

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
April 15, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:13pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Jason Thelin, Jannicke Brewer, Chuck Castleton, Judi Pickell

Commission Members Not Present: Bryce Higbee, Steve Swanson, Steve Cosper,

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Will Jones, Roger Bennett, Ed Gifford, Kevin Towle, Blair Buswell, Craig Skidmore

B. Prayer/Opening Comments: Chuck Castleton

II. PUBLIC COMMENT

III. ACTION ITEMS

A. PUBLIC HEARING – Towle Subdivision Concept Plan

The proposed Towle Subdivision is located at approx. 1360 North Elkridge Lane and consists of 3 lots on 4.64 acres. The lots range in size from 41,188 to 83,660 square feet with an existing home to be left on lot 1. The development is located east of Elk Ridge Drive. The proposed development is in the CR-40,000 zone.

Jason Bond said the dedication of the street for the cul-de-sac bumps this subdivision from a Minor subdivision to a regular subdivision. Jed Muhlestein said the subdivision is proposing a new cul-de-sac and the center lines of the street are a little bit off but it does meet city code in width and length as far as it is approved by the DRC, Planning Commission and City Council. He said the off set of that road is the maximum of fifteen feet and the length of the road in the cul-de-sac is well within the 450 maximum length. There is a note on the plat that mentions a need to for 6 feet of cut and 10 feet of fill for the road and if there are any retaining walls, they need the approval of the City Engineer. Ed Gifford said there will not be any retaining walls. Jed Muhlestein said the city requires the right-of-way to be dedicated on all the frontages. He showed on the map where this would be in and said this will be done in order to get the 54 foot road requirement.

Ed Gifford said there is a title gap between the Grant property and the Towle Property. The intent is to clean up the gap line but if the street is to continue on its current alignment, there would need to be about a 6 foot dedication of property to the city for the road. He said that Mr. Towle needs to get a boundary line agreement with the Grants and then he will deed 6 feet for the road. The other option would be to keep the deed how it is and when the Grants develop in the future, they will have to deed the 6 feet for the road.

Jed Muhlestein said the city requires sidewalks along the entire frontage and on the map it is only shown on lots 2 and 3. He said if they want to seek approval to not have sidewalk along lot 1, then they need to ask City Council. Ed Gifford said Mr. Towle can put in most of the sidewalk, but there is an area where it doesn't make sense because in that area there is currently a fence and landscaping and that would have to be taken out in order to put in a sidewalk.

Kevin Towle said originally the curb and gutter was supposed to go all the way up to the Grant Property. At a later meeting, it was agreed to stop the curb and gutter at the intersection by Eastview Lane but the dedication for all curb and gutter has already been approved all the way up to the Grant property. He said sidewalk on the right hand side up Elkridge was never part of that. Mr. Towle said if a sidewalk is required now, all the vegetation would have to be pulled out and also the driveway to the garage bay would have to be partially removed and it would affect him getting in and out of his garage.

Jed Muhlestein said there is water ready to hook up. He said Mr. Towle's home is on a septic system and we would have to stub a sewer lateral for that house. He said a sewer line would need to be put in at lot 2 for future development. He also said there needs to be an agreement with the city on how that's going to be paid for and installed. Jed Muhlestein said he spoke with Shane Sorensen and he thought we could use impact fees to get the sewer line in. He said this subdivision doesn't need it, but future developments will.

Jed Muhlestein said the storm drain can flow out and the subdivision is showing a 2 inch pressurized irrigation line and this area requires a 4 inch line. Ed Gifford mentioned the reason for the offset of the road is to give the property a 30 foot setback.

Judi Pickell asked about the drainage easement and who is requesting that easement. Jed said that is for future development needs. Ed Gifford said that is where the natural drainage runoff goes and Mr. Towle had to go before the Board of Adjustment to clear up some issues with this property. Jason Bond said there was a variance granted for this subdivision because of the slope on one side of the property. Roger Bennett said the storm easement is an existing drainage ditch that drains Schoolhouse.

