

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
April 17, 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 Commission Members were present and constituted a quorum:

Chairman: David Fotheringham

Commission Members: David Fotheringham, Jane Griener, John Gubler, Sylvia Christiansen

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Ed Bush, Breezy Anson, Bob Chatfield, Paul Watson, Matt Watkins, Jeremy Ainsworth

- A. Prayer/Opening Comments:** David Fotheringham

- B. Pledge of Allegiance:** John Gubler

II. PUBLIC COMMENT

There were no comments.

III. ACTION ITEMS

- A. Introduction of New Planning Commission Member**

This item was postponed until the next meeting.

- B. Selection of Vice Chair**

This item was postponed until the next meeting.

- C. Major Subdivision Final Plat Review – North Point Plat C – Marcus Watkins**

Jed Muhlestein explained the petitioner, Marcus Watkins, submitted the final plat for Plat C of the North Point Subdivision, located at approximately 1115 North Heritage Hills Drive. The proposed site included three lots on 1.83 acres, with lot sizes ranging from 0.57 acres to 0.64 acres. The development was in the CR-20,000 zone.

Mr. Muhlestein said North Point was given preliminary approval as a PRD back in 2004 and as part of a development agreement; they were given no expiration on when they had to finish their phasing. Plat A was developed in 2007, and they received final approval in 2016 for Plat B. Plat B was developed in 2017. They were now asking for Final approval on Plat C and the only area not developed was Plat D on the east side of the development.

Mr. Muhlestein said the sewer was already in Eastview Lane and the only thing they need to add to Eastview Lane was the road. The storm drain, water and pressurized irrigation were already fitted. Mr. Muhlestein explained how the storm drain system would connect from this subdivision to the City's storm drain and showed where the irrigation ditch was located. He explained how the irrigation ditch had a 30 inch pipe that ran from the drainage basin to Eastview Lane. He noted a storm drain retention pond would be required for this subdivision.

Mr. Muhlestein said this subdivision was part of a PRD and all the PRD requirements were met with Plat A and B. They were required to have 25% open space and all the open space requirements were platted with Plat A and Plat B.

Mr. Muhlestein said the Developer had credits on file in the application to show they would meet the Water Policy. He said they needed to provide a storm drain easement for the retention pond, and the Developer had already provided a cost estimate. He noted the Fire Chief reviewed and approved the plan.

Commissioner Christiansen asked when the development would begin and she was informed that construction would begin this summer.

MOTION: Jane Griener moved to recommend Final approval of North Point Plat C with the following conditions:

1. Developer provides as storm drain easement for the retention pond in Plat D
2. Water policy be met

John Gubler seconded the motion. The motion passed with 4 Ayes and 0 Nays. David Fotheringham, Jane Griener, John Gubler, and Sylvia Christiansen all voted Aye.

D. Major Subdivision Concept/Preliminary Plan Review – Alpine View Estates – Griff Johnson

The petitioner, Griff Johnson, submitted a concept plan for the Alpine View Estates Subdivision and received approval from the Planning Commission on May 6, 2017. The concept had since been revised, with changes to lot locations, lot lines, and the proposed route of Blue Spruce Road.

Austin Roy said the proposed subdivision included 19 lots on 19.30 acres. The lot sizes ranged from 0.46 acres to 0.88 acres, and approximately 5.05 acres were being dedicated as open space. The development was located in the CR-40,000 zone. The previous plan was to dedicate 5.1 acres of open space but had since been reduced to 5.05 acres and was still above the open space requirement for a PRD.

Mr. Roy identified a section of the map on the west side where the previous plan had six lots, and said the area in question was now being changed to five lots. He also showed changes to the layout of the road and said this change would free up a little more space. They will still have nineteen lots, but one lot would be moved from the west side to the east side.

Mr. Muhlestein said there was a certain percentage of a steep slope permitted inside the lots in a PRD. He said a part of the approval would be to grant an exception to ten lots that contained a small percentage of steep slopes. The City code allowed up to 5% in the lot, but they needed an exception for that amount. Mr. Muhlestein said staff wanted to change the ordinances because it was superfluous to have a developer ask for an exception. He said every PRD had a percentage of steep slopes. They needed to grant an exception now because of how the ordinance was written.

Mr. Muhlestein said all of the lots but one was less than 5%. The one lot that was greater than 5% had a manmade hill that would be removed.

In addition to the revised concept plan, the petitioner had submitted preliminary plans and drawings for approval.

Mr. Muhlestein said the street system would connect from Blue Spruce Road to 400 West. The Fire Marshal approved the subdivision with the condition of a temporary turnaround. He noted there was a sewer in 400 West that could connect to the lots on the east side. On the west side, sewer, water and pressurized irrigation would connect to Blue Spruce Road. A condition of final approval would be to give the City an easement for the temporary turnaround and the utilities prior to plat recordation.

