



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 26, 2016 at 6:30 pm** as follows:

I. GENERAL BUSINESS

- | | |
|-----------------------------|---------------|
| A. Welcome and Roll Call: | Steve Cospers |
| B. Prayer/Opening Comments: | Steve Cospers |
| 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. Creekside Cottages Senior Living – 242 S Main Street – Bryce Nelson**
The Planning Commission will consider recommending approval of a concept plan for the proposed development.

IV. COMMUNICATIONS

ADJOURN

Chairman Steve Cospers
April 25, 2016

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.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Creek Side Cottages Senior Housing Concept Plan

FOR CONSIDERATION ON: 26 April 2016

PETITIONER: Bryce Nelson

**ACTION REQUESTED BY PETITIONER: Recommend Approval of the
Concept Plan**

APPLICABLE STATUTE OR ORDINANCE: Article 3.18 (Senior Housing)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The Creek Side Cottages senior living development is proposed to be located at 242 South Main Street. This proposal includes 26 units on 3.85 acres which is 7 units per acre. This property is located in the Business Commercial zone. The Senior Living 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.

At the April 19th meeting, the Planning Commission made a motion to create a Senior Housing Overlay Zone for the Creekside Cottages Senior Living Development. The Planning Commission needs to give a “favorable recommendation of the applicant’s concept plan and the proposed zone change...” before it is forwarded to the City Council for approval.

After talking with the City Attorney, the Mayor, and Chairman Cosper, it was suggested that the Planning Commission should have a short meeting on Tuesday, April 26th at 6:30 pm (before the City Council meeting) to make a recommendation on the concept plan.

STAFF RECOMMENDATIONS:

The Planning and Zoning Department and the Engineering Department recommends approval of the proposed concept plan for the Creek Side Cottages.



Date: April 7, 2016

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review - UPDATED
Creek Side Cottages Senior Housing Concept Plan
250 South Main Street – 26 Units on 3.85 acres**

Some changes have been made to the concept plan. This review reflects those changes but is nearly identical to the original review.

Background

The Creek Side Cottages senior living development is proposed to be located at 242 South Main Street. This property is located in the Business Commercial zone. The Senior Living 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.

Review Process (Section 3.18.1)

The Planning Commission will review the proposed zone change along with the concept plan and send a recommendation to the City Council. In considering a request for this zone change, the Planning Commission and City Council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and Zoning Ordinances;
- B. Whether or not the application of the Overlay Zone may be injurious to potential or existing development within the vicinity;
- C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood;
- D. The proposed location is in proximity to the major arterial or collector streets;
- E. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development;

- F. The economic impact of the proposed facility or use on the surrounding area;
- G. A demonstrable need for Senior Housing in the area of the proposed location.
- H. It shall be the City Council's sole discretion to decide if a project should be a Senior Housing Overlay within the intent of the ordinance as noted above.

Once the Planning Commission has given a favorable recommendation of the applicant's concept plan and the proposed zone change, the concept plan and zone change will be forwarded to the City Council for approval. After the City Council approves the concept plan the applicant will continue the planning process in accordance with the Alpine City's Subdivision Ordinance. The City Council shall continue to move forward with the applicable zone change. The actual zone change will coincide with City Council's approval of the final plat (Section 3.18.8).

The residents of the proposed units shall be "Elderly/Senior" as defined in section 3.18.1 of the Alpine City Development Code and all uses within the Senior Housing Overlay Zone shall be conducted within buildings which conform to the requirements of the underlying zone.

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

Location
(Sections 3.18.7 and 3.7.5)

The minimum acreage requirement for a senior housing development is 2 acres with a maximum project size of 6 acres and 32 units. The maximum dwelling units per acre for a senior housing project is 8. This proposed development is 26 units on 3.85 acres and is 7 units per acre. This proposal meets all of these requirements.

