



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, February 6, 2018 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- | | |
|-----------------------------|---------------------|
| A. Welcome and Roll Call: | David Fotheringham |
| B. Prayer/Opening Comments: | Sylvia Christiansen |
| 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. **Open Meeting Training – Jordan Cullimore**
- B. **Public Hearing: Amendment to the Zoning Ordinance – James Lawrence**
Proposal to change/modify the zoning ordinance regarding the limit on automobile bays at mechanical automotive repair shops.
- C. **Public Hearing: Planned Residential Development Concept Plan – Griff Johnson**
Developer is seeking concept plan approval for a new PRD.
- D. **Public Hearing: Proposed Sale of Public Open Space – Canyon Crest Road and Ridge Drive**
The City has received interest from a private party in acquiring a piece of open space located at the corner of Canyon Crest Road and Ridge Drive.
- E. **Public Hearing: Plat Amendment – Summit Pointe Subdivision – Blue Bison Development**
Developer is seeking concept plan approval for an amendment to the Recorded Summit Pointe Subdivision.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 16, 2018

ADJOURN

Chairman David Fotheringham
February 6, 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: Amendment to the Zoning Ordinance

FOR CONSIDERATION ON: 6 February 2018

PETITIONER: James Lawrence

ACTION REQUESTED BY PETITIONER: Change the language in the zoning ordinance to allow 5 automobile bays, and approve plans for a 5th bay.

BACKGROUND INFORMATION:

The petitioner would like to make an amendment to the zoning ordinance (3.7.3.12.2) to increase the number of allowed automobile bays from 4 to 5. Due to an increase in business from customers the petitioner is seeking to add one more garage door to the existing building. The addition would not change the footprint of the building or increase the square footage thereof. However, before an additional automobile bay can be considered, the zoning ordinance will have to be amended.

STAFF RECOMMENDATION:

Review the proposed language for the amendment to the zoning ordinance and the plan for an additional automobile bay and make a recommendation to the City Council.



AMENDMENT TO THE ZONING ORDINANCE – PROPOSED LANGUAGE J & L AUTOMOTIVE REPAIR

3.7.3 CONDITIONAL USES

12. Mechanical Automotive Repair Shops

1. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.
2. ~~There shall be no more than 4 automobile bays.~~ There shall be no more than 5 automobile bays.
3. No automobiles shall be stored on the property for more than 14 days.
4. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.
5. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.
6. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than 3 parking spaces provided per bay.
7. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (Article 3.11).

3.7.3.12.2 (Existing Language)

There shall be no more than 4 automobile bays.

3.7.3.12.2 (Proposed Language)

There shall be no more than 5 automobile bays.



3.24.3 SPECIFIC REQUIREMENT FOR EACH LAND USE. Required off-street parking shall be provided for each use as listed below. Requirements shall be calculated on total square footage of building space. In calculating the required parking for any given use, if the number of required parking ends in a fraction, the number shall be rounded up to the next whole number. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission.

Parking shall be provided as follows, with spaces based upon one or a combination of the uses listed:

USE	OFF-STREET PARKING REQUIREMENT
Residential Uses Single-unit Dwelling Multiple-unit Dwelling Single Dwelling with Accessory Apartment	Two (2) parking spaces Two (2) parking spaces per unit Three (3) parking spaces
Intensive retail commercial shops selling directly to the public	Four and one-half (4.5) spaces for each 1,000 sq. ft.
Less intensive commercial businesses such as furniture, appliance, and lumber sales	Three and one-half (3.5) spaces for each 1,000 sq. ft.
Offices and personal services	Four (4) spaces for every 1,000 sq. ft.
Restaurants, dining rooms	One (1) space for every four (4) seats.
Auditoriums, theaters, assembly halls, amphitheaters, art centers	One (1) space for every (3) seats.
Commercial recreation	Two (2) spaces for every 1,000 sq. ft.
Industrial and wholesale establishments	One (1) space for every two (2) employees on the largest shift.
Mortuary	One (1) space for every three hundred (300) sq. ft.
Hospitals and civic buildings	Determined by specific review.
Shopping centers, or complexes of rentable commercial space	At least four (4) spaces per 1,000 sq. ft.
Churches, house of worship, reception center	Thirteen and one-half (13.5) spaces for every 1,000 sq. ft. for buildings 20,000 sq. ft. or less. Eleven (11) spaces for every 1,000 sq. ft. for buildings 20,001 sq. ft. or more.
Schools	Parking for schools serving grades below Kindergarten shall provide parking at a rate of 2 stalls per employee. Parking for schools serving grades K-9 shall provide parking at a rate of 0.20 stalls per person (total of students and staff) Parking for schools serving grades 10 and above shall provide parking at a rate of 0.50 stalls per person (total of students and staff)



Mechanical Automotive Repair Shops	No more than three (3) parking spaces provided per bay (no more than 4 bays) (no more than 5 bays).
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3.24.3 (Existing Language)
(no more than 4 bays).

3.24.3 (Proposed Language)
(no more than 5 bays).

DATE: 8-29-14	DESIGNED BY: RJA	DRAWN BY: RJA	CHECKED BY: RJA
REV. #	DATE	BY/APP	AS SHOWN
1	12-11-12	RJA/RJA	AS SHOWN
2	01-11-13	RJA/RJA	AS SHOWN
3	01-11-13	RJA/RJA	AS SHOWN
4	01-11-13	RJA/RJA	AS SHOWN
5	01-11-13	RJA/RJA	AS SHOWN
6	01-11-13	RJA/RJA	AS SHOWN
7	01-11-13	RJA/RJA	AS SHOWN
8	01-11-13	RJA/RJA	AS SHOWN
9	01-11-13	RJA/RJA	AS SHOWN
10	01-11-13	RJA/RJA	AS SHOWN



