

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
April 1, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:02pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Shane Sorensen, Marla Fox,

Others: Becky Rasband, Carl Pack, Bruce Argyle, Scott Sweeney, Bonnie Parker, David Parker, Robert Patterson, Rachel Patterson, Everett Williams, Will Jones, Lon Lott, James Johnston, Ken Berg, Erin Darlington, Bryon Hofheins, Roger Bennett, Brian Burr

B. Prayer/Opening Comments: Judi Pickell

II. PUBLIC COMMENT

III. ACTION ITEMS

A. PUBLIC HEARING – David’s Court Concept Plan – Patterson Construction

The proposed David’s Court Subdivision consists of 15 lots on 16.42 acres. The lots range in size from 40,000 to 66,287 square feet. The development is located north of Healey Boulevard and east of Canyon Crest Road. The proposed development is in the CR-40,000 zone. This plan will require the vacation of David’s Court Plats A, B, and C to allow property lines to be adjusted to the current plan.

This proposed development shows access from Healey Boulevard to two new cul-de-sacs. Both Cul-de-sacs are less than 450 feet in length. All the lots, with the exception of lot 3, will have frontage on these new cul-de-sacs. Lot 3 has frontage and will access off Canyon Crest Road which is an arterial road. Lot 3 will be required to have a driveway design such that backing out onto Canyon Crest will not occur. A note shall be recorded on the plat for this requirement.

Sewer laterals were previously installed off of Healey Boulevard in anticipation of this development to serve all of the lots except Lot 3. An extension of the sewer system in Canyon Crest would need to be built to serve this lot. There is currently an 8-inch water line running in Healey Boulevard that can serve this development, and five water meters already set on the north side of Healey Boulevard. There is a 12-inch pressurized irrigation line running in Healey Boulevard that could serve the development with 5 pressurized irrigation boxes on the north side of Healey Boulevard. Lot 3 will have to be connected to the 132 –inch line that is running in Canyon Crest.

Jannicke Brewer said this subdivision was brought to us a few years ago before the road was changed and there was a problem with a pipe on Lot 3 which prevented frontage. She wanted to know what happened to the pipe and if that was going to present any problems for this lot. Shane Sorensen said Canyon Crest used to be higher at its peak in the late 90’s and the city cut the top of the hill off. Before the road was cut down, there was a problem with the sight distance and it didn’t meet standards. Now that the road has been cut down that isn’t a problem and the pipe is no longer in use and the ditch has been abandoned and blocked with concrete.

Scott Sweeney asked about open space for this subdivision because he said he didn’t see any on the proposed map. Jannicke Brewer said open space is only required for a PRD Subdivision where developers are asking for smaller lots. Shane Sorensen said there are some odd lot lines in this subdivision and that is because of the slope requirements. Bryce Higbee asked if there were any concerns about driveways coming out on Healey Boulevard. Shane Sorensen said our subdivision ordinance does not have restrictions for driveways on collector streets and

that's what Healey Boulevard is, but he said the city would recommend circular driveways to prevent backing out into traffic. Bobby Patterson said all of the lots will face the cul-de-sac with the exception of Lot 3.

Jason Thelin asked why the city is addressing the size of the homes that can be built in this subdivision; he said he can't remember that ever being done before. Shane Sorensen said this subdivision is on the low end of the water pressure and it can create a low fire flow and that's why those restrictions are there. Shane Sorensen said we have had to do this same thing on several other subdivisions in the city. He said they can do fire sprinklers to cut the fire flow requirement in half. He also said we could look at a PRV that would allow water to be pulled from the bordering zone and that will be looked at in the preliminary stage.

MOTION: Chuck Castleton moved to approve that concept of David's Court Subdivision be granted with the following conditions:

1. Water policy be met.
2. A note put on the plat to not allow backing onto Canyon Crest Drive from Lot 3. Access onto arterial road requires recommendation and approval from the DRC, Planning Commission, and City Council.

The Planning Commission discussed the setbacks and the building footprint on lots 12 and 13 because there is an existing barn with animals located on the property line. Bobby Patterson said it would be ideal if someone purchased both of those lots and made them one.

