

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
July 17, 2018**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm by Chair David Fotheringham. The following Commission Members were present and constituted a quorum:

Chair: David Fotheringham

Commission Members: Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, Jane Griener, John Gubler

Staff: Austin Roy, Marla Fox, Jed Muhlestein

Others: Alan Gillman, Shahbaz Janjua, Ed Bush, Griff Johnson, Will Jones, Breezy Anson

- A. Prayer/Opening Comments:** Jane Griener

- B. Pledge of Allegiance:** Ed Bush

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

- A. Public Hearing - Major Subdivision Final Plat - Alpine View Estates PRD - Griff Johnson**

Austin Roy said the proposed subdivision is located west of 400 west and south of Lupine Drive with access off Blue Spruce Road and 400 west. The subdivision includes a total of 19 lots ranging in size from .46 acres to .88 acres on a site that is approximately 19.30 acres. It is proposed to include approximately 4.84 acres of private open space. The site is located in the CR-40,000 zone. Austin Roy said this subdivision meets the density requirement and will be looking for the trail alignment and that water policy is met.

Jed Muhlestein said in order for the plat to be recorded they need to provide:

An easement for offside utilities for the sewer.

Vacation of the storm drain easement on the north side of the subdivision.

Temporary turnaround needs an easement.

Two homes need to be removed before recording.

Developer meet the water policy.

Lot 20 was originally a square but was changed to meet State requirements on the plat.

Shahbaz Janjua, a resident, said the big emphasis in the preliminary meeting was for trails in the open space. He said these trails should be in the plan before this plan is approved and the storm drain issues be resolved before recording. Mr. Janjua also had questions about the temporary turn-a-round and construction concerns.

Austin Roy said our Attorney said the Developer doesn't have to show the trails right now but the trails will be worked out later.

David Fotheringham said there never was a plan to grass the open space. It was always intended to stay natural scrub oak.

Griff Johnson, the Developer, said the property owners would like to do a boundary adjustment with lot 20 prior to recordation. Mr. Johnson said he is working with the Trail Committee on the trails in the subdivision. He said one trail might come off 400 west and head north, then west and back down south in a big loop through the open space of the subdivision and possibly connect to the future Anson property.

Griff Johnson said they are planning on vacating the storm drain easement on the north side of the property. He said he will also give neighbors notice when utilities are hooked up and finish as soon as possible.

Jane Griener asked if the trails will match up with the other trails in the City.

Will Jones said the only way a trail makes sense is if it's going to get used. He said he is concerned that this subdivision gets approved without the Developer working with the Trails Committee.

Mr. Janjua said he would like to see some kind of trail system put in place before this subdivision is approved. He said that the City Staff said in the last meeting that the land the City was requiring was not useful. He said the reason the subdivision got approved as a PRD was because of the promise of a trails system.

Alan MacDonald said natural open space has value on its own without having to be grassed or a soccer park.

Bryce Higbee said we usually see the trails on the plat before we make a motion. Austin Roy read from the motion at the last meeting where it said a requirement of approval was that the Developer work with the Trails Committee.

Griff Johnson said the open space is only five acres so there is only so much room to put a trail. He said they will satisfy the Trails Committee before Final approval.

Breezy Anson said he would like to get a master plan on his parent's property and how a trail could loop into this subdivision. He said there are no trails in this part of Alpine and could be beneficial if they can make it work.

MOTION: Bryce Higbee moved to recommend approval of the proposed Alpine View Estates PRD Final Plat with the following conditions:

1. The Developer provide an easement for the temporary turn-a-round prior to recording
2. The Developer provide a utility easement for the offsite utilities prior to recording

3. The Developer vacate the storm drain easement on lots 4 – 6 of the Alpine Ridge Phase 1 Amended Plat
4. The Developer either remove the existing buildings located at 391 N 400 W and 305 N 400 W prior to recording the plat or provide a bond to cover the costs of doing so
5. Water source and/or water right requirements are met.
6. Trail be shown on final plat, with approved alignment of Trail Committee.
7. Developer work with the City Attorney on lot 20

John Mackay seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, and Jane Griener, all voted Aye.

B. Concept Plan Review – Lambert Park Bowery – Will Jones

Two concept plans for the Lambert Park Bowery were discussed by the Planning Commission in the May 1, 2018 Planning Commission Meeting, and again on May 15, 2018. Based on the discussions in those meetings, revised plans have been created and will be presented in this meeting.

Austin Roy said the amphitheater from Plan A has been combined with the parking of Plan B. There is additional parking on the plan and an additional restroom.

Will Jones showed on the plan where open fields will be for potential overflow parking during the rodeo.

The Planning Commission reviewed the look and design of the entrance sign.

Will Jones said parts of the project will be done through public projects and some contracted work.

MOTION: Jane Griener moved to recommended approval of the Lambert Park Bowery Concept Plan

Alan MacDonald seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, and Jane Griener, all voted Aye.

C. Development Code Review – Article 3.3 – 3.7 – CR-20,000; CR-40,000; CE-5; Business Commercial

Austin Roy said we are going over this section of the code to see if there are any changes we want to make. Sylvia Christiansen sent Austin Roy some grammatical changes.

Jed Muhlestein said in section 3.4.4 it talks about non - conforming lots and the slope of the lot. He said about three years ago, we changed the way we calculated the slope. He said it's not working as he hoped it would and said we need to bring back the previous calculations and see if there is a better way to make this work.

IV.COMMUNICATIONS

Jane Griener wanted to extend her condolences to the Carla Merrill family on the loss of their son.

Austin Roy stated that the next meeting will be held on August 21, 2018.

Thanks to Will Jones for spending his own money on the Lambert Park Master Plan

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 19, 2018

MOTION: Bryce Higbee moved to approve the minutes for June 19, 2018 with change made.

John Mackay seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, and Jane Griener all voted Aye.

ADJOURN

David Fotheringham stated that the Planning Commission had covered all the items on the agenda and adjourned the meeting at 8:30 p.m.