 LARRYN, UTAH (801) 990-1776 FAX (801) 990-1778

 SANDY, UTAH

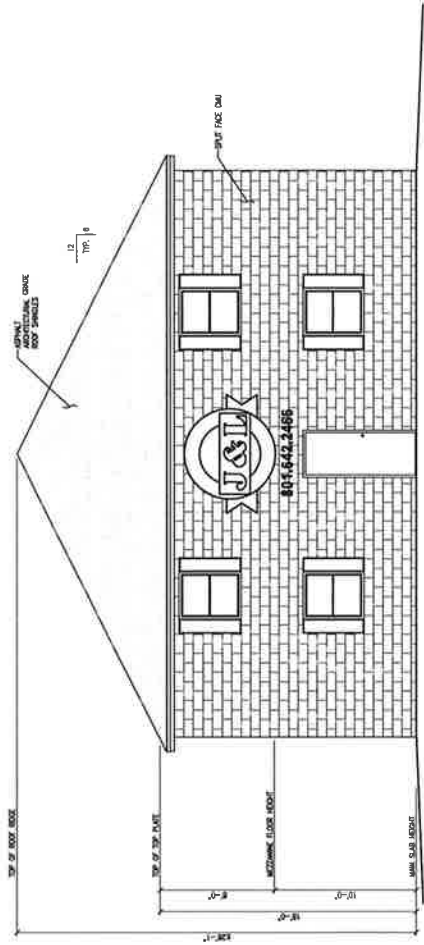
 JAMES LAWRENCE

JAMES LAWRENCE
 LAWRENCE SHOP
 ELEVATIONS

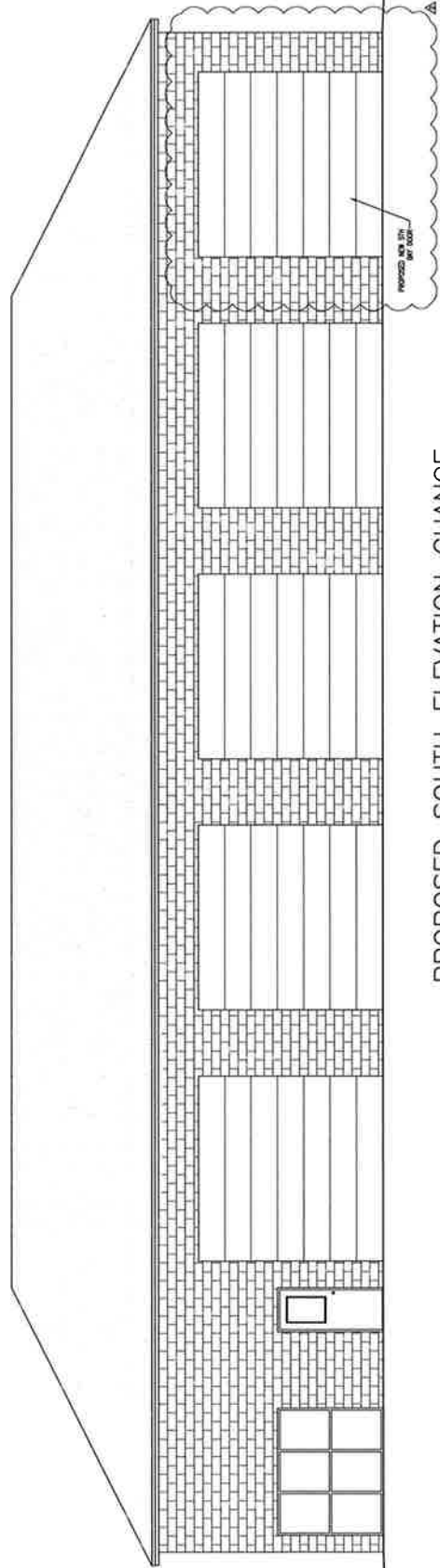


U09889-004-141

A1



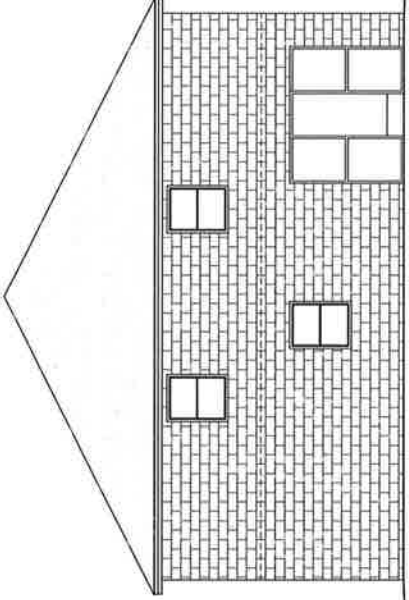
EAST ELEVATION (NO CHANGE)