The location requirements for senior housing development are as follows:

*Setback shall be 30 feet in the front along a public street
The rear and side yard setbacks shall be 20 feet*

The setback from Main Street (back of sidewalk) is 35 feet for the entire development. In addition, all of the units at the southern end of the property have a 15 foot rear setback to them. These setbacks require an exception from the ordinance.

The location requirements for the dwellings located within the development would be the same except that the side yard setbacks as set forth in the TR-10,000 zone would apply because of the requirements set forth for dwellings in the underlying B-C zone. That requirement is as follows:

Aggregate width of 22 feet with neither side yard less than 10 feet wide.

The side yard distance between each unit varies but the side yard distance between the majority of the units is 11 feet. This complies with the ordinance.

Street System/Parking (Sections 3.18.7, 3.7.8.3 and 3.24.3)

The plan designates 2 parking stalls for each unit (2-car garage). The plan also shows 15 additional parking spaces within the development. The off-street parking requirements for a senior housing is as follows:

*Senior Housing - Two (2) spaces per dwelling
Additional parking will be determined by specific review of the Planning Commission*

Based on the proposal of 26 units, 52 parking stalls are required. With the additional 15 parking stalls that have been added and the potential additional parking that could be located in the driveway of the majority of the units, the Planning and Zoning Department feels that the proposed plan meets the parking requirement.

Special Provisions (Sections 3.18.7 and 3.7.8)

- Trash Storage – It is expected that each individual unit will have their own garbage can.
- Height of Building - The maximum height requirement of the buildings is no more than thirty four (34) feet. The height of the building has not been provided.
- Landscaping - A landscaping plan has not been provided. A landscaping plan will be required at preliminary review. 30% of the development will need to be landscaping for the use and benefit of the residents. The ordinance requires 2 trees with a caliper of 2 inches and 10 one-gallon shrubs per dwelling unit. The development does propose to have a common area for the senior housing residents located at the northern most part of the development next to Dry Creek. Details of that common area are still being worked out. If the development is approved professional maintenance must be required.
- Design - Preliminary architectural design drawings will be presented and reviewed by the Planning Commission at the meeting.

General Remarks

The applicants have worked with the Planning and Zoning Department to build an 8' wide paved public trail that will run along the portion of their property that is next to Dry Creek. This is not a requirement of a senior housing development but will be a valuable connection for the trail corridor that is proposed to be completed that would be located in the center of Alpine along Dry Creek and Fort Creek. This addition to their proposed development is very much appreciated and will be an asset for both the residents of the proposed senior housing units and the community.

To address criteria G of section 3.18.1, the applicant has also provided a report from Pine Valley Realty summarizing the market need for this type of senior housing within Alpine City. This report shows a “very high” need for this type of residential use.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed concept plan for the Creek Side Cottages provided the following items are addressed:

- **An exception be recommended by the Planning Commission and granted by the City Council for the southern unit’s 15 foot rear yard setback.**
- **The Planning Commission decides if any additional parking is needed.**
- **The preliminary architectural design drawings be recommended by the Planning Commission and approved by the City Council.**



Date: April 5, 2016

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Creekside Cottages Concept 2 Review
26 Senior Housing Units on 3.85 Acres**

ENGINEERING REVIEW

This is the second engineering concept plan review for Creekside Cottages. From an engineering stand point there were few changes from the original submittal. The original concept review letter still stands and will be attached. This letter will simply highlight the changes and discuss as needed. The Engineering recommendation for concept approval remains unchanged from the previous.

Street System/Parking Areas

The original plan showed two 26 foot wide private streets (with 2 foot curb and gutter on each side) with “hammerhead” turn-a-rounds at the end of each. The plan now shows only one private street heading westward off Main Street, with a 30 foot wide private driveway (no curb and gutter) heading northward. City ordinance only requires 20 feet of pavement on a private street but any road (private or public) with hydrants is required to have a minimum of 26 feet according to the International Fire Code. Also required by fire code is a turn-a-round at the end of any dead end street over 150 feet. The concept plan shows two “hammerhead” style turn-a-rounds that are correctly dimensioned per IFC 2007, Appendix D. With the correct dimensions now shown, it appears the westerly hammerhead overlaps an 8 foot trail, which will most likely be built at a much lower elevation. As the plan moves forward through the preliminary approval process a grading plan will be required to show how everything will be built.

