



## 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, April 17, 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. **Introduction of New Planning Commission Member**
- B. **Selection of Vice Chair**
- C. **Major Subdivision Final Plat Review – North Point Plat C – Marcus Watkins**  
Developer is seeking recommendation of approval.
- D. **Major Subdivision Concept/Preliminary Plan Review – Alpine View Estates – Griff Johnson**  
Developer is seeking approval of revised concept and preliminary plans.
- E. **Presentation: Alpine City Tree Guidelines Book – Jeremy Ainsworth**  
The Tree Guidelines Book, prepared by PKJ Design Group, will be presented to the Planning Commission for recommendation of approval.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: March 20, 2018

### ADJOURN

Chairman David Fotheringham  
April 17, 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:** North Point Subdivision – Plat C

**FOR CONSIDERATION ON:** 17 April 2018

**PETITIONER:** Marcus Watkins

**ACTION REQUESTED BY PETITIONER:** Planning Commission  
recommendation of approval for  
the proposed final plat.

### **BACKGROUND INFORMATION:**

The petitioner, Marcus Watkins, has submitted the final plat for Plat C of the North Point Subdivision, located at approximately 1115 North Heritage Hills Drive. The proposed site includes 3 lots on 1.83 acres, with lot sizes ranging from 0.57 acres to 0.64 acres. The development is in the CR-20,000 zone.

### **STAFF RECOMMENDATION:**

Approve the proposed final plat.



Date: April 11, 2018

By: Jed Muhlestein, P.E.  
City Engineer

A handwritten signature in black ink, appearing to be "JM", is written over the printed name and title of the City Engineer.

**Subject: North Point View Plat C PRD Subdivision –Final  
3 lots on 2.18 acres**

### **Background**

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

Preliminary approval occurred 2004. The City granted no expiration date of Preliminary approval through a development agreement. North Point Plat A was submitted for Final, approved, and built in 2007. Plat B was approved in 2016, built in 2017.

The developer is now seeking approval for Plat C, which consists of 3 lots on 2.18 acres. The lots range in size from 0.57 to 0.64 acres (24,796 to 27,673 square feet).

To refresh memories the original Preliminary Review is attached which discusses utilities in depth. An overall map of North Point PRD is also attached.

### **Utilities**

Though utilities are discussed in depth at Preliminary, there are some items to mention specifically for Plat C.

The storm drain system is part of a master planned line that would re-route North Field Ditch to East View Lane. Typically, the City pays for the cost of upsizing master planned utilities through developments using impact fees. In this situation the City would pay for the cost of upsizing the storm drain pipe from the minimum 15-inch to the 30-inch master planned line in East View Lane.

A storm drain retention pond is shown offsite in a future phase of the North Point PRD development. Because this area is not meant to be recorded with Plat C, **a storm drainage easement would be required for the retention pond area prior to recording the plat.**

North and south sections of East View Lane would be connected with the proposed Plat C. Along with the connection of roadway, culinary and pressurized irrigation lines would also be connected.

An 8-inch sewer main currently exists in the proposed East View alignment, along with laterals for lots 25 and 26. A new 4-inch lateral for lot 24 would be required to be installed as shown on the plans.

### **General Comments**

PRD's have strict open space rules requiring certain amounts to be provided. The original PRD plan was approved with appropriate amounts of open space. Since approved, Plat B was revised which added more open space than was originally provided for a total of 27%. All open space for the development has been provided in Plats A & B.

The water policy will need to be met for this development. The Developer shows credits on file for use.

An engineer's cost estimate will be required for bonding purposes.

The Fire Chief will need to review and approve the plans.

There are some minor redlines on the plat to address.

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

- **The developer provide a storm drainage easement for the retention pond**
- **The developer meet the Water Policy**
- **The developer provide a cost estimate**
- **The developer address the plat redlines**
- **The Fire Chief approves the plans**

### **Attached:**

- **Alpine Irrigation Company, Company Ditches**
- **North Point PRD Preliminary (Approved 2004)**
- **Previously written letters**





## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Alpine View Estates Subdivision – Revised Concept and Preliminary

**FOR CONSIDERATION ON:** 17 April 2018

**PETITIONER:** Griff Johnson

**ACTION REQUESTED BY PETITIONER:** Planning Commission approval of the revised concept plan and proposed preliminary plan.

### **BACKGROUND INFORMATION:**

The petitioner, Griff Johnson, submitted a concept plan for the Alpine View Estates Subdivision and received approval from the Planning Commission on May 6, 2018. The concept has since been revised, with changes to lot locations, lot lines, and the proposed route of Blue Spruce Road.

In addition to the revised concept plan, the petitioner has submitted preliminary plans and drawings for approval.

