Planning Commission. The recommended exception shall be based on generally accepted engineering practices. 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.**

**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 the nearest public right-of-way to which it is exposed.*

Engineering has reviewed the permit, visited the site, and recommends approval of the section of 12' foot tall concrete retaining wall based on two items. First, calculations have been submitted for a concrete retaining wall design which show it can be safely constructed to that height. These calculations will be independently reviewed prior to issuing a building permit. Second, the wall will not be seen from the nearest public right of way which is 980' (line-of-sight) from the residence.

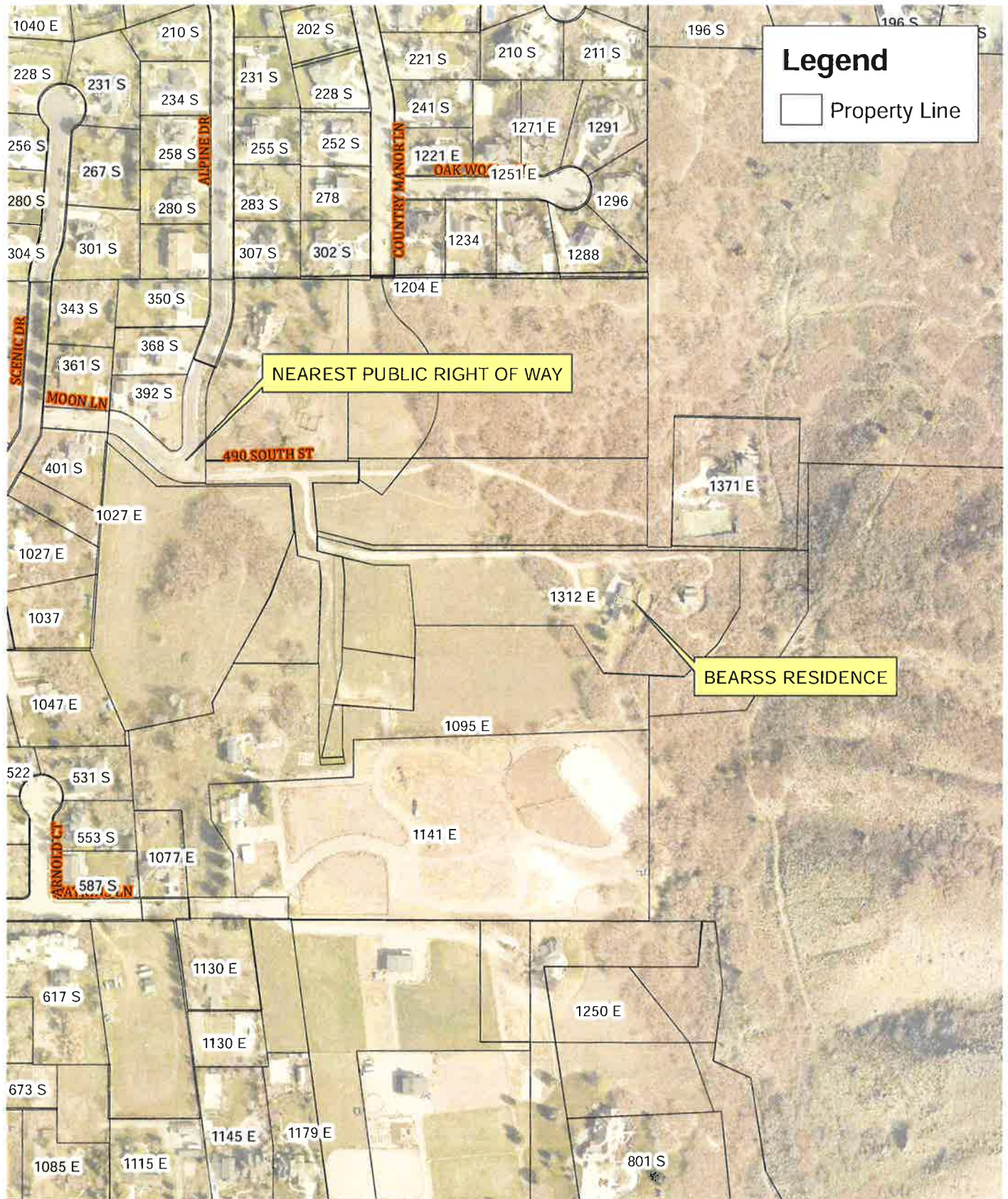
**Attached:**

- Building Permit site plan
- Site Location Map
- Article 3.32 – Retaining Walls

Alpine City Engineering  
20 North Main • Alpine, Utah 84004  
Phone/Fax: (801) 763-9862  
E-mail: jed@alpinecity.org



\$1.0



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.



