



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, January 16, 2018 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jason Thelin
- B. Prayer/Opening Comments: Dave Fotheringham
- C. Pledge of Allegiance: By Invitation

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. ACTION ITEMS

- A. Introduction of New Planning Commission Members
- B. Selection of New Chair and Vice Chair
- C. General Plan – Final Review

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: December 5, 2017

### ADJOURN

Vice Chairman Jason Thelin  
January 16, 2018

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

**CERTIFICATION OF POSTING.** The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: General Plan – Draft Review**

**FOR CONSIDERATION ON: 16 January 2018**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Consider General Plan Draft for  
Recommendation to City Council**

### **BACKGROUND INFORMATION:**

The Planning Commission has completed crafting each element of the General Plan, and the General Plan is now ready for review and recommendation.

### **STAFF RECOMMENDATION:**

Review the all elements of the General Plan and make recommendation to the City Council.

ALPINE CITY  
GENERAL PLAN  
DRAFT  
DOCUMENT

# GENERAL PLAN DRAFT



## TABLE OF CONTENTS

# GENERAL PLAN DRAFT



## INTRODUCTION

## GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



## POLICIES

- 1.1 Promote and preserve both natural and developed open spaces around the City with a preference towards public open spaces. The City prefers that this is done through Planned Residential Developments (PRD) or by the public purchase of land.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provide residents an opportunity to congregate.
- 1.3 Preserve animal rights and maintain a lenient level of regulations.
- 1.4 Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.
- 1.5 Preserve and beautify the three gateways into the City and do so in a way so that it is clear that you are entering Alpine.
- 1.6 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.

## GOAL #2

Provide clearly defined land zones to support the vision for a low density, rural atmosphere. Provide zoning that will allow a variety of lot sizes and housing types to meet the needs of varying ages of residents.



## POLICIES

- 2.1 Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing.
- 2.2 Land zoned as MU (Mixed Use) shall consist of a mixture of business commercial and higher density residential type uses that reflect a historic small-town, rural atmosphere.
- 2.3 Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include, but is not exclusive to, the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development.
- 2.4 Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.

# GENERAL PLAN DRAFT



- 2.5 Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.
- 2.6 Land zoned as CE-5 (Critical Environment – 5 acre minimum lot size) shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas, as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow, earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile. As a result of the large amount of area that is considered environmentally fragile, development will be clustered and interspersed with large and undisturbed open space areas.
- 2.7 Follow the Alpine City Annexation Policy Plan.



## GOAL #3

Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands and a historic small-town, rural atmosphere by using overlay zones which build on an underlying zone by setting additional and strict standards, and applying the standards of both zones.



## POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).
- 3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, urban/wildland, geologic hazards and hillside) and to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.
  - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
  - 3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.

# GENERAL PLAN DRAFT



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, to minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility and specialized types of senior housing that recognizes and accommodates varied housing needs and desires of the community's senior housing population while promoting independence and a high quality of life.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents.

# GENERAL PLAN DRAFT



## GOAL #1

Create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient.



## POLICIES

- 1.1 Promote safe and efficient traffic circulation by following the Street Master Plan.
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements and regional integration.
- 1.4 Emphasize the maintenance of roads to ensure a high quality road system.
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.