The proposed subdivision includes 19 lots on 19.30 acres, with lot sizes ranging from 0.46 acres to 0.88 acres, and approximately 5.05 acres being dedicated as open space. The development is located in the CR-40,000 zone.

### **STAFF RECOMMENDATION:**

Approve the revised concept and proposed preliminary plans.



**Date:** April 12, 2018

**By:** Austin Roy *AR*  
City Planner

**Subject:** **Planning and Zoning Review**  
**Alpine View Estates Revised Concept Plan**  
**19 Lots on 19.30 Acres, CR-40,000 Zone**

### **Background**

The developer, Public Development Partners, previously submitted a concept plan for the Alpine View Estates Subdivision (Chatfield property), a Planned Residential Development, located west of 400 West Street and south of Lupine Drive in the CR-40,000 zone. The concept consisted of 19 lots on 19.30 acres, with lots ranging in size from 0.46 acres to 0.88 acres, and approximately 5.18 acres to be dedicated as open space. The concept was accepted and approved by the Planning Commission

The revised concept plan proposes to make the following changes: move the location of lots 6 and 7 (lot 6 is now located on the opposite side of Blue Spruce Road; lot 7 has been moved northward), adjust the boundaries of lots 1-8, and alters the proposed route of Blue Spruce Road (road now curves near the center of the development rather than on the south end). Due to these changes, dedicated open space is slightly reduced to approximately 5.05 acres.

The previous concept plan was approved by the Planning Commission through the following 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.*

**Density**

The Alpine View Estates concept plan meets all density requirements set forth in code based on the slope percentages for the project (see 3.9.5).

**Water Source**

Water rights to be conveyed 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 revised concept site plan provided the previous conditions of approval are met:**


- **The storm drain system will work.**
- **The City approve the exchange of City property for additional open space on the northeast corner at Lot 19.**
- **The trail plan be reviewed by the Trails Committee.**
- **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.**







Date: April 13, 2018

By: Jed Muhlestein, P.E.   
City Engineer

Subject: **Alpine View Estates PRD – Revised Concept/Preliminary Review**  
**19 lots on 19.3 acres**

### **Background**

The proposed Alpine View Estates PRD Subdivision consists of 19 lots on 19.3 acres. The development is located along 400 West, south of Blue Spruce Road and Lupine Drive. The development is in CR-40,000 zone and was granted PRD status February 27, 2018 by the City Council. The lots range in size from 0.46 to 0.88 acres.

The developer has slightly modified the lot layout and road alignment since concept approval. A separate review letter from the Planner will discuss that. A map was prepared to show the differences and is attached.

### **Street System**

The street system makes a connection between Blue Spruce Road to 400 West. It also continues Blue Spruce Road southward to a temporary turn-a-round leaving a small segment of Blue Spruce to be developed with future development. The standard street residential cross-section is shown throughout with curb, gutter, and sidewalk. **The streets and cul-de-sac all appear to meet design standards though there are some redlines to correct.**

### **Utilities**

A detailed utility plan has been submitted and reviewed. The subdivision has been accounted for within the utility master plans. Horrocks Engineers has modeled each utility system and gave recommendations regarding line sizing. That letter is attached.

**Sewer System.** 8-inch sewer mains exist in both Blue Spruce and 400 West which can serve the development. 8-inch mains and 4-inch sewer laterals would be required and are shown for each new lot. Sewer (along with culinary and pressurized irrigation) is shown to extend southward offsite and tie into the southern section of Blue Spruce. This needs to occur for lots 3 – 7 to be able to be served by a gravity sewer system. A condition of Final Approval would be that a utility easement for the offsite utilities would be required prior to recording any phase of

development that used this section of line. There is an existing home located at 391 N 400 W, the same location where the newly proposed 400 North intersects with 400 West. The existing sewer lateral for 391 N 400 W would be required to be capped behind sidewalk. It could potentially be re-used for Lot 18.

**Culinary Water System.** The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There are currently 6, 10, and 12-inch waterlines in the surrounding roads which would serve the development. The plans show connection to all these lines with 8-inch lines throughout the development. 1-inch water service laterals with ¾-inch meters would be required. New laterals are shown to be constructed for each lot. The existing culinary service for 391 N 400 W would be required to be cut and capped at the main. **The Fire Marshall will need to approve the location of proposed fire hydrants.**

**Pressurized Irrigation System.** Similar to the culinary, there are currently 6 and 4-inch pressurized irrigation lines in the surrounding roads which would serve the development. The plans show connection to all these lines with 8-inch lines throughout the development. Horrocks review letter recommends 6 and 4-inch lines within the development. **Line sizes will need updated to reflect Horrocks water models.** 1-inch laterals are shown to be constructed for each new lot. The existing culinary service for 391 N 400 W would be required to be cut and capped at the main.

