

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

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm by Vice-Chairman Jason Thelin. The following commission members were present and constituted a quorum.

Chairman:

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Rich Nelson, Jed Muhlestein, Marla Fox

Others: Annette Scott, Tyler Loong, Ken Berg

B. Prayer/Opening Comments: Judi Pickell

II. PUBLIC COMMENT

Tyler Loong said he is a tennis instructor at Creekside Park and all of his students are from Alpine. He asked if the signage could be changed to say that tennis lessons would be allowed if a court is open because there are many times when the courts are not being used. He said it was not fair to make the students wait until after ten o'clock if there were open courts earlier.

Tyler Loong also said kids should not be allowed to ride their bikes, rollerblades and skateboards on the tennis courts and asked that rules be made and enforced. He said the kids are hanging on the nets and writing on the courts and he is worried they will be ruined.

Bryce Higbee said it would be hard to enforce because if all the courts are being used for lessons, then the public is not going to ask a teacher to leave, they won't feel comfortable doing that and will go home. He said other sports are not allowed to run a business on Alpine property without approval and especially at Creekside Park. The Planning Commission discussed this issue and was split on being for and against private lessons.

III. PLANNING COMMISSION ELECTION OF CHAIR AND VICE-CHAIR

The Planning Commission will elect one of its members as Chair and a second member as Vice-Chair (Section 2.2.3.1)

Jason Thelin said he would like to see someone other than himself as the Chair or the Vice-Chair. Steve Cosper said he didn't think anyone else had the time that Jannicke Brewer had to put into the job. He said she was diligent with coming to meetings; she was up on all the ordinances and subdivisions and knew the City codes. He said he thought it was important to have a representative of the Planning Commission come to the City Council meetings.

The Planning Commission discussed different members of the board and why they thought they would be good for the position.

MOTION: Steve Cosper moved to nominate Jason Thelin to be the Planning Commission Chairman until the end of 2014.

Chuck Castleton seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

MOTION: Chuck Castleton Nominated Judi Pickell as the Planning Commission Vice-Chairman.

Steve Cosper seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

IV. ACTION ITEMS

A. David's Court Preliminary Plan

The proposed David's Court Subdivision consists of 15 lots on 16.42 acres. The lots range in size from 40,000 to 62,792 square feet. The development is located north of Healey Boulevard and east of Canyon Crest road. The proposed development is in the CR-40,000 zone. This plan will require the vacation of David's Court Plats A, B, & C to allow property lines to be adjusted to the current plan. The development is not located within any sensitive lands overlay zone.

Jed Muhlestein said the new lot lines are in place and have been cleaned up since the last time this was before us due to the new ordinance. Jed Muhlestein said the cul-de-sacs do meet the ordinance and meet the 450 feet restriction. Stopping sight distances are required on a cul-de-sac but it is not in our ordinance to require stopping sight distances for a private driveway backing out onto a street. He said while reviewing lot three and the sight distance, the driveway should not be closer than 94 feet from the southern property line. Bryce Higbee said we can still require it for safety reasons. Jed Muhlestein said we need to make it a requirement to build a circular driveway to prevent backing out of the property. Steve Swanson said the homeowner would probably want a circular driveway to give him a better opportunity to get out of the property. Bryce Higbee asked if we have any requirements for landscaping. Jed Muhlestein said we have requirements for corner lots only.

Jed Muhlestein said there is already sewer coming off Healey Blvd that the subdivision will be connected to. On lot three, the sewer line will have to be extended up Canyon Crest to serve that property. The water system is already on Healey Blvd as well as some water meters. Lot 3 can connect to the line on Canyon Crest. Currently the infrastructure can sustain homes up to 4800 square feet in size for the fire flow demand. The Fire Chief said he needs 1500 gallons of water per minute because that is what the trucks can handle to fight a home fire. The fire code states you need more than that to fight a home bigger than this.

Jason Thelin asked if the water pressure was better down in the area of this subdivision to allow bigger homes to be built. Jed Muhlestein said the water pressure is the same and we need to have the approval of the Fire Marshall because he didn't agree with the International Fire Code. Jed Muhlestein said Horrocks Engineering has based the City's water model off of the International Fire Code and where it hasn't been able to be met, we have used fire sprinklers; like in the wildland interface areas.

Steve Cospier asked if the water lines would have to all be change to a 10 inch line or could you feed a 10 inch line off an 8 inch line. Jed Muhlestein said they could be connected but we need to talk to the Fire Marshall to see what he is comfortable with. Rich Nelson said he would rather a decision be made and then work out this issue later. Steve Swanson said once this is passed then this will be the new standard permanently going forward. Jason Thelin said the process has always been the same but rule is that we go to the Fire Marshall for approval. Jed Muhlestein said we may need to change our ordinance if the Fire Chief disagrees with the International Fire Code.