## BEARSS RESIDENCE SITE LOCATION MAP

1 inch = 300 feet

0 90 180 360 540 720 Feet





## ARTICLE 3.32

## RETAINING WALLS (Ord. No. 2015-07, 06/09/15)

**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.** The City Council may grant an exception from these standards. Prior to the City Council considering the exception, the City Engineer shall submit a written recommendation to the Planning Commission. The recommended exception shall be based on generally accepted engineering practices. 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;
  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 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 Lands 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.

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2. A single retaining wall shall not exceed nine feet in height if exposed or can be seen from the nearest public right-of-way to which it is exposed.
  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 nearest public right-of-way or adjacent 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 nearest public right-of-way or adjacent properties, then there is no limitation of height.
  5. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
  6. For terraces walls viewable from the nearest 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 by property owner, not by Alpine City.
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 linear 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 requirement of Item 5 below otherwise additional laboratory testing is required in Item 5;
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 within a 2000 foot radius of the proposed wall location, 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;
  - 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

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- (MCE), with spectral acceleration factored for site conditions in accordance with the current IBC;
- c. Mechanically Stabilized Earth (MSE) walls shall be designed in general accordance with current FHWA or AASHTO standards for design of Mechanically Stabilized Earth Walls and Reinforced Soil Slopes or the current 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," or current FHWA standard of care 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 standards and specifications.
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 current 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 daylighting to a 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.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Amendment to the Ordinance – Section 3.32 Retaining Walls

**FOR CONSIDERATION ON:** 21 August 2018

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Recommend approval of amendment to retaining wall ordinance.

### **BACKGROUND INFORMATION:**

Staff have reviewed the retaining wall ordinance and made recommendations to change the ordinance so that more closely reflects the original intent of the ordinance.

### **STAFF RECOMMENDATION:**

Review and recommend approval of amendment to Article 3.32 of the Development Code.



## ARTICLE 3.32

## RETAINING WALLS (Ord. No. 2015-07, 06/09/15)

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**3.32.2 EXCEPTIONS FROM ARTICLE 3.32.** The City Council may grant an exception from these standards. Prior to the City Council considering the exception, the City Engineer shall submit a written recommendation to the Planning Commission. The recommended exception shall be based on generally accepted engineering practices. 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.

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  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;
  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~~four 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, ~~4-52~~ foot spacing between 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 Lands 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 exposed height if ~~exposed~~ or it can be seen from the nearest public right-of-way or neighboring properties to which it is exposed.
  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 nearest public right-of-way or adjacent

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 nearest public right-of-way or adjacent properties, then there is no limitation of height.

5. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.

6. For ~~terraces~~ terraced walls viewable from the nearest 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 by property owner, not by Alpine City.

7. Walls greater than four (4) feet in height ( $H$ ) placed within  $H/2$  of a neighboring property line, which would create a drop-off for the neighboring property, shall install a fence along the top of the wall in accordance with section 3.21.6.

8. No retaining wall component shall extend beyond property lines unless written permission is obtained from the adjacent property owner.