Jason Thelin asked if we still charge developers a sidewalk fee even if they don't have room for a sidewalk on their frontage. He said he was charged in a similar situation and told that money would be used to build a sidewalk somewhere else in the city. Will Jones said the city has charged developers in several cases and built sidewalks somewhere else. Jason Thelin said he doesn't think that has ever been policy; just a decision from whomever was on the Council at the time. He said he didn't think we should make Mr. Towle rip out his vegetation and driveway unless a large subdivision would be coming in next to him and it made sense to connect the sidewalks.

Jannicke Brewer said we will need a recommendation from Planning Commission and approval from the City Council on the 15 foot centerline offset, and the cul-de-sac will need approval for any retaining walls. She also mentioned approval for not having a sidewalk along one side

Jason Thelin asked if we are going to clean up the right of way dedication on the street. Ed Gifford said before that can be done, the title gap has to be resolved. Jason Thelin asked if we need to take care of that conflict right now or wait until the street goes through at a later date. Jannicke Brewer said it would be nice to get this all resolved now, but for this subdivision, we can't require that to be done. She did ask Mr. Gifford to work on it.

MOTION: Chuck Castleton moved to approve the concept plan for the proposed Towle Subdivision with the following conditions:

1. The 15' road centerline offset be approved (recommendation made by Planning Commission).
2. Right-of way dedication along Elk Ridge Drive needs to be shown.
3. Sidewalks need to be shown on the cul-de-sac.
4. A 4-inch pressurized irrigation line be shown in the cul-de-sac instead of 2-inch line.
5. An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development.
6. Water policy be met.

Judi Pickell seconded the motion. The motion was not unanimous and failed with 3 Ayes and 1 Nays. Jannicke Brewer, Chuck Castleton, and Judi Pickell all voted Aye. Jason Thelin voted Nay.

Jason Thelin said he thought the sidewalks should be shown on all the streets. He said we expect it from other people and he said he has a hard time with this just because they don't want to remove trees doesn't mean they shouldn't have to follow the ordinance. He said if the City Council decides to take money in exchange for the sidewalk, then that's fine.

Craig Skidmore asked about the trail to the north of this property. Jannicke Brewer looked on the map and said the trail is farther to the north and doesn't affect this subdivision.

MOTION: Jason Thelin moved to approve the concept plan for the proposed Towle Subdivision with the following conditions:

1. The 15' road centerline offset be approved (recommendation made by Planning Commission).
2. Right-of way dedication along Elk Ridge Drive needs to be shown.
3. Sidewalks need to be shown on all streets of the development.
4. A 4-inch pressurized irrigation line be shown in the cul-de-sac instead of 2-inch line.
5. An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development.
6. Water policy be met.

Ed Gifford said we don't need to discuss the sidewalks at concept and can do it at a later date.

Chuck Castleton seconded the motion. The motion was unanimous and passed with 4 Ayes and 0 Nays. Jason Thelin, Jannicke Brewer, Chuck Castleton and Judi Pickell all voted Aye.

Jed Muhlestein said in the development right-of-way standards, it shows sidewalks on both sides of the road. Judi Pickell asked if we are going by the engineers report or by what the City Council decides. She said she is surprised that the city would not require the developer to pay for the sidewalk and put that money into sidewalks elsewhere. Jed Muhlestein said the city does require that and developers have had to pay it.

Jannicke Brewer read from Ordinance 4.1.2 where it states: When in the opinion of the DRC, the best interest of the city would not be served by the literal enforcement of the design improvements, the City Council may grant an exception. Jannicke Brewer said this may be granted if there is a slope on the property or some other unusual condition. Judi Pickell said she understands exceptions, but for this subdivision, there's no reason for no sidewalk. There is room for a sidewalk even if someone has to take out landscaping. She said we have to apply the law fairly to everyone. She said if we don't make them put in sidewalks, then they should have to pay the fee. Jannicke Brewer said that is not the policy anymore. Jason Thelin said it never was the policy, he just got on the wrong side of the city and they made him pay.