The Senior Housing Overlay zone requires two parking lots per unit and **“additional parking will be determined by specific review by the Planning Commission.”** (Dev. Code 3.18.6) The code does not specify whether or not parking within a garage can count as part of the two stalls required per unit. Units 17-26 do not have driveways, but they do have garages. There are a total of 15 extra parking stalls for the development, not counting the driveways for Units 1-16. The Planning Commission will need to discuss if this is acceptable and meets the intent of the

code.

ENGINEERING RECOMENDATION

The following recommendation assumes that proper zoning for the site is approved.

We recommend that Concept Approval of the proposed development be approved with the following conditions:

- 1. The Developer provide a Geotechnical Report Prior to Final Approval that addresses existing conditions and recommends construction practices for the roads and buildings proposed to be built on the property**
- 2. The Planning Commission make a recommendation regarding the parking**

ATTACHED:

“Creekside Cottages Concept Review” by Jed Muhlestein, P.E., March 8, 2016



Date: March 8, 2016

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Creekside Cottages Concept Review
27 Senior Housing Units on 3.85 Acres**

ENGINEERING REVIEW

This is the engineering review for the proposed Creek Side Cottages concept plan. A separate Planning Review will also be completed. Twenty-seven senior housing units are proposed to be built in a private community similar to the River Meadows development. The proposed location (~250 S. Main) is currently zoned commercial but will also **require the approval of the Senior Housing Overlay Zone** to be granted for this property to allow the proposal to work. The following review assumes appropriate zoning is granted for the proposed concept plan.

Street System/Parking Areas

The development proposes a private street system with “hammerhead” style turn-a-round for emergency personnel at the ends of each street. Notes on the plan mention that the northern hammerhead could be turned into an access off Main Street if the desired. From a traffic stand point Engineering feels that a single access to this property (as shown) is probably the best design to implement. If a northern access were granted it would be located approximately 100 feet south of an already busy entrance/exit point for Mountainville Academy. Most of the time this would not be an issue but for the times when school traffic is there it would be adding to the congestion. The proposed southern entrance is 155 feet north of Red Pine Drive, which surpasses the intersection distance code minimum by 5 feet.

The minimum required street width for a private travel way is 20 feet. The proposed development shows 26 feet.

The Fire Marshal has approved the concept design but roadway design details will need to be provided and reviewed as the process moved forward to ensure proper design for this style of turn-a-round is followed.

The Senior Housing Overlay zone requires two parking lots per unit and “**additional parking will be determined by specific review by the Planning Commission.**” (Dev. Code 3.18.6)7
The plan shows two parking spaces per unit plus 12 additional for a total of 66 stalls for 27 units.
The Planning Commission will need to discuss if this is acceptable and meets the intent of the code.

Commercial site plans require lighting and landscaping plans. The Developer can provide these once the zoning issue is resolved and they can move forward.

Culinary Water

This piece of property is located in the Low Zone of the City’s culinary water system and has been accounted for within the culinary water master plan to have 20.4 ERC’s (equivalent residential connections). The proposed plan shows 27 ERC’s. The difference here is that a regular ERC for Alpine City assumes 3.8 persons per home. A call was made to the River Meadows Cottages and we discovered that they have 1.2 persons per home within their development. Most units are occupied by only one person with a few having couples. The culinary master plan accounts for approximately 77 (20.4*3.8) persons on this property, but the proposed plan should only bring in about 32 (27*1.2).