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 requirement of Item 5 below otherwise additional laboratory testing is required in Item 5;
5. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:

## ARTICLE 3.32

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  3. Double tiered retaining walls less than four 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, 2 foot spacing between 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 Lands Ordinance, specifically in regards to limits of disturbance and the required geologic hazard and engineering geology reports (3.12.6.4)
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  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 nearest public right-of-way or adjacent 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 nearest public right-of-way or adjacent properties, then there is no limitation of height.
  5. The view of the nearest public right-of-way or adjacent property shall be verified by the City Official during the review process and prior to permit for construction.
  6. For terraced walls viewable from the nearest 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 by property owner, not by Alpine City.
  7. Walls greater than four (4) feet in height ( $H$ ) placed within  $H/2$  of a neighboring property line, which would create a drop-off for the neighboring property, shall install a fence along the top of the wall in accordance with section 3.21.6.
  8. No retaining wall component shall extend beyond property lines unless written permission is obtained from the adjacent property owner.
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 requirement of Item 5 below otherwise additional laboratory testing is required in Item 5;
  5. material strength parameters used in the design of the retaining wall, substantiated with laboratory testing of the materials as follows:

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Amendment to the Ordinance – Section 4.8.4 Construction Improvements

**FOR CONSIDERATION ON:** 21 August 2018

**PETITIONER:** Staff

**ACTION REQUESTED BY PETITIONER:** Recommend approval of amendment to construction improvements ordinance.

### **BACKGROUND INFORMATION:**

Staff have reviewed the construction improvements ordinance and recommend a change so that the text more closely reflects the original intent of the ordinance.

### **STAFF RECOMMENDATION:**

Review and recommend approval of amendment to Article 4.8.4 of the Development Code.

## **ARTICLE 4.8 CONSTRUCTION AND IMPROVEMENT REQUIREMENTS**

### **4.8.1 CONSTRUCTION STANDARDS**

Construction standards, including drawings, tables, charts, references and other regulations adopted by the City Council by resolution, shall constitute subdivision regulations supplementing this Ordinance.

### **4.8.2 CONFLICTING PROVISIONS**

Where specific requirements are made or exemptions allowed under other sections of this Ordinance, those requirements or exemptions shall prevail over the subdivision regulations supplementing this Ordinance.

### **4.8.3 IMPROVEMENT CONSTRUCTION TO BE OBLIGATION OF SUBDIVIDER (Amended by Ord. 2004-13, 9/28/04)**

The following improvements, where required, shall be constructed at the expense of the subdivider, in accordance with the subdivision regulations of this Ordinance, or as elsewhere provided by ordinance: (See also Zoning Ordinance for requirements)

1. Road grading and surfacing
2. Facilities for water supplies, waste water management, and storm water control, irrigation facilities.
3. Water, sewer, gas and pressurized irrigation mains and laterals to each property line.
4. Fire hydrants as specified by City Standards
5. Curb, gutter, planter strips, double-frontage planter strips, and sidewalks
6. Central Mail Box Units
7. Brass pins and other property corners
8. Underground electrical, telephone and cable television lines
9. Monuments
10. Installation or construction of required on-site or off-site improvements
11. Revegetation, erosion control
12. Street signs, street lighting, street planting, planter strips
13. Segments of proposed arterial or collector streets.
14. Trails and trail signs
15. Open space and parks in PRDs.
16. Any other improvements required or specified in the Development Agreement
17. All development is to be in compliance with City Standards and specifications.

### **4.8.4 COMMENCEMENT OF CONSTRUCTION**

Site improvement or grading of a proposed subdivision site prior to Final Plat approval by the ~~Planning Commission~~ City Council is prohibited.

## **ARTICLE 4.8 CONSTRUCTION AND IMPROVEMENT REQUIREMENTS**

### **4.8.1 CONSTRUCTION STANDARDS**

Construction standards, including drawings, tables, charts, references and other regulations adopted by the City Council by resolution, shall constitute subdivision regulations supplementing this Ordinance.

### **4.8.2 CONFLICTING PROVISIONS**

Where specific requirements are made or exemptions allowed under other sections of this Ordinance, those requirements or exemptions shall prevail over the subdivision regulations supplementing this Ordinance.