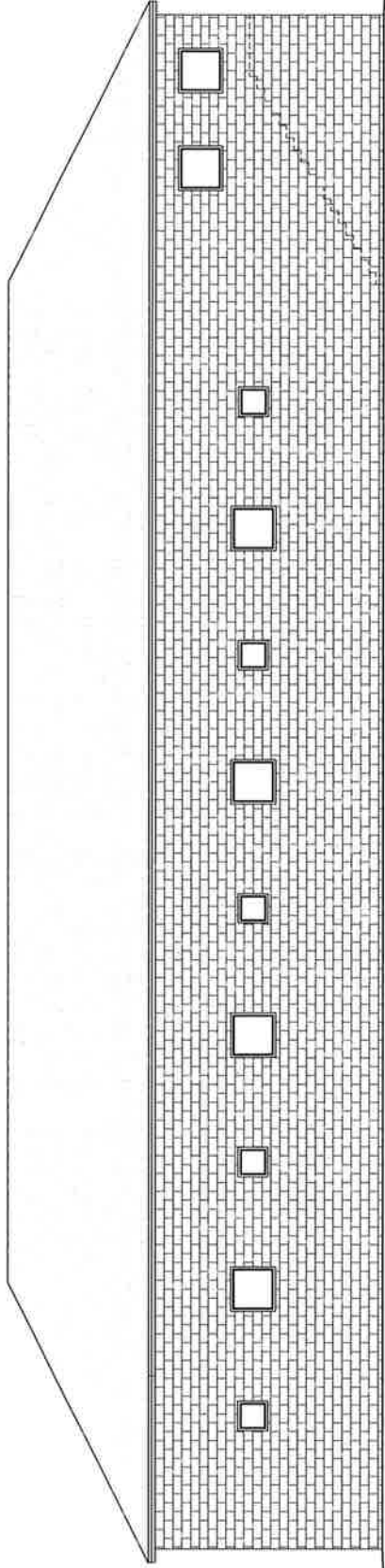
PROPOSED SOUTH ELEVATION CHANGE

DATE	4-20-14	DESIGNED BY	JOHN BE WAT	PROJECT BY	JOHN BE WAT
REV	1	DATE	04-20-14	DESCRIPTION	

WEST ELEVATION (NO CHANGE)
04-20-14



NORTH ELEVATION (NO CHANGE)
04-20-14



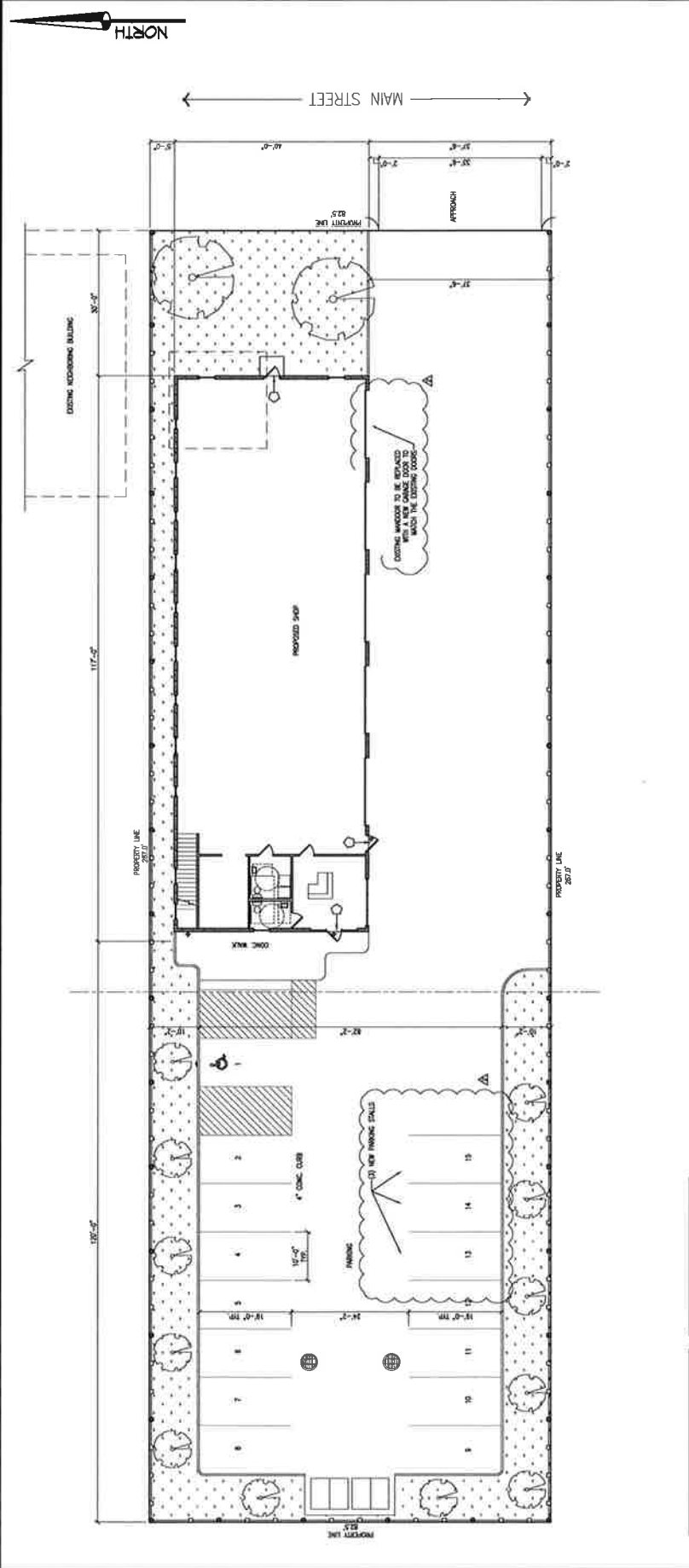
DATE: 8-20-18	DESIGNED BY: J. L. WATSON	CHECKED BY: J. L. WATSON
SCALE: 1" = 10'-0"	PROJECT NO. 18-001	PROJECT NAME: JAMES LAWRENCE SHOP
CLIENT: JAMES LAWRENCE	LOCATION: 1000 W. 1000 N.	CITY: SANDY, UTAH
PROJECT NO. 18-001	PROJECT NAME: JAMES LAWRENCE SHOP	CITY: SANDY, UTAH
DATE: 8-20-18	DESIGNED BY: J. L. WATSON	CHECKED BY: J. L. WATSON

VECTÖR
 LANDSCAPE ARCHITECTS
 10011 9801 1775
 SANDY, UTAH 84070
 (801) 980-1775 FAX
 (801) 980-1776 FAX
 (801) 980-1775 FAX

**JAMES LAWRENCE
 LAWRENCE SHOP
 SITE PLAN**

100888-004-141

C1



PROPOSED SITE PLAN CHANGE
 1" = 10'-0"

SYMBOL KEY
 Q • DIRT TO EXISTING LANDSCAPE SHALL BE
 LEVEL WITH EXISTING FLOOR AND HAVE
 10% SLOPE AWAY FROM BUILDING

REQUIRED LANDSCAPING
 20% LANDSCAPING REQUIRED (4,443 SQUARE FEET)
 LOT SIZE 151 ACRES (22,215 SQUARE FEET)
 LANDSCAPING PROVIDED: 4,645 SQUARE FEET (20.5%)



Planning Commission Agenda

Application Form

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

All materials must be submitted to the City Planner at least **14 days** prior to the Planning Commission meeting for which you want to be scheduled.

ALPINE CITY
20 N. MAIN
ALPINE, UT 84004

Name J + L Automotive Repair Date 11/22/17

Address 80 S. Main St. Alpine

Phone 801-642-2466 Fax _____ Email jameslawrence100@msn.com

Subject for Discussion: (The more specific you are, the better prepared the Planning Commission will be to discuss your request.)

We would like to make an amendment to ordinance
3.7.3.12.2 Due to an increase in our business from
local loyal customers we would like to add one more
garage door to our existing building. We would not change
the foot print, or increase the square footage of the
existing building. This would allow us to give more timely
service which would increase our tax base to benefit
Alpine city.

Location 80 S. Main St., Alpine, UT

Have you attached the necessary maps, plats, documentation, stamped and addressed envelopes for notification, etc.

PAID NOV 22 2017

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing: Alpine View Estates PRD

FOR CONSIDERATION ON: 6 February 2018

PETITIONER: Griff Johnson

ACTION REQUESTED BY PETITIONER: Consider recommendation and approval of proposed PRD and concept plan.

BACKGROUND INFORMATION:

The petitioner, Griff Johnson, has 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. The proposed development includes 19 lots on 19.30 acres, with lot sizes ranging from 0.46 acres to 0.88 acres. The development is in the CR-40,000 zone.