Jed Muhlestein said the water policy has to be met and if the land has been irrigated, water shares will need to be used. The applicant would like to use credits instead and this is land that has been irrigated.

Jed Muhlestein said if we go against the National Standard and we get taken to court, we could be held responsible. Steve Swanson said as a homeowner, he would want as much pressure as possible and didn't know why we would want to do something less. Jason Thelin asked if that was a mistake on the Engineers part to put in an 8 inch pipe. Jed Muhlestein said the pipe was laid many years ago and that was all that was called for at that time because Horrocks Engineering based their model off of 3600 – 4800 square foot homes. Steve Swanson asked why we wouldn't just change to a 10 in pipe. Jed Muhlestein the roads would all have to be torn up.

Steve Swanson asked what was written in the code. Jed Muhlestein said it is 40 PSI for all of our residents and 20 PSI for fire flow and this is based on the size of the home. The homes are being built larger now; most over 5000 square feet going up to 10,000 square feet. He said when someone comes in for a building permit you could say that if a developer is building a home larger than 4800 square feet then they would be required to have fire sprinklers.

Ken Berg said the Water Model by State Standards states that the city has to provide a minimum of 40 PSI, and at every fire hydrant the City should be able to provide 2000 gallons per minute at a minimum of 20 PSI throughout the city. He said the State Code has not stayed up to standard with the International Fire Code. Jed Muhlestein said he got a report back from Horrocks stating that the west cul-de-sac would have 2300 gallons per minute and the east cul-de-sac would have 1960 gallons per minute. Ken Berg said modifications could be made to get more PSI to the

subdivision but they do meet State Code. Jed Muhlestein said the PSI capacity on the west cul-de-sac can handle a 7700 square foot home and the east cul-de-sac can handle a 4800 square foot home. The Planning Commission had a discussion about these two cul-de-sacs and if the subdivision should be split in two to serve the different PSI capacity. They mentioned that the lots were one acre lots and most likely homes bigger than 4800 square feet will be built on them. They said if that is the case, then fire sprinklers would need to be required. Jed Muhlestein said if you put a 12 inch line in the east cul-de-sac, it would bump the square footage up to 6200. He said if you went any bigger than that, it wouldn't make a difference and you would have to lay a 12 inch pipe in Healey Blvd.

Judi Pickell asked about lot 12 with the existing barn with a setback of 75 feet. She wanted to know if the homeowner who purchases lot 13 be notified of the setback. Ken Berg said there will be a buffer between the home and the barn that is not shown clearly on the map.

Judi Pickell asked if the CBU mailboxes are required to be lit with a street light and if they could be moved off of Healey Blvd because it causes a traffic problem. She said her preference would be to have them be inside the cul-de-sacs. Ken Berg said the Post Office will put them where they want them. Judi Pickell asked if there could be two 8 unit CBU's instead of one 16 unit. Rich Nelson said the Post Office will most likely put in one 16 unit because the carrier will only have to make one stop. Judi Pickell said Healey Blvd is a busy road and it makes more sense to put them in the cul-de-sacs. Ken Berg said he would be happy to place them there, but be prepared for the Post Office to put them where they want them.

MOTION: Steve Cosper moved to recommend preliminary approval of the David's Court Subdivision with the following conditions:

1. A note be put on the plat to not allow backing out of the driveway onto Canyon Crest Drive on lot three. A circular drive is required and it be moved to within 94 feet of the southern property line.
2. Fire Flow for homes meet the International Fire Code with final approval from the Fire Chief.
3. Water policy be met with agricultural water shares unless another agreement with the City has been approved.
4. CBU Mailbox (Cluster Box Unit) be split in two eight units and be placed to the south side of Healey Blvd across the street from the Malan and Austin cul-de-sacs.

Ken Berg said the developer wants to bring this back in two phases. They want to start with lots one through eight and then bring the other cul-de-sac back at a later date. Judi Pickell said that's great because now the CBU will have to be put in as two units.

Chuck Castleton seconded the motion. The motion was unanimous and passed with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

IV. COMMUNICATIONS

Steve Cosper said the City Council approved the Eagle Points Subdivision Concept plan. The Planning Commission discussed the secondary access road, retaining walls, slope requirements and our PRD ordinance.

Rich Nelson congratulated the new Chairman and Vice-Chairman.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: June 17, 2014

Motion: Steve Cosper moved to approve the Planning Commission Minutes for June 3, 2014 subject to changes.

Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:16pm.