There is a 6-inch line within Main Street and a 10-inch water main on the westerly side of the project that could serve the area. Connection to both of these lines would be required as that would provide good circulation within the zone and throughout the development. The 10-inch line will need to be re-routed to accommodate construction and location of homes. Culinary details are not required at Concept.

Pressurized Irrigation System

The property is located in the Low Zone of the City’s pressurized irrigation water system and has been accounted for within the pressurized water system master plan. There is an 8-inch line within Main Street which has a 6-inch stub for this property. Pressurized irrigation plans are not required at Concept and will be looked at more closely as the plan progresses.

Sewer System

There is an existing 18-inch sewer main on the west side of the property that could serve the development. Sewer plans are not required at Concept.

Storm Water Drainage System

Storm drain design and calculations are not required at concept however it should be mentioned that state laws regarding storm water systems has recently changed as of March 1, 2016. One of the new changes is the requirement to retain the 90th percentile storm onsite. This new requirement is going to enlarge the size of retention/detention ponds or will be the cause of some creative storm water ideas as we move forward. Another requirement is to implement ideas that will create a Low Impact Development (LID) subdivision. The definition of LID is as follows:

“Low Impact Development” (LID) is an approach to land development (or redevelopment) that works with nature to more closely mimic pre-development hydrologic functions. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

As the plan moves forward Staff will work with the Developer to look into the new permit regulations and make sure everyone is in compliance with the new laws.

As shown on the plan there is currently a storm drain line by unit 13 that would need to be re-aligned for separation from the unit.

General Development Remarks

The location of power poles are shown on the plans. The developer would need to coordinate the relocation of any dry utility that conflicts with the proposed plan.

Just recently FEMA adopted a new flood plain map for this area. Though we have had the proposed boundaries of this map for quite some time, Staff will work with the Developer to ensure those boundaries haven't changed and if so, make any adjustments needed to ensure the safety of the public and infrastructure is protected.

The development area (property boundaries) includes areas of Dry Creek. There is also a fair amount of slope to the property and some existing retaining walls on the property. It is unknown if the material there is undocumented fill or if it is safe to build on. **It would be required the developer provide a geotechnical report that addresses existing conditions and recommends construction practices for the roads and buildings to be built on the property.**

A trail is shown on the plan which the Planning Review should cover in more detail.

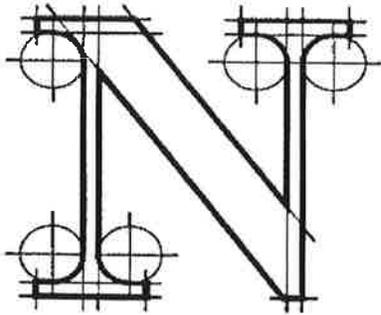
ENGINEERING RECOMENDATION

The following recommendation assumes that proper zoning for the site is approved.

We recommend that Concept Approval of the proposed development be approved with the following conditions:

- 1. The Developer provide a Geotechnical Report Prior to Final Approval that addresses existing conditions and recommends construction practices for the roads and buildings proposed to be built on the property**
- 2. The Planning Commission make a recommendation regarding the parking**

RECEIVED MAR 01 2016



**BRYCE
NELSON
CONSTRUCTION**

General Contractor
Commercial - Residential

Bryce Nelson Construction

4014 W Sawgrass
Cedar Hills, Ut 84062

CELL 801-836-5650
FAX 801-763-7813

EMAIL bryce@bnchomes.com

We are proposing an upscale senior project called Creek Side Cottages at 242 South Main Street. As we have analyzed what would be the best use of the property for the owner and benefit for the city we have decided on the concept we have included.

There will be only one builder, Bryce Nelson Construction. This will provide uniformity in both look and quality. We feel that this is a plus and should be part of the consideration.

There are three projects in Alpine at this time that have used the senior overlay:

Whispering Pines has all existing units sold and occupied with the last unit under construction.

River Meadows has a few units available, but they have sold nearly as quickly as they have been built. The developer says rate of sales has exceeded what they expected.