STAFF RECOMMENDATION:

Make a recommendation to the City Council on the proposed concept plan and whether the proposal meets the definition of a PRD.



Date: February 5, 2018

By: Austin Roy *AR*
City Planner

Subject: **Alpine View Estates Proposes PRD
19 Lots on 19.30 Acres, CR-40,000 Zone**

Background

The developer, Public Development Partners, has submitted a concept plan for the Alpine View Estates Planned Residential Development, which would consist of 19 lots on 19.30 acres, with lots ranging in size from 0.46 acres to 0.88 acres. The proposed subdivision is located west of 400 West Street and south of Lupine Drive (Chatfield property) with access off Blue Spruce Road and 400 West Street. The proposed PRD would dedicate approximately 5.18 acres as open space. The development is in the CR-40,000 (1 acre) zone.

Purpose and Intent

The Planning Commission and City Council must determine if the proposed concept meets purpose and intent of a Planned Residential Development set forth in section 3.9.1 of the Development Code. To qualify for approval a project must demonstrate that it will:

- A. adequately recognize and incorporate natural conditions present on the site;
- B. efficiently utilize the land resources and provide increased economy to the public in the delivery of municipal services and utilities;
- C. provide increased variety in the style and quality of residential dwellings available within the City;
- D. preserve open space to meet the recreational, scenic, and public service needs; and
- E. do all the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

As currently proposed, it is not clear how the concept plan meets requirement D. It is not immediately apparent how the open space shown would benefit the City in terms of recreational, scenic or public service needs. Open space dedicated to the City should have some immediate benefit to the City, and it is not clear how the open space in this plan fulfills that requirement. The proposed open space does not seem suited for park or recreational purposes, is not protecting an important hillside with regards to hazards, and does not benefit the City's public utilities and

services.

Location

The proposed PRD is located within the CR-40, 000 zone, and as such would be required to dedicate a minimum 25% of total project area as open space. The concept shows 26.88% being dedicated as open space.

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).

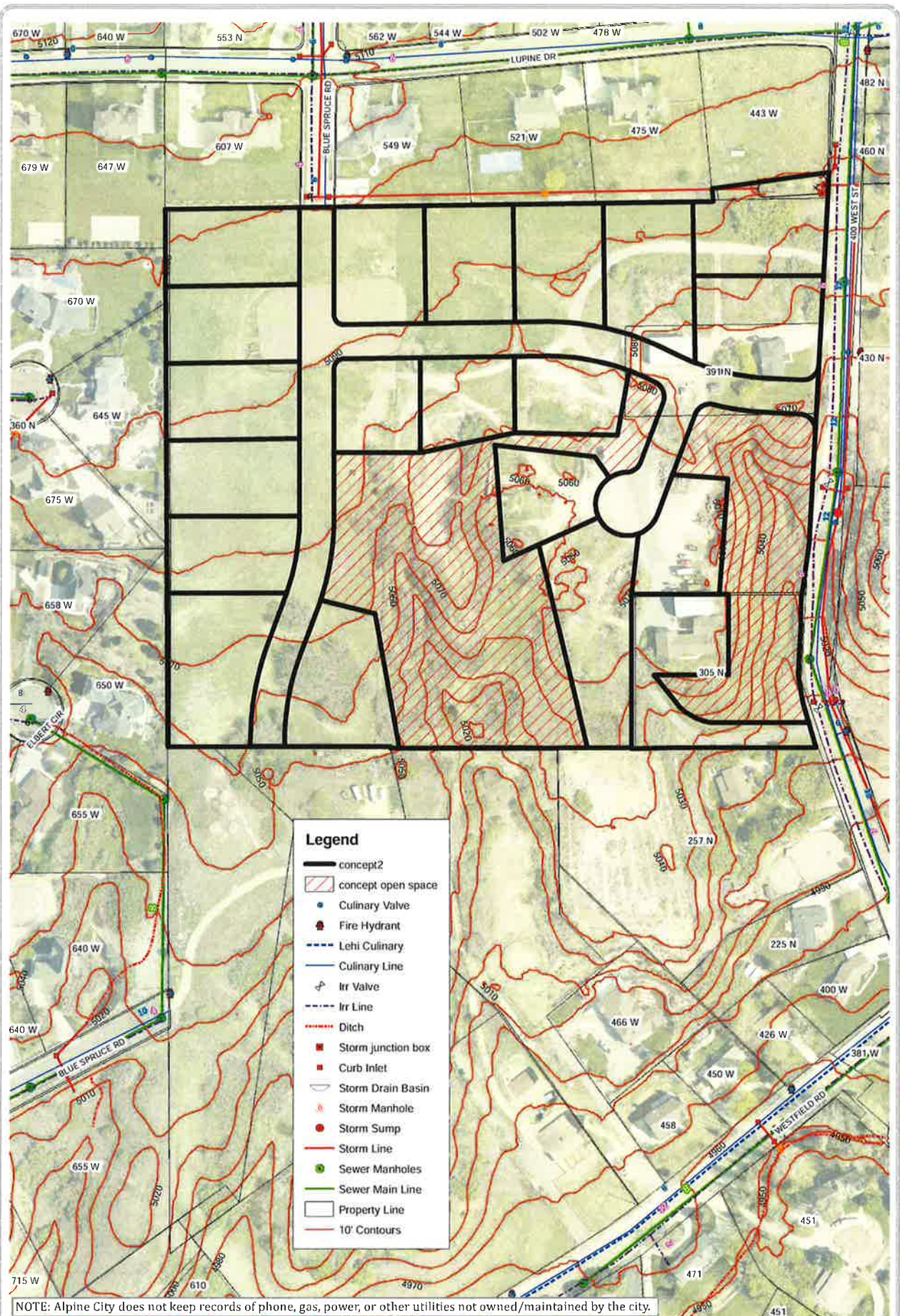
Water Source

Water rights shall 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 proposed site plan provided the following items are addressed:

- **Proposed open space can be shown to serve a benefit to the City in terms of recreation, environmental preservation or public service needs.**
- **Water source and/or water right requirements are met.**



NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

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 VIEW ESTATES CONCEPT





19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

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SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