B. Snoasis Conditional Use Permit

The Snoasis snow shack was first granted a conditional use permit in April of 2008 and again in 2011. According to Section 3.23.6 of the zoning ordinance, "A conditional use permit for temporary uses may be issued for a maximum period of six (6) months, with renewals at the direction of the Planning Commission for not more than three (3) successive periods thereafter."

Jason bond said that Snoasis is now in need of another conditional use permit. There were no conditions attached to the permit that was approved in 2011. He said the city appreciates the success the business is having as they are one of the best if not the best business in Alpine.

Jannicke Brewer asked if Mr. Buswell still has approval of the land owner to have the business there. Mr. Buswell said they do and the owner is happy to have them there and has allowed them to make a few improvements.

Judi Pickell asked why this business can't be a seasonal business so they don't have to keep coming back every three years. Jason Thelin said this business was an unknown business and the Historic Gateway wanted to review it every three years. He said it is good to still have some control just in case something changes and the Planning Commission wants to put conditions on it. Jannicke Brewer said she agreed because the property owner or the business owner might change their mind as to what they want to do with the property. The Planning Commission discussed this issue and decided to move forward with the conditional use permit and make changes to the ordinance at a later date if they so choose.

MOTION: Jason Thelin moved to approve the conditional use permit for the Snoasis snow shack with the following condition:

1. The gray water be dumped somewhere other than the storm drain.

Chuck Castleton seconded the motion. The motion was unanimous and passed with 4 Ayes and 0 Nays. Jason Thelin, Jannicke Brewer, Chuck Castleton, and Judi Pickell all voted Aye.

C. General Plan (Connectivity / Trails)

Signage / Maps for Trails

Chuck Castleton said the complaints would go away if the public were educated on where the trails were and how they connect. Judi Pickell said the trails need to be marked better and if we invited people to use the trails, they would become self maintained.

Connect Destinations

Jason Bond said we have wonderful parks and it would be great if we could connect them through trails and it is probably going to mean we have to work with private property owners. We don't want them to be detrimental to a neighborhood, but to be an asset to the community. He said moving forward we need to make sure the trails have a purpose and are not a burden on the city.

Learn from the Past

Jason Bond said the trail through Silverleaf runs right through peoples backyards and he didn't feel like it served a purpose. Chuck Castleton said he didn't feel comfortable walking on that trail because of that reason. Jason Bond said he spoke with David Church about it and if we wanted to vacate a trail, we would have to do a Plat Amendment and a lot of times the trails involved are part of required open space. He said we need to take a close look at the trails to see if they serve a purpose like connecting to somewhere or maximize the area it's in.

Jason Thelin said the trail Jason Bond is talking about serves a huge purpose and he said this portion is needed because it connects to other fantastic trails. He said walkers, bikers and runners don't like to use sidewalks and love these trails. Jason Thelin said we shouldn't take out trails just because a few neighbors are upset that they run through their backyards. Most of these trails were there when these people bought the property and knew the trails were there. Jason Bond said he agrees that most of the trails are beautiful and serve a purpose. He said there are a couple that he wants the Planning Commission to take a look at because they are not being used and the maintenance required to keep them up doesn't make sense if no one is using them and they don't connect to other trails.

Designation / Maintenance

Craig Skidmore said maintenance of trails is mostly done by use, foot traffic. Jed Muhlestein said public works spends more time and effort on trails like this that don't get used then they do in all of Lambert Park. They would be happy to see a trail like this that doesn't get used go away so they can spend their time on trails that are being used every day. Jason Bond said with the limited staff the city has, we are not able to keep up with the maintenance.

