

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 16, 2018

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: Dave Fotheringham

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

Excused: Sylvia Christiansen

Staff: Austin Roy, Marla Fox, Jed Muhlestein

Others: Gail Rudolph, Alan Gillman, Will Jones, Breezy Anson

B. Prayer/Openning Comments: Alan MacDonald

C. Pledge of Allegiance: David Fotheringham

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Trail Master Plan – Proposed Update – October 2018

Note: Item B was discussed before Item A.

Jed Muhlestein said the Alpine City Trail Committee reviewed and made recommendations for updates to the proposed Trail Master Plan. He said the last trail plan was adopted in 2004, and since that time there had been annexations to the City that were added to the map. Some trails were not working and had been abandoned. Several additions had also been added to the map including recent developments, all of which made it necessary to update the plan.

Breezy Anson stated that a trail through the Mendenhall ranch area would be very beneficial. He also suggested adding a trail from 800 South through the Bangerter property and connecting to the Corridor. He then presented a map depicting a proposed trail through his parents' property off of Westfield Road heading north. The map also showed several proposed trails going through the Ridge at Alpine development. He said he believed there could be a better plan for a trail that looped around the property.

Jed Muhlestein said the Planning Commission could approve the plan as presented and then let the City Council make changes as they saw fit. Breezy Anson subsequently discussed the trail going through Schoolhouse Springs.

The Planning Commission had a discussion about a trail that the City currently did not have permission to use because it went through private property. Will Jones said he was working with the owner and trying to give concessions so the trail could be opened to the public.

Jed Muhlestein said in 2004 the City had trails on private property and the owners asked that they be removed from off of the map. Gail Rudolph said there was an existing trail to the left of the Young property in Fort Canyon, and she wanted to know if these trails were marked or recorded somewhere.

Will Jones showed on the Master Plan where a trail was located on Draper City property. Alan Macdonald stated that the City should revisit the Trail Master Plan every year. The Planning Commission then had a discussion about e-bikes.

MOTION: Bryce Higbee moved to recommend approval of the proposed Master Trail Plan as proposed with the changes made to the trails and the dates changed to 2018. John Mackay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
John MacKay
John Gubler
David Fotheringham
Jane Griener

Nays:

None

B. Public Hearing – Amendment to Ordinance – Major Subdivision Option – Article 4.6

Note: Item B was discussed before Item A.

Jed Muhlestein said that Staff reviewed the Development Code and recommended changes for Article 4.6: Major Subdivision Option. He explained that Article 4.6 covered the subdivision submission process. The first couple of updates pertained to the number of copies submitted to City Hall, which was changed to two. Jed Muhlestein added a 10-day timeline for resubmissions and said first-time submissions were required to be turned in two weeks before the next meeting.

Regarding buildable areas, Jed Muhlestein said they had 20% or less slope and no faults. Staff wanted to make it clear to developers that if there were hilly areas in a standard subdivision, they would want the buildable areas recorded on the plat. He explained that he was trying to clean up the buildable area paragraphs and combine them together so they made sense. The following changes were then noted:

- Builders needed to put the address block on the plat.
- Geotechnical was moved into the supporting document section.
- The “sensitive lands overlay” line was removed. Developers needed to label the sensitive land areas as depicted on the geological hazard maps.
- Geotechnical reports would be required for every subdivision and would include common items related to these reports.

- There were several numbering changes under the section labeled “Impact on Environment.”
- The line about soil classifications was deleted.
- The Erosion Plan was changed to Storm Water Prevention Plan.
- The sentence stating “Planning Commission will notify developer in writing” was removed.
- Final plats were required to be turned in on Mylar.
- The TR-10,000 zone was not included in the buildable areas
- Lots had to meet the current building code.
- No backing on to arterial streets was allowed and notes should be included on the plat stating that circular driveways were needed.
- Item #4 under surveys was deleted.
- Utilities may send letters stating they would serve the developer.
- The City Planner would send notification to the City Council after the final review of the Final Plat from the Planning Commission.

David Fotheringham opened the Public Hearing.

Gail Rudolph, a resident, asked what a derelict parcel was. Jed Muhlestein said this was a parcel that was not buildable. Ms. Rudolf also asked about traffic studies and wanted to know who conducted these assessments. She was informed by staff that these were conducted by independent traffic engineers.

David Fotheringham closed the Public Hearing.

MOTION: John Mackay moved to recommend approval of the Amendments to Ordinance – Major Subdivision Option – Article 4.6. Alan MacDonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>
Alan MacDonald	None
John MacKay	
David Fotheringham	
John Gubler	
Jane Griener	

C. Public Hearing – Amendment to Ordinance – Design Standards – Article 4.7

Jed Muhlestein said Staff reviewed the Development Code and recommended additional language to outline minimum curb radii under Article 4.7.4.11. He said the minimum radius of curb, or the outside edge of pavement, needed to be added. He explained that it should be twenty-five feet at intersections.

David Fotheringham opened the Public Hearing. There were no comments and the hearing was closed.

MOTION: Alan Macdonald moved to recommend approval of Amendment to Ordinance – Design Standards – Article 4.7.

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

<u>Ayes:</u>	<u>Nays:</u>
Alan MacDonald	None
John MacKay	
John Gubler	
David Fotheringham	
Jane Griener	

IV. Communications

The Christmas Party was scheduled for Tuesday, December 11, 2018. The remaining Planning Commission meetings for this year were scheduled for November 6, 2018, and December 4, 2018.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 18, 2018

MOTION: Jane Griener moved to approve the minutes for September 18, 2018, as written. Alan MacDonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>
Alan MacDonald	None
John MacKay	
David Fotheringham	
Jane Griener	
John Gubler	

The meeting was adjourned at 8:15 pm.