SHEET NO. 2

19 LOT CONCEPT

ALPINE, UTAH

3-17-05

NUMBER	MINIMUM	SLOPE	MAXIMUM	SLOPE	AREA	COLOR
1	25.000%		827.617%		130261	

WHITLOV

CONTOUR USED: 10' VERT. INTERVAL

LOT	AREA	PERCENT	PERCENT
LOT 1	2244	5.3	0.00%
LOT 2	2244	5.3	0.00%
LOT 3	2244	5.3	0.00%
LOT 4	2244	5.3	0.00%
LOT 5	2244	5.3	0.00%
LOT 6	2244	5.3	0.00%
LOT 7	2244	5.3	0.00%
LOT 8	2244	5.3	0.00%
LOT 9	2244	5.3	0.00%
LOT 10	2244	5.3	0.00%
LOT 11	2244	5.3	0.00%
LOT 12	2244	5.3	0.00%
LOT 13	2244	5.3	0.00%
LOT 14	2244	5.3	0.00%
LOT 15	2244	5.3	0.00%
LOT 16	2244	5.3	0.00%
LOT 17	2244	5.3	0.00%
LOT 18	2244	5.3	0.00%
LOT 19	2244	5.3	0.00%

* MINIMUM SLOPE REQUIRED FOR THE MAJORITY OF THE LOT

+25% SLOPE WITHIN THIS LOT

TABLE	AREA	PERCENT	PERCENT
OVERALL PROJECT	42000	10.0	0.00%
LOT 1	2244	5.3	0.00%
LOT 2	2244	5.3	0.00%
LOT 3	2244	5.3	0.00%
LOT 4	2244	5.3	0.00%
LOT 5	2244	5.3	0.00%
LOT 6	2244	5.3	0.00%
LOT 7	2244	5.3	0.00%
LOT 8	2244	5.3	0.00%
LOT 9	2244	5.3	0.00%
LOT 10	2244	5.3	0.00%
LOT 11	2244	5.3	0.00%
LOT 12	2244	5.3	0.00%
LOT 13	2244	5.3	0.00%
LOT 14	2244	5.3	0.00%
LOT 15	2244	5.3	0.00%
LOT 16	2244	5.3	0.00%
LOT 17	2244	5.3	0.00%
LOT 18	2244	5.3	0.00%
LOT 19	2244	5.3	0.00%

THESE EASEMENTS OR ANY OTHER EASEMENTS SHALL NOT BE USED ON ANY PROJECTS OF EXTENSION OF THIS PROJECT EXCEPT BY THE ORIGINAL OWNER.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing: Proposed Sale of Public Open Space

FOR CONSIDERATION ON: 6 February 2018

PETITIONER: Stephen Neeleman

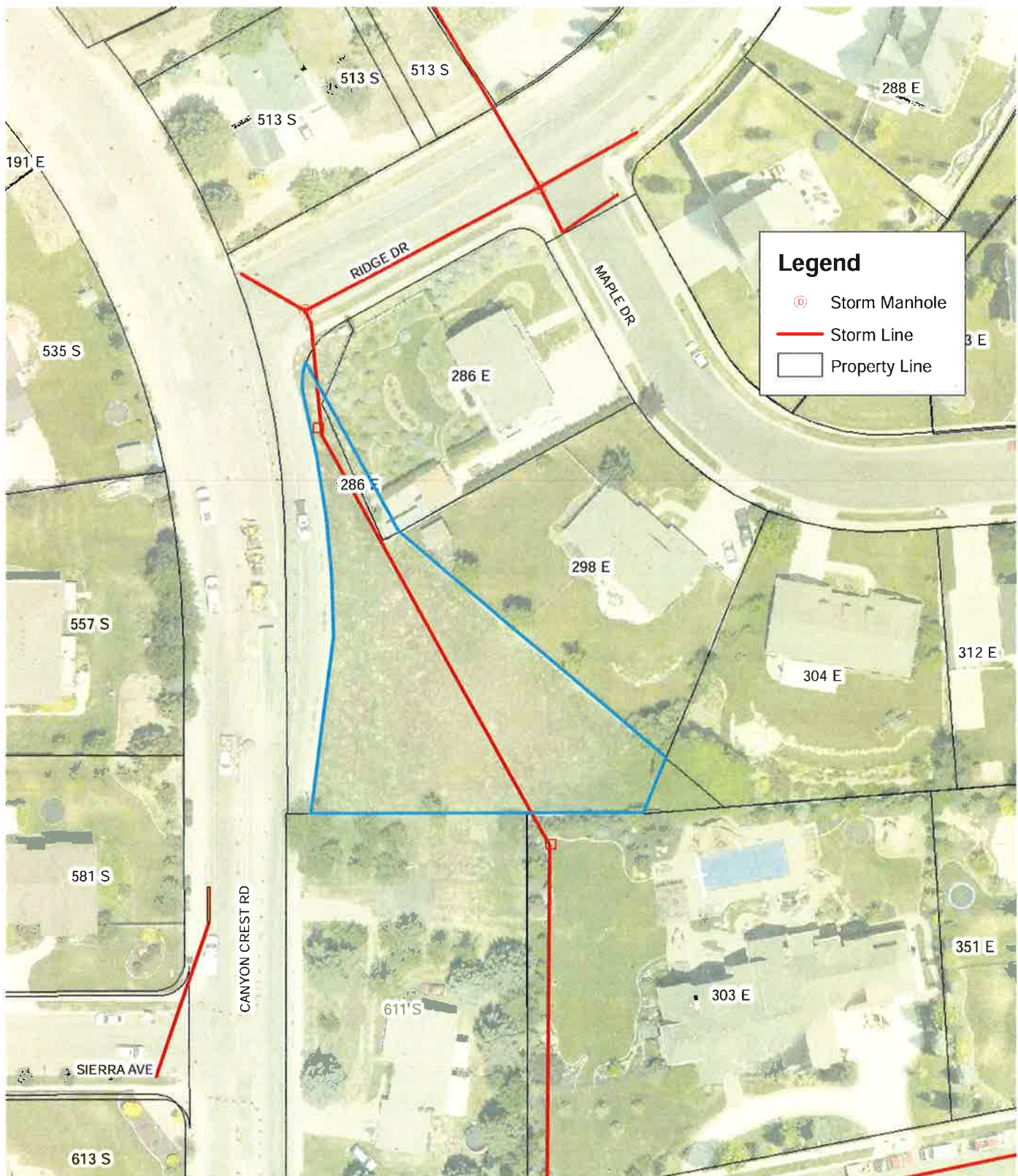
ACTION REQUESTED BY PETITIONER: Recommendation from the Planning Commission and approval of the City Council to purchase Public Open Space.

