

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
September 3, 2019

I. GENERAL BUSINESS

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

Chairman: David Fotheringham

Commission Members: Bryce Higbee, Jane Griener, Alan MacDonald, John MacKay, Sylvia Christiansen

Excused: Jessica Smuin

Staff: Austin Roy, Marla Fox,

Others: Dennis Tiberius, Judy Tiberius, Steve McArthur, David Gifford, Greg Wilding, Rachelle Martin, Kimberly Neece, Brent Bingham, Jeff Lyman, Dave McMillan, Paul Anderson

B. Prayer/Opening Comments: Alan MacDonald

C. Pledge of Allegiance: Paul Anderson

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. Public Hearing – Land Swap and Parking Exception – Paul Anderson

Austin Roy explained that the petitioner was seeking to exchange some of his property for publically owned property. The proposed exchange would clean up the boundary line between public and private property. Also, the petitioner was seeking two parking spaces within the front setback of his property, which required an exception to be recommended by the Planning Commission and approved by the City Council.

Austin Roy explained that UDOT was supposed to turn over a small corner of property next to Main Street over to the City. The petitioner would like to swap 246 square feet of his property along Main Street for the 246 square feet triangle piece. This would help both the City and the Petitioner.

Austin Roy said the petitioner needed two additional parking spaces. He further explained that the petitioner would either need an exception to take two stalls off the plan, or an exception to put the parking stalls in the setback.

Paul Anderson, the petitioner, presented a plan showing the outline of his proposed building. He said by doing the land swap, he would have the extra room to make the building look better and it would cost less to build.

Austin Roy continued that the Development Code stated the Planning Commission may grant exceptions to the parking requirements for the Business/Commercial and Gateway Historic Zone, as well as recommend changes to public property. The following Code language was reviewed:

Article 3.16.040.2

Land...shall not be materially changed, improved, altered, disposed of in any manner or used for any other purpose except after a recommendation of the Planning Commission following a public

hearing and by a super majority vote of the City Council (4 positive votes out of 5 City Council members are required).

Article 3.24.050.2

No portion of the setback area adjacent to a street shall be used for off-street parking unless recommended by the Gateway Historic Committee and Planning Commission, and approved by the City Council.

Article 3.11.040.3.e

The Planning Commission may recommend exceptions to the Business Commercial Zone requirements 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.

David Fotheringham opened the Public Hearing. No comments were made and David Fotheringham closed the Public Hearing.

MOTION: Bryce Higbee moved to recommend approval of the land swap and parking exception within the setback for the Paul Anderson property based on the following condition:

1. The City should complete the paperwork and obtain recorded ownership of the UDOT triangle piece.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Jessica Smuin
Sylvia Christiansen

Nays:

None

B. Public Hearing – Major Subdivision PRD Status – Alpine Ridge Estates – David Gifford

Austin Roy presented the staff report and explained that Alpine Ridge Estates consisted of nine lots on 9.775 acres. The development was located at approximately 430 North 400 West, and in the CR 20,000 zone. The plan showed a connection to the Whitby Woodlands Subdivision on the east side of the property. The proposed number of lots was based on bonus density that would be received from a Planned Residential Development (PRD). PRD status was dependent on a recommendation from the Planning Commission and approval by the City Council.

Austin Roy said the Planning Commission needed to decide if they wanted to recommend the Marsh property as a PRD. This PRD would include the nine lots on the Whitby property as well as the Marsh property.

Greg Wilding with Wilding Engineering said the Whitby property had already been granted a PRD and they now wanted to include the Marsh property with that PRD. They would reconfigure the road so that the lots made sense. He said they had plenty of room for open space and had a right-of-way for the road. The intent was to get the Marsh property up to speed and then come in with a plan for the whole project.

Sylvia Christiansen asked what the benefit would be to the City in granting the PRD. Austin Roy said he spoke with the residents in the area and they were not interested in trails in that area. He said the staff would like to see this remain as private open space.

Jane Griener asked what the point of this PRD was if the City and the citizens did not benefit in any way. Austin Roy said by giving a PRD, it would be consistent with what had already been done in the surrounding neighborhoods. Bryce Higbee said with larger lots, homeowners could cut into the hillside thereby affecting the aesthetics of the area. The PRD maintained a natural look.

David Fotheringham opened the Public Hearing.

Judy Tiberius, 564 Hillside Circle, said twenty years ago the City cared about the City and the open space; little by little they were starting to lose open space. Loss of open space meant loss of deer and other wildlife; this needed to be taken into consideration. She opposed fencing of the development.

Dennis Tiberius, 564 Hillside Circle, had concerns about the Whitby phase coming into what he thought was their open space. He said he had no idea that was being developed.

Kimberly Neece, 530 Hillside Circle, wanted to know how the fire department would access the property and how the City would enforce taking care of the open space. David Fotheringham answered that the maintenance of the open space would be the HOA's responsibility and not the City's. Sylvia Christiansen added it may be helpful for both of the HOAs to develop an agreement concerning the open spaces.

Austin Roy said the Fire Chief had looked at this property and determined that there was already access for emergency vehicles. They would need to abide by the Wildland Urban Interface Code, which applied to all of the hillsides around Alpine. Therefore, these properties would have additional restrictions. The Fire Chief was recommending the property to be clear of dead trees, leaves, etc..

Brent Bingham, 540 Hillside Circle, said he appreciated open space but was also cognizant of developer rights. He didn't think it was in good faith to let neighbors know about a Public Hearing at the late hour on a holiday weekend. He said he would like more information and detail on public easements and fire access.

Jeff Lyman, said the City needed to look at slowing the speed on the road because there were several small children that lived in the area. The issue would only continue to increase as the number of residents in the area increased.

Dave McMillan, said it was beneficial to have mutual open areas and to work together with the other HOAs. He suggested surveys be conducted for accuracy on the property lines.

David Fotheringham closed the Public hearing.

MOTION: Jane Griener moved to recommend approval of the Alpine Ridge Estates PRD status with the following conditions:

1. Open space to be determined by City Council on whether they would like it to be public open space or private open space.

Alan MacDonald seconded the motion.

MOTION: Bryce Higbee moved to recommend approval of the Alpine Ridge Estates PRD status.

Sylvia Christiansen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Jessica Smuin
Sylvia Christiansen

Nays:

None

Rachel Martin, Whitby Woodlands, was concerned that the neighbors were not notified about the public hearing. Austin Roy said a public hearing would also be held at the next meeting, and the City would send out notifications on the matter.

IV. Communications

The Planning Commission had a discussion on the status of the Verizon cellular tower. Austin Roy said the City Council was looking at other options; if another location was chosen, the item would then have to come back to the Planning Commission for review.

V. APPROVAL OF PLANNING COMMISSION MINUTES: August 8, 2019

MOTION: Sylvia Christiansen moved to approve the minutes for August 8, 2019, with corrections.

Alan MacDonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Jessica Smuin
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 8:33 pm.