Jason Thelin said he is not in favor of getting rid of any trails because once they are gone; we will never get them back. Judi Pickell said the city is understaffed and doesn't have the money to maintain some of these trails. She said we need to make people more aware of these trails so they can be self maintained by use. Jason Thelin said he didn't think Ron Devey had to do any work in Lambert Park because we get hundreds of hours from volunteers. He said he bets that zero hours have been spent to maintain the trail through Silverleaf. Jed Muhlestein said that is not true. This trail is in Landon Wallace's ward and every year they have scout projects to go clean that trail. Jason Thelin said that's great. He said the consensus from the people he associates with would be more trails; don't get rid of any trails.

Trail Audit

Judi Pickell said it is not productive to talk about these trails if we don't have the money to maintain them. Jason Bond said maybe there could be some Eagle Scout projects for some of these trails. Jannicke Brewer said she asked the City Manager, Rich Nelson how much money was in the budget for the maintenance of trails and he told her zero. Judi Pickell asked if it would be appropriate to ask Mr. Skidmore to come up with a handful of trails that would give us the biggest bang for our buck. She asked if Mr. Skidmore knew of some Eagle Projects that could be done that would get us the most, the farthest, the quickest. Jannicke Brewer said we will have to ask the City Council where the funds are.

Jason Thelin said that some residents over spray their sprinklers and continue their grass into the open space and try to incorporate it as their own private property. This may be why people don't know it is a city trail, but it is shortsighted to not develop trails. Alpine is unique because of the trails and that is what makes it special. Jannicke Brewer asked Craig Skidmore if he could come back another time to discuss the trails system with the Planning Commission.

The Planning Commission discussed forming a trails committee. Jason Thelin said he is worried because it looks like the city wants to decrease trails to help decrease their maintenance costs. He said it feels to him like removal of trails instead of connection of trails. Jason Bond said that is not what the city is trying to do. He said the city is all about expanding the trails and getting connectivity. He said going forward we want to make sure the trails have a purpose and do not become a burden on the city. Jason Thelin said a few people complaining should not outweigh all the people who want and use the trails. He said there are people who love having a trail right in their own backyard because they can jump on it and go.

Judi Pickell said we should form a trails committee. She said with everything going on with Draper City and the possibility to connect, it would really be sad if we missed out on this window. She said she wants to nominate Craig Skidmore to head it up. Jason Thelin said he agrees and if the Mayor wants to get community involvement, that's a fantastic way to get it.

Jason Bond said the Planning Commission would have to recommend this and get approval from the City Council. Jannicke Brewer said it is a little difficult because the meetings have to be official with the City Planner there and a secretary to take minutes. Judi Pickell said that is a small price to pay for the benefit of having these trails. Craig Skidmore said most other cities have a staff member heading up their trails committee and supplemented by community work.

Craig Skidmore said we have lost a lot of trails and connectivity because developers had them taken off the Master Trails Plan. Jason Thelin said that developers do not like to add trails because it takes property. Judi Pickell asked why money taken from impact fees has not been set aside for the Master Trails Plan. She said man power, gravel, and supplies all takes money and if we don't have the money we can't maintain the trails. She said other cities apply for grants to get help for their trails.

Jed Muhlestein said money would have to be set aside from the development and go into the Master Trail Plan. Judi Pickell asked if that was part of our capital facilities improvement because that is why we take impact fees to pay for the development of our city. She said that Draper City is doing amazing things with their trails and it's an embarrassment to Alpine. She also mentioned that they have a very large staff.

IV. COMMUNICATIONS

Jannicke Brewer said that the Alpine City Youth Council is going to come to the next Planning Commission meeting and give us a report on Lambert Park. They have been asked to visit Lambert Park and bring back their feelings and ideas for the park.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: April 1, 2014

Motion: Chuck Castleton moved to approve the Planning Commission minutes for April 1, 2014 subject to changes.

Judi Pickell seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve 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 9:00pm.