**Storm Water Drainage System.** The development shows a storm drain system that meets or exceeds City Standards. The storm drain system report is attached for reference. In general, the existing city-owned detention pond on the north east side of the proposed development will be abandoned and incorporated into Lot 19. The piping along the northerly property line from that basin eastward towards Blue Spruce will also be abandoned. This requires an exchange of property between developer and City and was approved by the City Council March 13, 2018 so long as the storm drain system design could meet City Standards. The design has been reviewed and with some minor redline comments, approved by Engineering. A condition of Final Approval would be the vacation of the storm drain easement that exists for the pipe to be abandoned with lots 4 – 6 of Alpine Ridge Phase 1 Amended. The storm water previously taken care of on Lot 19 (currently city property) would be routed to a larger detention basin on the south east side of the development. Water that cannot be routed to this south east detention basin is being taken care of by either sumps or retention basins on the westerly side.

There is an existing dike in the middle of the southern property line which was analyzed to be able to handle flows above and beyond the 100-year storm event. This dike was not used or needed in the storm water calculations but acts as a buffer for downstream homes against the potential 100-year storm event flooding.

### **General Subdivision Remarks**

PRD's have specific slope requirements on the lots. Lots that contain slopes greater than 25% must obtain a recommendation and approval from the Planning Commission and City Council respectively. Section 3.9.4 of the Development Code states:

*"Notwithstanding the minimum open space requirements set forth under Section 3.9.4 #1, the designated open space area shall include and contain all 100 year flood plain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25)*

*percent or greater, or any other area of known significant physical hazard for development.*

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

Ten lots contain small amounts of areas with slopes greater than 25% (steep slopes), but no more than 5% of the total area of each lot. Lot 12 contains a large man-made hill that pushes to steep slope area calculation over the allowed 5%. Staff recommends this lot be considered with the others that contain less than 5% area of steep slopes due to the man-made condition. In PRD developments it is common to have a small amount of steep slopes in each lot. **Staff recommends the Planning Commission recommend and the City Council approve the exception regarding slopes as outlined above.**

The property is situated in areas classified by city hazard maps to be evaluated for rockfall, slide, debris flow, and faulting. A geotechnical report has been submitted and addresses these issues and more. The most notable finding was collapsible soil. The city requires an excavation report prior to pouring foundations, this is also a recommendation of the geotechnical report to help mitigate issues commonly found with collapsible soils. Staff has heard from citizens that there is a location of undocumented fill on the property. The geotechnical report had recommendations for when this is encountered as well.

There are two existing buildings located at 391 N 400 W and a shed located at 305 N 400 W that would need removed prior to recordation or as a condition of recording with a bond provided. The buildings will need to be removed to be compliant with setback requirements of the zone. This would be a condition of Final Approval.

## **ENGINEERING RECOMENDATION**

**We recommend that Preliminary Approval of the proposed development be APPROVED with the following conditions:**

- **The developer address redlines on the plans**
- **The Fire Chief reviews and approves the plans**
- **An exception be granted for the slopes greater than 25% contained in lots**

Attached

- Revised Concept/Preliminary Overlay
- Horrocks Engineer's Review Letter
- Preliminary Plans
- Drainage Calculations
- Geotechnical Study

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT:** Alpine City Tree Guide

**FOR CONSIDERATION ON:** 17 April 2018

**PETITIONER:** Jeremy Ainsworth

**ACTION REQUESTED BY PETITIONER:** Planning Commission  
recommendation of approval for  
new tree guide.

### **BACKGROUND INFORMATION:**

The Street Tree Selection Guide has been created to help provide specialized information about trees and their specific properties, as well as classify them and create guidelines for where they should ideally be planted around the City based on tree type.