### **4.8.3 IMPROVEMENT CONSTRUCTION TO BE OBLIGATION OF SUBDIVIDER (Amended by Ord. 2004-13, 9/28/04)**

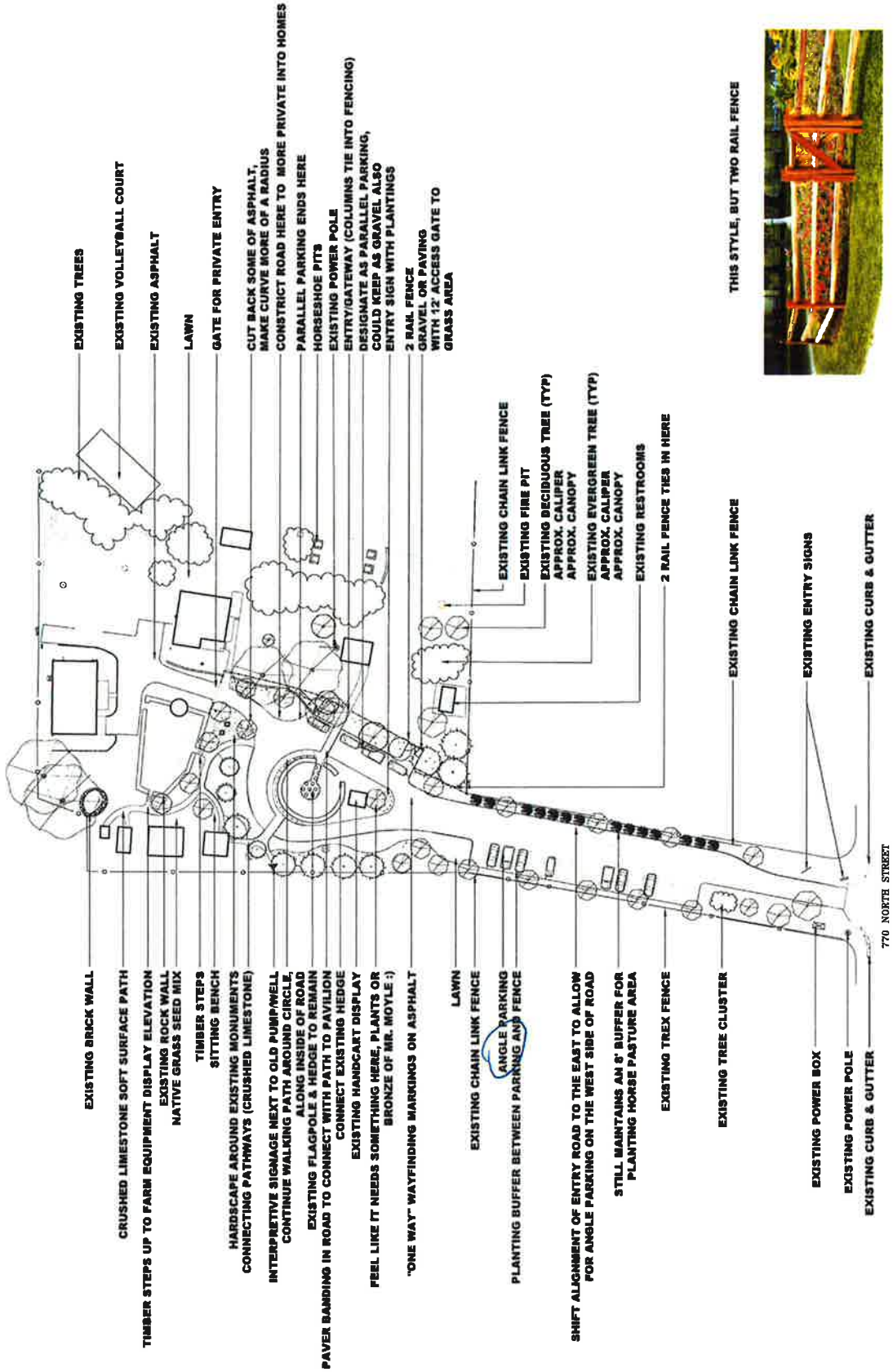
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### **4.8.4 COMMENCEMENT OF CONSTRUCTION**

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## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Development Code Review – Section 3.9 Planned Residential Development**

**FOR CONSIDERATION ON: 21 August 2018**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Recommend updates and/or corrections.**

### **BACKGROUND INFORMATION:**

The Alpine City Planning Commission has decided to review the Development Code in 2018. The purpose is to 1) be better familiar with the city code, and 2) to review the code for errors, inconsistencies, needed updates.

### **STAFF RECOMMENDATION:**

Review Sections 3.9 of the Development Code and recommend needed updates and/or corrections.