Paradise Cove is 100% built and sold.

The demand for these units definitely exists. Our units are different in design and we have incorporated more nicely landscaped areas. We also have an 8' walking path along the stream. The Northeast corner will have a park like area. The South property line will have a concrete fence that will give a good transition between our project and commercial buildings to the south. There will also be a concrete fence 10' from back of sidewalk on the east side to allow for nice landscaping and buffer between Main Street and the project.

We have one corner of one building at the southeast corner of the project that is only set back 20'. This was because of location of existing power line. Everywhere else along Main Street has at least 30' setback.

We feel that this project would be a positive addition to Alpine and propose it for your consideration.



RECEIVED MAR 01 2016

February 29, 2016

To Whom It May Concern:

Summary: The market need for this type of senior housing remains very high.

Economies:

Paradise Cove 19 Units

Average price \$370,000

Market time 2 ½ months

No units on market at present time (see attachment)

Whispering Pine

Average price \$450,000

All units owned by original owners

5 units built, 1 being built

No units on market

Red Pine 25 units

Average price \$350,000

Average market time 90 days (Seller verified, not MLS reported)

Shortest build job, no time on market. Longest 6 months, 3 of which were in the middle of winter.

15 units sold, 4 units under construction.

The demand for senior units remains very high. Two of the three projects have no units for sale. The third project has less than a three month supply to sell out.

The need for 28 new units at the current absorption rate would sell in less than two years; most likely faster than they would be built.

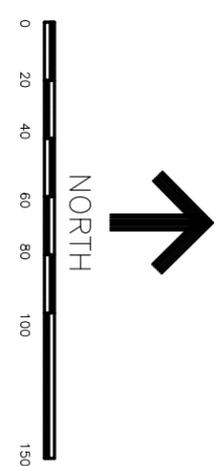
200 South Street

Creek Side Cottages

Concept Plan



Pole
S 76°32' W 70.38'
POB
N 88°14' W 74.96'
N 13°04' W 99.50'



Notes:

1. Easement has restrictions on use per RW & Easement Entry 50117:2015
2. Flood Plain based on current FEMA studies. It appears that a LOMA may need to be done. The building setback of 2 feet above flood plain is noted on the plan. The building setback could be adjusted with some grading in certain locations.
3. The rock walls can be adjusted in location
4. Street area is private with 26' asphalt and 6' combination csw. The private street connection at Main Street would be a widened standard driveway approach. This access is 155' north of the Red Pine Street intersection. This would denote the difference between public and private street. The northern hammerhead could be turned into a 2nd access to Main Street. The building units will have a minimum separation of 11'. Each unit will 2 car garage and a driveway 18' wide and 18' deep from BOW to garage. Units 1,2,3-26 are single units with a porch and look similar to historic Alpine homes.
5. Rocky Mountain Power needs to be consulted on allowable setbacks. The power line may be relocated, raised or buried.
6. Landscaping along Main Street could be a 20' wide with as notes on the plans. Future will include a detailed landscaping plan including walkways and amenities.
7. A 6' high solid concrete fence is proposed along the southern property line as shown.
8. Future plans will have detailed utility information for grading, sewer, water and PL
9. Future plans will have grading and drainage plan. All storm water runoff will be detained on-site with several landscaped basins. Stormwater will be released into Dry Creek at allowable rates determined by the City.
10. A trail system will be developed along Dry Creek. The location, size and other issues will be coordinated with the City and Trails Committee.
11. The project has 15 additional guest parking stalls.

Creek Side Cottages

Concept Plan

Alpine, Utah	Surveyor: K. Edward Gifford 6163 W. 9800 N. Highland, Utah 84003 Phone: 801-592-4150	Owner: Loveland c/o Bryce Nelson 4014 Swingross Cedar Hills, Utah 84062 Phone: 801-836-5650	Scale: 1=30'(24x36) Date: 2-16-2016 Updated: 3-29-16
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