BACKGROUND INFORMATION:

The petitioner is seeking to acquire a parcel of Alpine City Public Open Space that is located on the corner of Canyon Crest Road and Ridge Drive. The parcel is approximately 0.45 acres in the CR-40,000 zone.

STAFF RECOMMENDATION:

Review the proposed sale of public open space and make a recommendation to the City Council.



NOTE: Alpine City does not keep records of phone, gas, power, or other utilities not owned/maintained by the city.

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 = 70 feet

0 20 40 80 120 160 Feet



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing: Summit Pointe Plat Amendment

FOR CONSIDERATION ON: 6 February 2018

PETITIONER: Blue Bison Development

ACTION REQUESTED BY PETITIONER: Recommend and approve the proposed concept plan plat amendment.

BACKGROUND INFORMATION:

The petitioner, Blue Bison Development, has submitted concept plan as an amendment to the recorded Summit Pointe Subdivision, located west of Lakeview Drive and north of Hog Hollow Road. The proposed concept seeks to amend the recorded plat of 4 lots and increase the number to 15. The development would be built on a road as an extension of Lakeview Drive and would be a through street crossing city boundaries and connecting into the neighboring municipality of Draper. Lot sizes range from 0.94 acres to 3.92 acres. The site is located on approximately 32.92 acres in the CR-40,000 zone.

STAFF RECOMMENDATION:

Make a recommendation to the City Council on the proposed concept plan/plat amendment.



Date: February 2, 2018

By: Austin Roy *AR*
City Planner

Subject: **Summit Pointe Plat Amendment**
15 Lots on 32.92 Acres, CR-40,000 Zone

Background

The developer, Blue Bison Development, has submitted a plat amendment for the recorded Summit Point Subdivision which would consist of 15 lots on 32.62 acres, with lots ranging in size from 0.94 acres to 3.92 acres. The development is in the CR-40,000 (1 acre) zone. The amendment should be treated like a concept plan for a new subdivision, because the proposed development is coming from a new developer and the developer is seeking to abandon the previous plat and replace it with an entirely new concept.

Location

Subdivision is located within the CR-40, 000 zone, with the proposed lots meeting the minimum size requirements of 40,00 square feet.

Street System

Alpine City Development Code states that a cul-de-sac cannot be longer than 450 feet. The proposed plan shows a cul-de-sac that is approximately 700 feet.

The plan proposes a road connection into a neighboring municipality (Draper City). Approval and authorization from the neighboring municipality should be acquired before such a connection is approved.

Water Source

The concept plan shows lots located above the 5,350-foot elevation. Lots above this elevation are unable to be serviced by the City's water system. These lots will require water rights and a water source prior to approval.

RECOMMENDATION

The Planning and Zoning Department recommends that the proposed concept plan/plat amendment not be approved until the following items are addressed:

- **The proposed cul-de-sacs meet the 450-foot maximum length requirement.**
- **Water source and water rights are clearly defined and outlined.**
- **Approval and authorization from Draper City regarding the proposed connection into Alpine City.**



NORTH

GRAPHIC SCALE

(1 IN. = 30 FT.)

1 in. = 30 ft.

ALPINE CITY ZONING C-40 (COUNTRY RESIDENTIAL ZONE)

PERMITTED LOTS INCLUDE SINGLE-UNIT DETACHED DWELLINGS WHEN LOCATED ON A LOT IN A RECORDED SUBDIVISION AND SUBJECT TO COMPLIANCE WITH THE APPLICABLE CONDITIONS WITHIN THE ZONE.

MINIMUM AREA: THE MINIMUM LOT AREA SHALL BE 40,000 SQUARE FEET WITH A MINIMUM LOT WIDTH OF 150 FEET MEASURED AT THE FRONT SETBACK.

EACH LOT SHALL CONTAIN A MINIMUM OF 5,000 SF BUILDABLE AREA (LESS THAN 20% SLOPE).

FRONT SETBACK

30 FT.

REAR SETBACK

30 FT.

SIDE YARD SETBACK

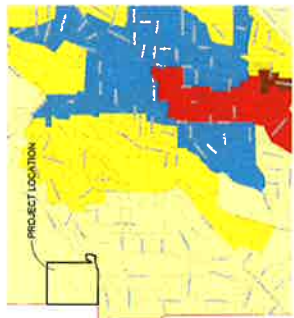
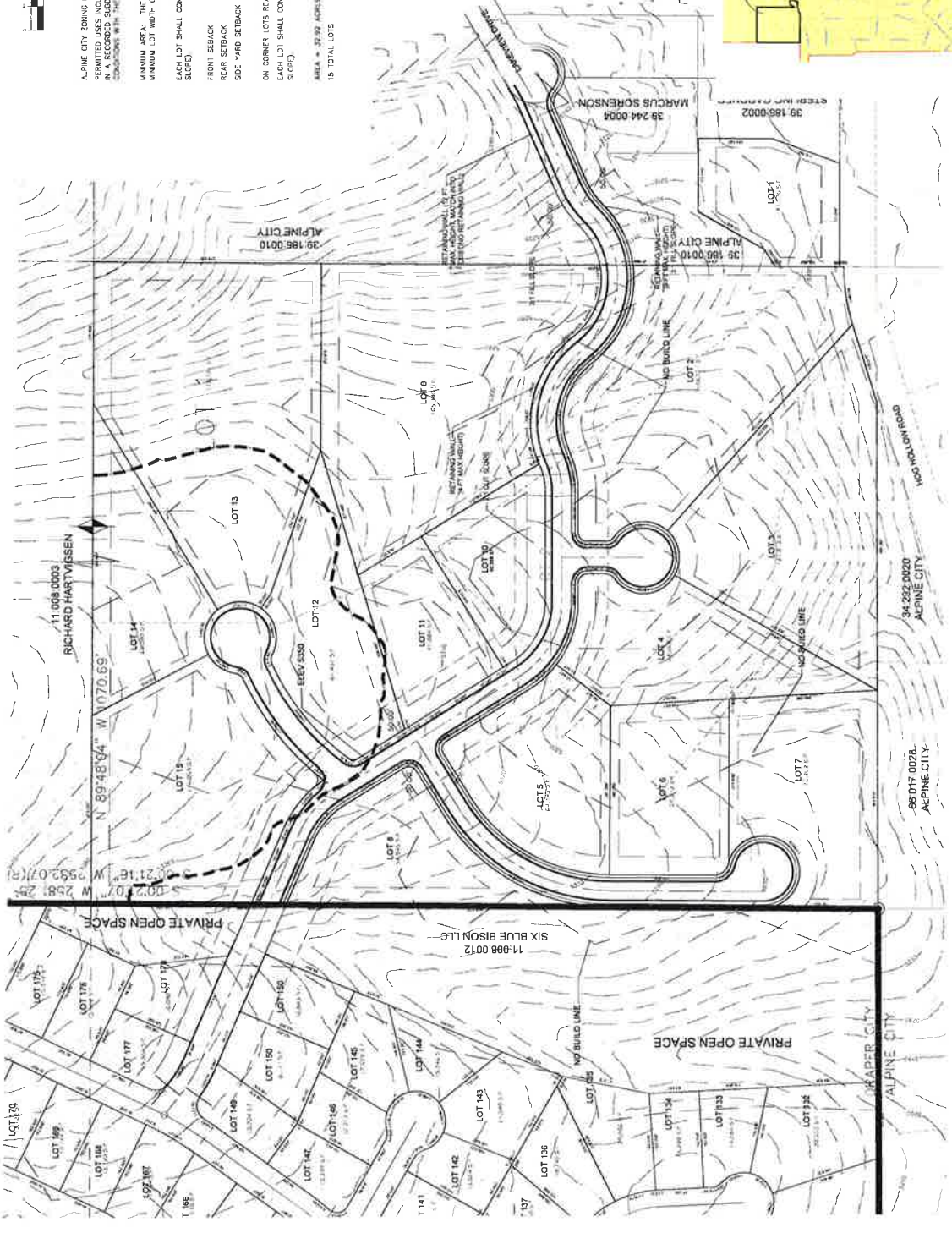
12 FT. MIN. W/ 30 FT. TOTAL

