

**ALPINE CITY  
ORDINANCE 2025-02**

**AN ORDINANCE AMENDING CHAPTER 3.24 OFF-STREET PARKING OF THE  
ALPINE DEVELOPMENT CODE.**

**WHEREAS**, the Planning Commission held a duly noticed public hearing on October 1st, 2024, reviewed the proposed amendments, and on January 7th, 2025 recommended approval to the City Council; and

**WHEREAS**, the City Council reviewed the proposed amendments and determined that the proposed amendments to the Chapter 3.24 of the Alpine Development Code are in the best interest of the public health, safety, and welfare; and

**WHEREAS**, the City Council finds that the proposed amendments are consistent with the City’s General Plan, including goals to enhance mobility, foster economic development, and ensure environmentally sustainable practices; and

**WHEREAS**, the amendments to the off-street parking regulations have been carefully crafted to balance the needs of various stakeholders, including residents, businesses, developers, and environmental advocates.

**NOW THEREFORE**, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “3.24.030 Specific Requirement For Each Land Use” of the Alpine City Development Code is hereby *amended* as follows:

**AMENDMENT**

3.24.040 Specific Requirement For Each Land Use

**SECTION 2:**        **AMENDMENT** “3.24.010 Requirement” of the Alpine City Development Code is hereby *amended* as follows:

**AMENDMENT**

3.24.010 Requirement

Except as may be provided elsewhere in this ordinance, parking lot lighting and parking with adequate provisions for ingress and egress by standard-sized automobiles shall be provided at the time of construction, or if any of the following occur:

1. The building is enlarged or increased in capacity; or
2. There is a change of use of the building.

The City's current off-street parking ordinance shall be met for the proposed use, including parking lot lighting requirements. The required off-street parking shall be a continuing obligation of the property owner so long as the use requiring vehicle parking continues. It shall be unlawful for any owner of any building or use to discontinue or dispense with the required vehicle parking without providing another vehicle parking area on-site, which meets the requirements of this Chapter.

(Amended Ord. No. 2006-14, 9/12/2006; Ord. No. 2008-06, 5/27/08; Ord. No. 2008-13, 8/26/08; Ord. No. 2014-05, 3/25/14)

**SECTION 3:        ADOPTION "3.24.030 Exception To Off-Street Parking Characteristics" of the Alpine City Development Code is hereby *added* as follows:**

#### ADOPTION

#### 3.24.030 Exception To Off-Street Parking Characteristics(*Added*)

Requests for an exception to the off-street parking characteristics required in Section 3.24.020 may be recommended by the Planning Commission and approved by the City Council if the Applicant shows all of the following:

1. The unique nature of the existing or proposed lot configuration or use justifies the exception.
2. The exception would not require removing or altering a historically significant structure or natural feature. A structure may be considered historic if it is older than 100 years. A structure is considered historic if it is listed on a federal, state, or local historical registry.
3. The exception will not adversely affect public health, safety, or welfare.
4. The project design includes adequate measures to mitigate any potential adverse effects of exceptions to the parking characteristics.

The City Council after a recommendation from the Planning Commission may impose additional conditions on any proposed request for an exception to mitigate potential detrimental effects

**SECTION 4: AMENDMENT** “3.24.040 Exception To Off-Street Parking Requirements” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.24.050 Exception To Off-Street Parking Requirements For Each Land Use

Requests for an exception to the off-street parking requirement in Section 3.24.404 may be recommended by the Planning Commission and approved by the City Council, if the Applicant shows:

1. Due to the unique nature of the existing or proposed land use, or an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated.
2. A reduced number of off-street parking spaces will meet the demands of the proposed use without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

(Amended Ord. No. 2006-14, 9/12/2006; Ord. No. 2008-06, 5/27/08; Ord. No. 2008-13, 8/26/08; Ord. No. 2014-05, 3/25/14)

**SECTION 5: AMENDMENT** “3.24.050 Location Of Required Off-Street Parking” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.24.060 Location Of Required Off-Street Parking

All required off-street parking spaces shall be located on-site on the same lot or parcel as the use or building it serves. No portion of the setback area adjacent to a street shall be used for off-street parking. Exceptions to the off-street parking location requirement may be approved by the City Council after a recommendation by the Planning Commission if the Applicant shows all of the following:

1. The parking lot and the lot or parcel on which the use or building it serves are under the same ownership. If they are not under the same ownership the applicant must provide a legally binding agreement (such as an easement, lease, or covenant) between the property owner and the parking lot owner allowing such use. The agreement must be recorded with the Utah County Recorder’s office.
2. All of the off-site parking spaces are on an adjacent lot, or within two hundred feet (200’) from the main use or building measured along or across a public street.

3. Safe and accessible pedestrian routes are provided between the alternative parking lot and the primary use. This may include well-lit, ADA-compliant sidewalks, crosswalks, or other features to ensure pedestrian safety.
4. A traffic and parking site plan confirming that the off-site parking will not create undue congestion or negative effects on the surrounding neighborhood if adjacent to residential uses.

The City Council after a recommendation from the Planning Commission may impose additional conditions on any proposed request for an exception to mitigate potential detrimental effects

(Amended Ord. No. 2006-14, 9/12/2006; Ord. No. 2008-06, 5/27/08; Ord. No. 2008-13, 8/26/08; Ord. No. 2014-05, 3/25/14)

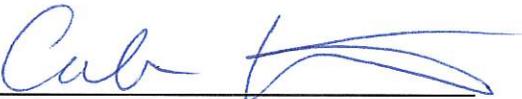
PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

January 14, 2025

	A YE	N AY	A BSENT	A BSTAIN
Chrissy Hannemann	✓	_____	_____	_____
Jason Thelin	✓	_____	_____	_____
Jessica Smuin	✓	_____	_____	_____
Brent Rummeler	✓	_____	_____	_____
Kelli Law	_____	✓	_____	_____

Presiding Officer

Attest

  
 \_\_\_\_\_  
 Carla Merrill, Mayor, Alpine City

  
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 DeAnn Parry, City Recorder, Alpine City