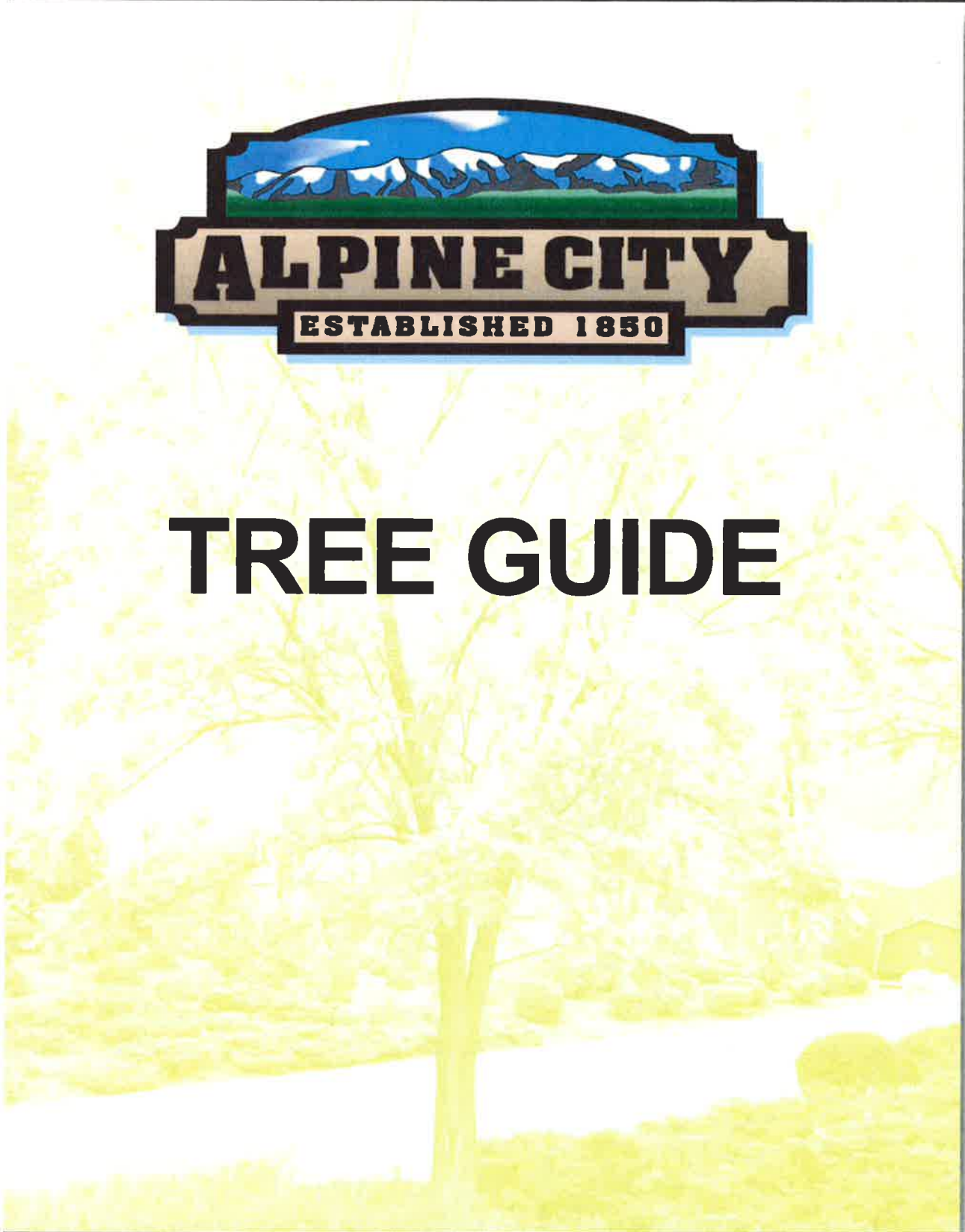
### **STAFF RECOMMENDATION:**

Review Tree Guide and make a recommendation to the City Council.





# TREE GUIDE



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# TREE GUIDE



Alpine City Street Tree Selection Guide

April 2018

## Why select the right tree?

The purpose of this Street Tree Selection Guide is to provide specialized information about each tree and their specific properties for different areas of use and planting around Alpine, Utah. Trees are a very important component to our city. Trees clean the air and cool the environment around our homes and businesses. Trees increase property values and provide a natural beauty in our city, which harbors a great quality of life for all of Alpine's residents.

## Tips for Producing a Tree Healthy City

This Guide Book will help you answer some of these important questions;

**Q: What is the use for the tree?**

A: Aesthetics, Screening, Shade

**Q: What is the character of the tree at maturity?**

A: Height, Width, Shape

**Q: What are the environmental conditions?**

A: Full Sun, Partial Sun, Type of Soil

**Q: What overhead and underground utilities are near planting location?**

A: Power, Water, Sewer, Gas, Telephone, Fiber

## Learn how to select the correct tree

The trees recommended in this guide are tolerant of local temperatures and have qualities to be a great tree.



"PLAN BEFORE YOU PLANT"

*"Picking the right tree is essential to it's health and longevity. If a tree is not in the right soil, hardiness zone, or proper area for mature growth, the tree suffers. If severe pruning has to take place, stress to the tree happens, which can cause susceptibility to disease and death."*

- PKJ Design Group, L.L.C

## IN THIS GUIDE

- Tree Forms and Class
- Tree Planting Instructions
- Tree List and Characteristics