Commissioner Gubler asked Breezy Anson if there were plans to connect the roads in the future. Breezy Anson said his parents wanted to connect the road through this subdivision and possibly make two or three lots.

Mr. Muhlestein said there was an existing home at 391 North 400 West that would be demolished or moved. He noted there were already existing utility hookups at that home. The sewer hookup would need to be capped or reused. Pressurized irrigation lines would need to be dug up at the main and capped. He said it was possible to reuse the lines.

Mr. Muhlestein said culinary water had connection to all the roads. The Fire Chief had reviewed and approved the plans and hydrant locations. He explained that new laterals would be required throughout the subdivision. He said he put in the plans that the pressurized irrigation lines would need to match Horrock's water model.

Mr. Muhlestein said the developers took the idea of exchanging City property to the City Council for consideration. They wanted to exchange the property for open space and add it to Lot 19. He said the developers would then be eliminating the storm drain pipe and storm drain detention basin on the northern property line. The City Council approved this exchange with a condition the developer make the storm drain system work in their development. Mr. Muhlestein explained they had made the storm drain system work.

The storm drain system will be re-routed from Blue Spruce down through the subdivision to the east side and into a detention basin. Mr. Muhlestein said the water that was not being captured on the west side would be captured into two sumps, as well as a retention basin that had a sump.

Mr. Muhlestein said the property benefited from a ten to twelve foot tall natural retention basin. He said there was a large dyke that would capture water on the south side of the subdivision. A report done on the dyke stated it had enough capacity for a 100-year storm. He noted they would not include that in their storm drain infrastructure. A Geo-Tech report had been done and they found collapsible soils, so this will require an excavation report at each lot.

Mr. Muhlestein made a summary of the plan and the proposed conditions. It was discussed that the amendment did not change the minimum or maximum sizes of the lots.

MOTION: Jane Griener moved to approve the changes to the Alpine View Estates Concept Plan with the following conditions:

1. Red lines be addressed
2. Fire Chief approve the turn around
3. Exception be granted for slope greater than 5%
4. Developer finalize trail with Trail Committee

Sylvia Christiansen seconded the motion. The motion passed with 4 Ayes and 0 Nays. David Fotheringham, Jane Griener, John Gubler, and Sylvia Christiansen all voted Aye.

MOTION: Sylvia Christiansen moved to approve the Alpine View Estates Preliminary Plan with the same conditions as the Concept Plan.

John Gubler seconded the motion. The motion passed with 4 Ayes and 0 Nays. David Fotheringham, Jane Griener, John Gubler, and Sylvia Christiansen all voted Aye.

E. Presentation: Alpine City Tree Guidelines Book – Jeremy Ainsworth

The Street Tree Selection Guide had been created to help provide specialized information about trees and their specific properties, as well as classify them and create guidelines for where they should ideally be planted around the City based on tree type.

Mr. Muhlestein said the City had planted the wrong kind of trees in its park strips. The park strips had broken and been lifted as a result. Another problem was that the branches extending into the road and out over the sidewalk was making it difficult to use the sidewalk. He said they needed 12 feet of clearance under a tree when work was being done on the streets. He said that according to the Fire Chief, they need 13.5 feet of clearance for their trucks. He said this led to the creation of a tree guideline to mitigate these issues. He said their goal was to adopt the guidelines so as to be included in building permits and on the City's website.

There was some discussion about holding developers financially responsibility for trees that were a nuisance. Mr. Ainsworth said their goal was to educate developers using the proposed Alpine City Tree Guidelines. If the booklet is adopted, he indicated that he would like to participate in the subsequent creation of an ordinance.

Mr. Ainsworth said he took a lot of his information from the Utah State University. He said the book categorized trees based on size. The book gave detailed instructions on how to plant, prune, and water the trees. Mr. Ainsworth said a root barrier should be added when planting a tree in the park strip to help roots go down instead of out. He outlined how they should take caution with power lines. Mr. Ainsworth said the guideline book would be a working document with examples, pictures, and additions and changes made over time.

There was further deliberation on the guideline book by the Commission.

IV. COMMUNICATIONS

There was none.

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 20, 2018

MOTION: John Gubler moved to approve the Planning Commission Minutes for March 20, 2018, as written.

Jane Griener seconded the motion. The motion passed with 4 Ayes and 0 Nays. David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen all voted Aye.

ADJOURN

David Fotheringham stated that the Planning Commission had covered all the items on the agenda and adjourned the meeting at 8:15 p.m.