Bryce Higbee seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee, Steve Cospier, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

B. PUBLIC HEARING – Street Master Plan Update and Amendment

The City Council has requested that the Alpine City Street Master plan be updated and amended. Attached is the proposed updated Street Master Plan. The only major change shown is taking the two future roads that were planned to be within Lambert Park off the plan. This is also an update from the old map and shows roads that have since been built (Quail Hollow Drive, Alpine Boulevard, etc.). No new proposed roads are shown on the map.

Jason Bond said the Alpine City Street Master Plan was last changed in 2008 and the Mayor and City Council asked the Planning Commission to take a look at it again so it can be updated and corrections made on it. Jannicke Brewer asked if the current road from Moyle Drive up through Lambert Park will remain a gravel road for emergency vehicles only and not be developed into a fully paved city street. Jason Bond said that is the intent of the proposed amendment to this map and it is designated as an emergency access road for the Box Elder Subdivision. The map we currently have shows that this road will eventually become a fully improved paved road and that's what the city wants to take off the Master Plan. Jannicke Brewer said there are two gravel roads in Lambert Park that will remain there but will not be on the plan to become fully developed city streets.

Bryan Hofheins said the concept of Lambert Park has always been that it would remain in its natural state and that is what he would like to see happen the future.

Brian Burr said our mudslide issues are not over yet and if you pave the road it becomes a direct line of mud and rock right down to Moyle Drive.

Shane Sorensen said the Fire Chief recommended a good fire break in this area. The City went in and cleared brush and maintained the gravel road and put in catch basins and culverts. A large pipe has been installed to help with water flow.

Judi Pickell asked if this emergency access was required when the Box Elder Subdivision went in. Shane Sorensen said the subdivision was required to build the gravel emergency access road as part of the agreement. Jannicke Brewer said at that time there wasn't an ordinance in place that required two accesses.

Bonnie Parker asked about the potential impact of water being diverted into Dry Creek. She asked if debris will come through the pipe and damage the bridge. Shane Sorensen said by the time the flows got down the mountain, it was just soupy water. He said there are grates on the inlet structure about four inches wide that catch rocks, trees, and branches. He said once the flow goes through the catch basin it will mostly be water coming through the pipe to 1 Dry Creek. Shane Sorensen said the City would be happy to come out and take a look at the bridge and see if there is 2 an issue.

Bobby Patterson said the Box Elder Subdivision needs to have two accesses for emergency purposes. He said he is concerned for his family's safety and feels like the road should be improved or at least maintained so Box Elder residents and the Cove residents can get out in an emergency and emergency vehicles can get to those areas quicker. He said this subdivision is in the Urban Wildland Interface area and if this road is taken off the Master Street Plan then that is taking a step backwards. Everett Williams said he was concerned about slides in Box Elder Canyon and there is a lot of risk in subdivision and road planning.

Jamie Johnston said appointed and elected officials are custodians for the City. He said his concern was if this goes ahead and the City amends this road and takes it off the Master Plan, this could be a huge legal battle and the City could lose a lot of money. He said this could bankrupt the City and as a citizen that concerns him.

Bryan Hofheins said the developers of Box Elder South are not asking for this road to be paved. He said to keep it on the Master Plan, but leave it as it is so things can be diffused, addressed and put back into order. He said the current road has served Alpine well and there probably would have been more damage during the floods had this road been paved.

Judi Pickell said if this road is vacated, then we may preclude a need that we have in the future. She said if it's not on the Master Street Plan, then we are saying that the road doesn't exist for us anymore. Shane Sorensen said the purpose of the map is to show connectivity of all the streets in the city. He said the green streets are local class streets with thirty feet of pavement and these are the streets that you will see in most of the subdivisions. The blue streets are collectors for our city and the red streets are our arterial streets with thirty feet of pavement and thirty six and forty two for the most part. These streets are paid for out of the impact fees the developers pay. He said even if this road is taken off the map, we will still keep it and use it as an emergency access road. Judi Pickell, Steve Cosper and Steve Swanson all asked why this road would be taken off the map especially if it needs to be used as a second access road.