ON CORNER LOTS REAR & SIDEYARD SHALL BE 12 FT. MIN. W/ 30 FT. TOTAL.

EACH LOT SHALL CONTAIN A MINIMUM OF 5,000 SF BUILDABLE AREA (LESS THAN 20% SLOPE).

AREA = 22.92 ACRES

15 TOTAL LOTS



VICINITY MAP

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
605 Lake Creek, Suite 100
Salt Lake City, Utah 84107
Phone (801) 364-1212 / Fax (801) 364-1225
www.bushandgudgell.com



SUMMIT POINTE AMENDED
CONCEPT PLAN
LOCATED IN ALPINE, UTAH
PREPARED FOR: JAKE SATTERFIELD

C1.0
SHEET 1 OF 2

When recorded return to:
Alpine City
20 North Main Street
Alpine City, UT 84004



ENT 66480:2017 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Jul 10 4:20 pm FEE 0.00 BY MA
RECORDED FOR ALPINE CITY CORPORATION

CONTRACT AND GRANT OF EASEMENT

The undersigned VISTA MEADOWS LLC and _____
herein after referred to as Grantor, of
[address] 922 W. PFEIFERHORN DR, _____, City of
ALPINE, County of UTAH, State of UTAH, in consideration of Ten
Dollars(\$10.00), receipt of which is acknowledged, do hereby convey and grant to Alpine City,
a permanent easement for the location, construction and maintenance of a public road right of
way and related facilities, hereinafter more particularly designated and described, over and
across lands owned by Grantor and situated in the County of Utah, State of Utah and more
particularly described as follows:

Public Roadway legal description

Beginning at a point located South 00°21'07" West 363.15 feet from the
Northeast corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base
and Meridian;

thence South 00°21'07" West, a distance of 185.94 feet; thence along the arc of a
527.00 feet curve to the right through a central angle of 04°06'59" for 37.86 feet
(chord bears North 17°47'30" West 37.85 feet); thence North 15°44'00" West, a
distance of 100.99 feet; thence along the arc of a 653.00 feet curve to the left
through a central angle of 07°02'50" for 80.32 feet (chord bears North 19°15'25"
West 80.27 feet); thence North 22°46'50" West, a distance of 369.62 feet; thence
South 89°48'06" East, a distance of 58.65 feet; thence South 22°46'50" East, a
distance of 346.72 feet; thence along the arc of a 707.00 feet curve to the right
through a central angle of 03°49'02" for 47.10 feet (chord bears South 20°52'19"
East 47.09 feet) to the POINT OF BEGINNING.

Containing 26,549 square feet or 0.6095 acres, more or less.

Basis of Bearing = South 00°21'07" West along the Section line between the
Northeast corner and the East quarter corner of Section 23, Township 4 South,
Range 1 East, Salt Lake Base and Meridian

The easement hereby conveyed and granted is for the sole purpose of locating,
establishing, constructing, and maintaining under and across the above-described land a public
right of way for a public road, related structures, utilities and piping as will be determined
necessary by Alpine City. Which roadway may be built by the City, or at the City's direction,
allowed to be built at some point of time in the future.

The Grantor also agree that when such public road way is built on the right of way granted by this easement agreement that they will dedicate to the City, for use as public unimproved open space, the remnant parcel of property described as follows:

Northeast property fragment legal description

Beginning at the Northeast corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian;

thence South 00°21'07" West, a distance of 363.15 feet; thence along the arc of a 707.00 feet curve to the left through a central angle of 03°49'02" for 47.10 feet (chord bears North 20°52'19" West 47.09 feet); thence North 22°46'50" West, a distance of 346.72 feet; thence South 89°48'06" East, a distance of 153.26 feet to the POINT OF BEGINNING.

Containing 27,545 square feet or 0.6323 acres, more or less.

Basis of Bearing = South 00°21'07" West along the Section line between the Northeast corner and the East quarter corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian


The City agrees that in exchange for this easement that:

(1) The Grantors, and their successors and assigns, shall have no financial obligation for the construction of the public road improvements or utilities that will eventually be placed in the public right of way created by this easement.

(2) The Grantors, and their successors and assigns, shall have unfettered use of the property encumbered by this easement until such time as the City decides to have the public road or other public facilities constructed within the right of way.

In witness whereof, we have hereunto set our hands this 6TH day of JULY 2017.

Grantor(s)

 Mark WELLS
MGR, VISTA MEADOWS LLC
S. Taylor Smith MGR, VISTA MEADOWS
LLC

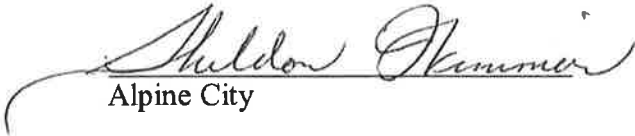
STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the ___ day of See Attached, 2017, personally appeared before me
_____, and _____, the signers of the within instrument, who

duly acknowledged to me that they executed the same.

