

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
October 17, 2017**

**I. GENERAL BUSINESS**

- A. Welcome and Roll Call:** The meeting was called to order at 7:30 pm by Chairman Steve Cospers. The following Commission members were present and constituted a quorum:

Chairman: Steve Cospers

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Carla Merrill

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Lon Lott, Ramon Beck,

- A. Prayer/Opening Comments:** Bryce Higbee

- B. Pledge of Allegiance:** David Fotheringham

**II. PUBLIC COMMENT**

There were no public comments.

**III. ACTION ITEMS**

**A. Summit Pointe Subdivision Amended Plat**

Austin Roy explained that Vista Meadows, LLC, was seeking to amend the recorded Summit Pointe Subdivision located at approximately 871 West Lakeview Drive. Currently, the recorded subdivision consisted of four lots on 35 acres. The proposed amendment would add four additional lots ranging from two to 6.9 acres in size. The amended subdivision would be required to follow the same restrictions as previously recorded. In order for the developer to add the four new lots, they would need to require additional open space on the southwest corner of the property which fronted the street. The developer proposed trading open space with the City to accomplish this. Austin Roy presented an aerial map of the area and identified the two open space areas that would be exchanged. He explained that the City would stand to gain more open space than they would be giving up in this exchange, and the developer would complete a section of the trail system as outlined on the Master Plan.

Jed Muhlestein added that the developer would need an additional 2.4 acres of Alpine City open space in order for them to meet the frontage requirements of the additional lots. The developer would trade 2.9 acres along the northwest side of their property. Jed Muhlestein said that everything would remain the same in terms of roads and utilities, and the developer would still need to meet the requirements of the water policy.

Mark Wells, the developer, said that there had been talk of a road to the west through his property or the Hartvigsen property. He also said that the lots in the subdivision would be very large, and he wanted to add four lots for economic reasons. Mr. Wells also reported that they had reached a

settlement with Mr. Hartvigsen for a 22-foot easement, and that easement had been recorded already.

Jason Thelin was not comfortable with the proposed trade of open space because it would not add much value to the City.

David Fotheringham asked for clarification on the need for frontage and the side lot lines. There was some discussion and references were made to the aerial map.

Austin Roy noted that the Fire Marshal had approved these homes on a private street.

Bryce Higbee commented that the original four-lot subdivision passed because the Planning Commission considered it a compromise from what had been presented previously. If the subdivision had come before them with eight lots originally, he did not think it would have been approved. He also felt that the proposed road was simply a long cul-de-sac.

The Planning Commission discussed the parcels of land that would be traded, the need for additional frontage, and the roadways. After some discussion, they determined that they would recommend denial of the application.

**MOTION:** Bryce Higbee moved to recommend to the City Council to deny the Summit Pointe Subdivision amended plat going from four lots to eight lots.

David Fotheringham seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener and Carla Merrill all voted Aye.

### **B. Purple Innovations LLC– Accessory Structure Proposal**

Austin Roy explained that Purple Innovations, LLC, located at approximately 123 East 200 North, was seeking to replace an oil tank on the property. The accessory structure was proposed to be located on the northeastern corner of the property. The applicant was seeking a variance to place the structure within the rear setback abutting the Alpine City Public Works Facility. Austin Roy explained that the new tank would be placed next to a cooling system on the east side of the building. The City's ordinance stated that exceptions were allowed within the Historic Gateway. The purpose for placing the tank within the setback was to free up space for five additional parking stalls.

Jane Griener asked how the tank would be filled. Mr. Fish, the applicant, explained that they would install a cement pad next to the tank so that trucks could back up to it. The trucks would come three times a week and they would take about half an hour to unload during daytime hours.

The Planning Commission asked for more information about the Gateway Historic requirements. Mr. Fish said that he would be installing a fence around the tank. They discussed fencing colors and the possibility of planting trees as a buffer.

**MOTION:** Jason Thelin moved to recommend to the City Council to approve plans for an accessory structure for Purple Innovations, LLC.