# GENERAL PLAN DRAFT



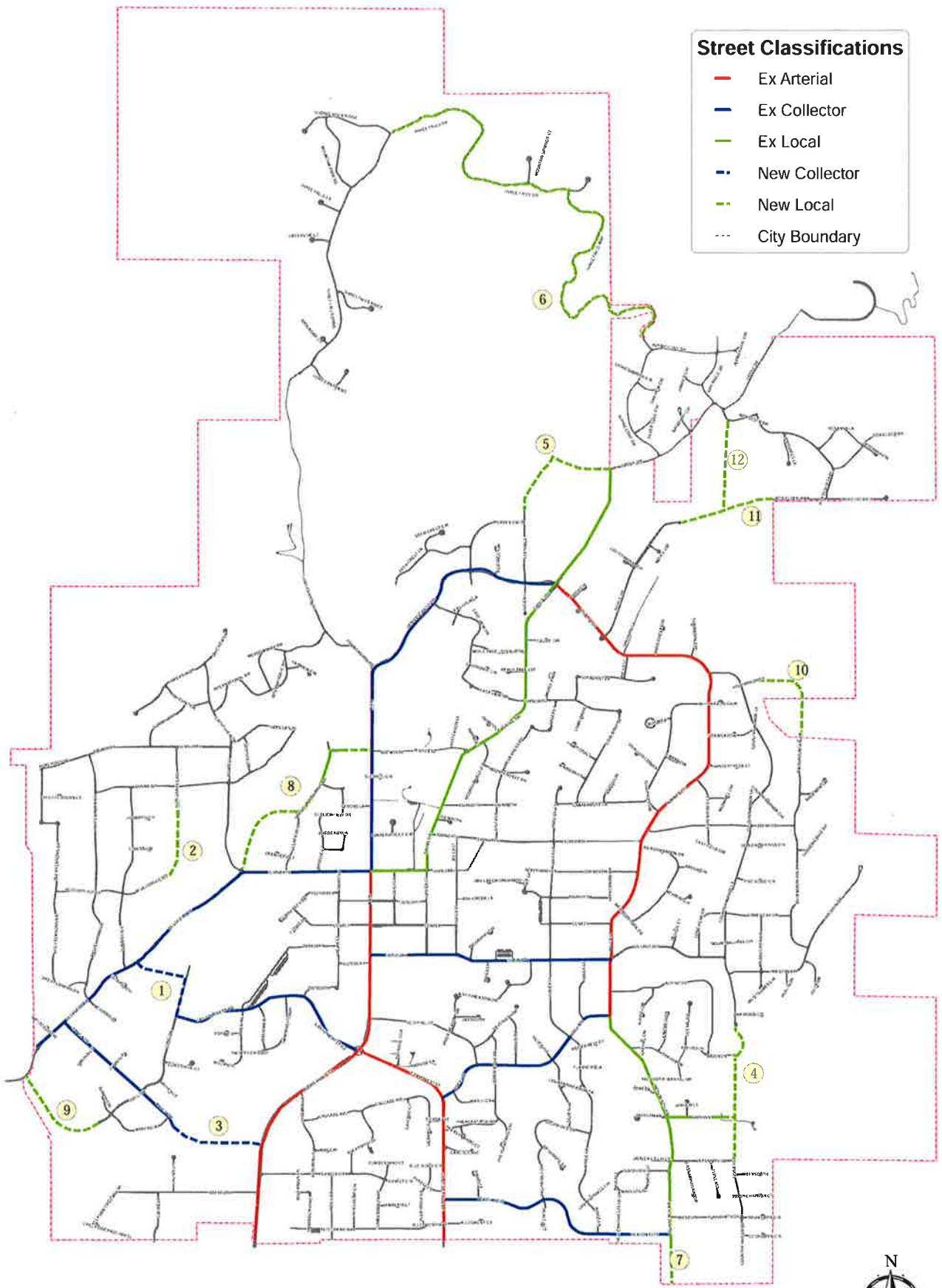
## Alpine City Street Improvement Plan

Project Number	Recommended Improvements		Planning Level Cost Estimate	Potential Funding Source*
	Project	Limits		
	0-5 Year Improvements			
1	Canyon Crest Road (west)	Canyon Crest Road to Westfield Road	\$165,600	C, O
2	Blue Spruce Road	Complete between Sunrise Drive and Lupine Drive	\$193,200	C, O
3	Ranch Drive & Dry Creek Bridge	Ranch Circle to Main Street	\$155,400 \$300,000	S, C, O
4	Country Manor Lane (South)	Oakwood Circle to Wintergreen Court	\$303,600	C, O
5	Elk Ridge Lane	East View Lane to Grove Drive		C, O
6	Three Falls Secondary Access	Three Falls Drive to Alpine Cove Drive		C, O
	5-10 Year Improvements			
7	Smooth Canyon	Healey Boulevard to Highland City		C, O
	10-20 Year Improvements			
8	Westfield Road	200 North to Pioneer Drive	\$441,600	C, O
9	Long Drive	Ranch Circle to Westfield Road	\$110,400	C, O
10	North Bald Mountain Drive	North of Bald Mountain Circle to Alpine Boulevard	\$400,200	C, O
11	Moyle Drive	Lambert Park to Box Elder Circle	\$345,000	C, O
12	1000 East (Lambert Park)	Moyle Drive to Box Elder Drive / Grove Drive	\$207,000	C, O
13	GPS System (street portion)		\$8,000	C, O
14	Intersection Improvements w/ ROW		\$1,020,000	S, C, O
15	TMP Update in 5 years		\$20,000	C, O
	Total Costs		\$3,670,000	

\*Potential Funding Sources: F-Federal, S-State, C-City, and O-Other.

\*\*Miscellaneous local roads are scattered throughout the various different implementation time frames but have not been included since they will most likely be built by developers as part of their developments.





- Street Classifications**
- Ex Arterial
  - Ex Collector
  - Ex Local
  - - - New Collector
  - - - New Local
  - - - City Boundary



# Alpine City Transportation Master Plan



Proposed 2016

## GOAL #1

Promote moderate income housing that meets the needs of those desiring to live in Alpine.



## POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Allow detached accessory dwelling units (ADU) and regulate them in order to maintain the character of Alpine City.

# GENERAL PLAN DRAFT



## GOAL #1

Plan and maintain a sustainable high quality parks and trails network within the community.



## POLICIES

- 1.1 Work closely with neighboring municipalities and the appropriate entities to coordinate recreation opportunities and designate specific parks for the use of organized recreational activities.
- 1.2 Work closely with neighboring municipalities and the appropriate entities to coordinate the trails between cities and plan connections.
- 1.3 Organize volunteer efforts to periodically cleanup trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
- 1.4 Designate trails for specific uses where needed (i.e. equestrian, hiking, biking, OHV/ATV).
- 1.5 Implement and promote the Bonneville Shoreline Trail.