NOTARY PUBLIC
Residing at:

Signed and Accepted:


Alpine City

**STATE OF UTAH
COUNTY OF SALT LAKE**

The foregoing instrument was acknowledged before me this 6th day of July, 2017, by MARK WELLS and S. TAYLOR SMITH, the signer of the foregoing instrument, who being by me duly sworn, did say that they are the Managers of VISTA MEADOWS, LLC, that the foregoing instrument was signed on behalf of said company by authority of it by-laws or a consent resolution, and the said MARK WELLS and S. TAYLOR SMITH duly acknowledged to me that said company executed the same.

My commission expires November 8, 2019. Witness my hand and official seal.



Notary Public



**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
January 16, 2018**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by City Planner Austin Roy, in the absence of the Chair and Vice Chair. 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: Lon Lott, Loraine Lott, Ed Bush, Howard Christiansen, Teina Wihongi, Tyler Croft, Levi Yamada, Sam Bentley, Josh Jackson, Zach Aden, Tui Wihongi, Howard Christiansen

A. Prayer/Opening Comments: David Fotheringham

B. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Introduction of New Planning Commission Members

Austin Roy introduced the new Planning Commission Members and asked them to tell a little bit about themselves.

Sylvia Christiansen said she had been attending Planning Commission meetings for the past two years. She had a background in architectural drafting, grant writing, and civil engineering technology, and she currently worked as a real estate agent. She expressed a desire to serve the City well with the talents and experience she brought to the table.

Alan Macdonald said attending City meetings was a new experience for him. He had lived in Alpine for fifteen years and had four children. He attended BYU law school and was working as an attorney representing civil cases and physicians. He was looking forward to serving and making positive decisions for the future growth and development of Alpine.

B. Selection of New Chair and Vice Chair

Austin Roy explained the roles of the Chair and Vice-Chair and said the positions had two-year terms. The responsibilities of the Chair included being a representative of the Planning Commission, attending City Council meetings, meeting with Staff, and conducting Planning Commission meetings.

Jane Griener added that the Chair did not make any motions; however, they did cast votes.

1 The Planning Commission Members each took a moment to introduce themselves and stated
2 how long they had served on the Planning Commission.

3
4 Bryce Higbee had been a member of the Commission for roughly five years. He was a corporate
5 attorney and a coach for his kids' sports teams. He had previously served on the Parks and Trails
6 Committee.

7
8 David Fotheringham had been a Commission Member for three years and previously served on
9 the Parks, Recreation, and Open Space Committee for five years. He served in the military for
10 thirty-two years, and was a Battalion Commander and Executive Officer for Core Artillery.
11 Through these experiences, he had traveled the world.

12
13 Jane Griener said she had been on the Planning Commission for two and a half years. Her
14 background was in computer science and small business startups, and she currently did data
15 analytics for Purple in Alpine. She had also done some communications consulting and website
16 work for the City. She had six children with one still living at home.

17
18 John Gubler had been a Commission Member for a year and a half and was a fifteen-year
19 resident of Alpine, with two boys still at home. He had been in commercial real estate for the
20 last twenty years.

21
22 Austin Roy asked if any of the Planning Commission Members were interested in serving as
23 Chair and David Fotheringham said he would be willing to serve.

24
25 **MOTION:** Alan Macdonald moved to nominate David Fotheringham as the new Chair of the
26 Planning Commission.

27
28 Sylvia Christiansen seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce
29 Higbee, Alan Macdonald, David Fotheringham, Jane Griener, John Gubler and Sylvia
30 Christensen all voted Aye.

31 32 **C. General Plan – Final Review**

33 Austin Roy explained that the Planning Commission and Staff had been working on updating the
34 General Plan for the past two years. The Planning Commission would be reviewing the whole
35 document and making a recommendation to the City Council.

36
37 Alan Macdonald said that there were multiple sections which started with Goal 1, which was
38 confusing. He suggested that the formatting of the document be cleaned up before going to the
39 City Council. Bryce Higbee agreed and suggested that each section include a header.

40
41 Austin Roy explained that the General Plan was reviewed in sections, so the draft before them
42 was several documents combined. Staff would adjust the formatting and give each section a
43 title. Jed Muhlestein suggested that the document be formatted similar to the Development
44 Code.

Austin Roy said the Planning Commission could still recommend approval to the City Council with the stipulation that the corrections discussed were made before it was presented.

Sylvia Christiansen commented on the language stating that the City preferred to obtain public open space through planned residential development or by the public purchase of land. She asked if there were any other options. Staff stated that property could be gifted to the City or the City could apply for grants.

The Planning Commission and staff went through the General Plan page by page and made the following changes:

1. Page 5, Section 2.4 – correct the spacing on the last sentence.
2. Page 7, Section 3.2 – underline “The Sensitive Lands Overlay Zone” to match the format of the other zones.
3. Page 10 Addendum, Street Improvement Plan – Remove streets one and ten, as they were already complete.
4. Change the title of the map on Page 19 to read “Dry Creek Corridor”.
5. Policies – write out the word “versus” rather than abbreviating it to “vs”.
6. Page 20, Goal #1 – remove the word “to” and begin the sentence with “Promote”.
7. Make the font and format uniform throughout the document.

There was a discussion regarding the allowance of motorized vehicles in Lambert Park, but they decided to keep the language in the draft.

MOTION: Bryce Higbee moved to recommend approval of the General Plan with the condition that the above corrections be made.

Jane Griener 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.

IV.COMMUNICATIONS

David Fotheringham expressed a concern for the potholes on Healey Boulevard. There was a discussion about following up on the road after developers finished construction. It was stated that the City had a one-year warrantee with the developer for roads.

V. APPROVAL OF PLANNING COMMISSION MINUTES: December 5, 2017

MOTION: Jane Griener moved to approve the Planning Commission Minutes for December 5, 2017, with the correction of the year on pages 5 and 19.

1
2 Sylvia Christiansen seconded the motion. The motion passed with 6 Ayes and 0 Nay. Bryce
3 Higbee, Alan MacDonald, David Fotheringham, Jane Griener, John Gubler and Sylvia
4 Christiansen all voted Aye.

5
6 **ADJOURN**

7 David Fotheringham stated that the Planning Commission had covered all the items on the
8 agenda and adjourned the meeting at 8:10 p.m.