Carla Merrill seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, and Carla Merrill all voted Aye. Jane Griener recused herself from voting due to a conflict of interest.

### **C. Olde Towne Centre Lot E – Design Proposal**

Staff explained that the developer of Harris Office Building, located at approximately 395 South Main Street in the Alpine Olde Towne Center Lot E, wanted to present and discuss design plans for the new office building with the Planning Commission and receive feedback. The structure had been designed to meet the standards set forth in the Gateway Historic District Design Guidelines.

Cameron Harris, the developer, presented some examples of the building material he would like to use, including tumbled brick, a concrete header, and masonry panels. The coloring would be similar to the clock tower.

The Planning Commission indicated to Mr. Harris that he was headed in the right direction with the designs. They asked him to come back with full color renderings, as well as parking, landscaping, and lighting plans.

### **D. General Plan – Parks, Recreation, Trails, & Open Space**

Austin Roy said the Parks, Recreation, Trails and Open Space Master Plan has been revised to include additional details regarding parks, as discussed at the previous meeting. Specifically, parks would now be categorized under three different categories: Sports Parks, Family Parks, and Open Space Parks. Park categories were based on the intended primary use and function of each park. Staff was seeking approval of changes.

Policies:

- 2.1. Parks are classified under three main categories: Sports Parks, Family Parks, and Open Space Parks.
- 2.2. Sports Parks are dedicated primarily to facilitating organized sports and sporting events. Sports Parks include:
  - Burgess Park
  - Healey/Smooth Canyon Parks
  - Rachel McTeer Park
- 2.3. Family Parks are dedicated primarily to community and family leisure activities, no organized sports allowed. Family Parks include:
  - Beck's Hill Park
  - Creekside Park
  - Legacy Park

Moyle Park  
Peterson Park  
Silver Leaf Park

- 2.4. Open Space Parks are areas of generally undisturbed land and vegetation allowing for Recreational activity in a natural environment. Open Space Parks include:
- Dry Creek Corridor
  - Hog Hollow Trailhead
  - Lambert Park
  - Rodeo Grounds
  - Three Falls Open Space

The Planning Commission asked for some formatting issues to be resolved, but they agreed with the content of the proposed policy.

Steve Cospers asked staff if the Lambert Park Conservation Easement could be placed on a future agenda. Austin Roy reported the City Attorney had told him that the decision would need to be made by the City Council.

#### **IV.COMMUNICATIONS**

Jed Muhlestein reported that the City was in the process of fixing the manholes throughout the City.

Jed Muhlestein stated that according to the City Ordinance, a secondary access was necessary when the lot count exceeded 20 lots. He had spoken with the Fire Marshall about this, and he said that there could be 30 lots before a secondary access was required. Jed Muhlestein said that, from an engineering standpoint, he preferred the smaller lot requirement. Austin Roy had spoken with the City Attorney about the secondary access issue, and he said that the access must be built prior to occupancy and either within one year of the dedication of the plat or at the commencement of development. This was based on the State Utah Division of Forestry and Fire.

Austin Roy addressed the possibility of a Conservation Easement. The City Attorney had informed him that if the City wanted to do a Conservation Easement, it would require gifting the property to a non-profit entity. The property value would automatically be diminished if they did so, and all control of that land would be relinquished by the City. The land would be preserved in its current state in perpetuity.

The Planning Commission discussed conservation easements and how they worked. Jane Griener explained what could and could not be done with a conservation easement. Austin Roy said that the City Attorney recommended not having a conservation easement because the needs of the City may change.

David Fotheringham requested that Austin Roy send out all the General Plan information that had been updated so far.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: October 3, 2017**

**MOTION:** David Fotheringham moved to approve the Planning Commission Minutes for October 3, 2017 as written.

Jane Griener seconded the motion. The motion passed with 6 Ayes and 0 Nay. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener and Carla Merrill all voted Aye.

**ADJOURN**

Steve Cospers stated that the Planning Commission had covered all the items on the agenda and adjourned the meeting at 8:50 p.m.