Jason Bond said the City will not vacate the road but the purpose of the Master Street Plan is to show current and future paved roads, it doesn't show dirt roads. He said the City has no plans to pave that road in the future so there is no need to keep it on this map. The Planning Commission discussed this and said it was hard to believe that Box Elder wasn't required to have a second access and they wanted to know what would happen when Box Elder South was developed. Jannicke Brewer reminded them that it wasn't required back when it was developed. Judi Pickell asked if we can keep it on the map but classify it as something else; put it under a different color or some way to differentiate it. Shane Sorensen said Box Elder South is not in the city, it's in the County and it's currently in litigation.

The Planning Commission discussed the gravel road going through Lambert Park and wanted to know if that would count as a secondary access for Box Elder. They wanted to know if the city would maintain it during the winter and plow the snow. Shane Sorensen said the city does not want to plow the snow in the winter and the road is being used as an emergency fire road.

Chuck Castleton asked if we remove this road off the Master Street Plan, will the road still remain in its current state and will it remain a secondary access. Shane Sorensen said the road will remain the same. Bryce Higbee said he doesn't see the City ever taking away an emergency access; he said it just doesn't make sense. Steve Cosper suggested putting the road on the map and labeling it an unpaved emergency access road.

Shane Sorensen said this road does not need to be on the map. If the city decides to pave it at some point, then they can. The property is in the city's open space. Jason Thelin said the developer doesn't own the property the road is on. He said typically the developer owns the property and he puts in the road. The developers of Box Elder got the benefit of having a secondary access road without having to purchase or negotiate for it. He said this property is a

public park and they are utilizing part of that park to have a secondary access in case of an emergency for their development.

MOTION: Jason Thelin recommended that the proposed updates and amendments to the Alpine City Street Master Plan be adopted.

Steve Swanson seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

C. General Plan (Lambert Park)

Jason Bond said the City is updating the General Plan and we want to have a vision and a proactive approach for the future. He asked what we want Lambert Park to look like in the future and tonight we want to focus on the public's ideas.

Residents said the trails are a positive development and it's nice to have organized trails to walk and cycle on in the Park. They said this is an important biking area in the State and would like to see better signage of the trails. Research has been done and this could be an Eagle Scout Project and would only cost about \$1,000.

Some residents were concerned about camping and fires in the Park. They mentioned undesirable activities going on like fight clubs, drinking, and drugs. Craig Skidmore said the City use to have a trails committee that has already discussed all of these issues a few years ago. He thought it might be beneficial to review those minutes so we're not reinventing the wheel. He said the most damage is done by trucks kicking up mud and dirt and next is the 4-wheelers and then the dirt bikes. Mr. Skidmore said there are some areas in the Park that he would like to see add a few more trails.

Brian Burr said he would like the City to reinstate a trails committee so they can work with Draper City to connect our trails professionally with theirs. With some good planning and forethought this can be an amazing biking system. He said Draper City has very nice trail cutting equipment and we need to get on board with them because they are cutting trails daily and if we don't plan then bikers will plan for us and we will have trails popping up all over the place whether we like it or not.

The Planning Commission said they liked the direction Jason Bond was taking this but they still would like more public input. Jason Bond said our goal is to get a clear view on what we want Lambert Park to look like. He asked if we want to preserve exactly what we have today or do we want to add signage, parking, fencing, restrooms, etc.

Jason Thelin said he doesn't think the General Plan needs to be so specific. He said we don't need to decide right now about every little road and trail, whether there is a fence or not and if we will allow motorized vehicles. He said we should tackle these issues as they come to us. He said he disagrees how this whole thing is being done. He said staff opinion is good, but we need to do surveys to see what the public thinks about the issues of the city. Judi Pickell said we are confusing a Lambert Park Master Plan with the General Plan. She said in other cities, they pay a professional to do the General Plan. She said Jason Bond has too much on his plate and doesn't have the tools to do the General Plan and if the City wants it done, they need to bring someone else in and pay them to take polls and put this together.

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Jason Bond said the Alpine 15, 2014 Planning Commission Meeting topic will be connecting trails throughout the city.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: March 18, 2014

Motion: Steve Cosper moved to approve the Planning Commission minutes for March 04, 2014 subject to changes.

Chuck Castleton seconded the motion. The motion passed unanimously with 7Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:40pm.