APPENDAGE:	A	Dry Creek Corridor Master Plan
	B	Lambert Park Master Plan
	C	Moyle Park Master Plan
	D	Trail Master Plan

# GENERAL PLAN DRAFT



## GOAL #2

Identify and categorize city parks according to primary use and function.

## POLICIES

- 2.1 Parks are classified under three main categories: Sports Parks, Family Parks, and Open Space Parks.
  - 2.1.1 Sports Parks are dedicated primarily to facilitating organized sports and sporting events. Sports Parks include:
    - Burgess Park
    - Healey/Smooth Canyon Parks
    - Rachel McTeer Park
  - 2.1.2 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
    - Petersen Park
    - Silver Leaf Park
  - 2.1.3 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

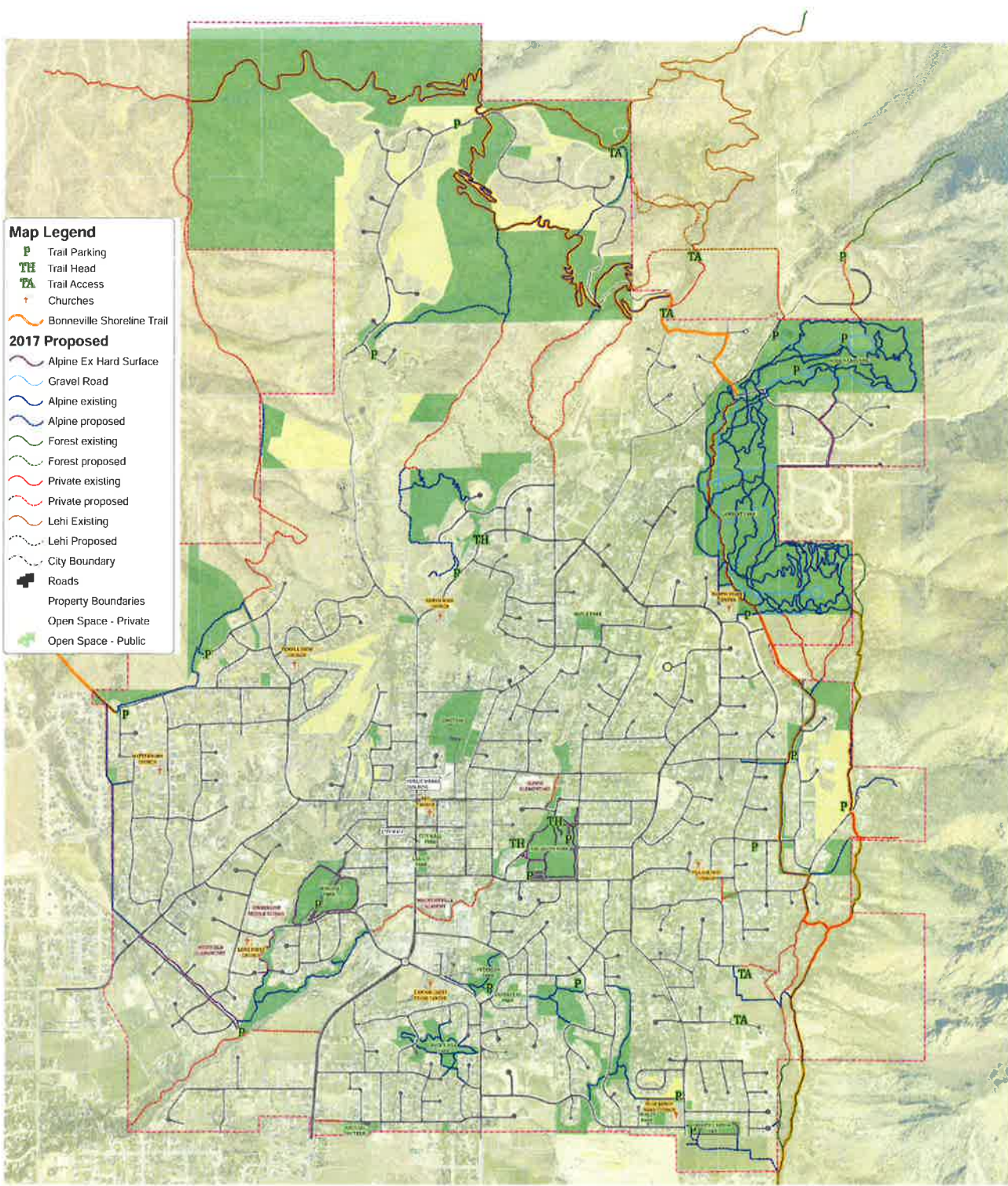


# GENERAL PLAN DRAFT



Rodeo Grounds

Three Falls Open Space



# Trail Master Plan



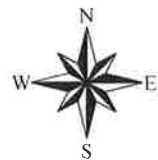
Proposed Oct 2017

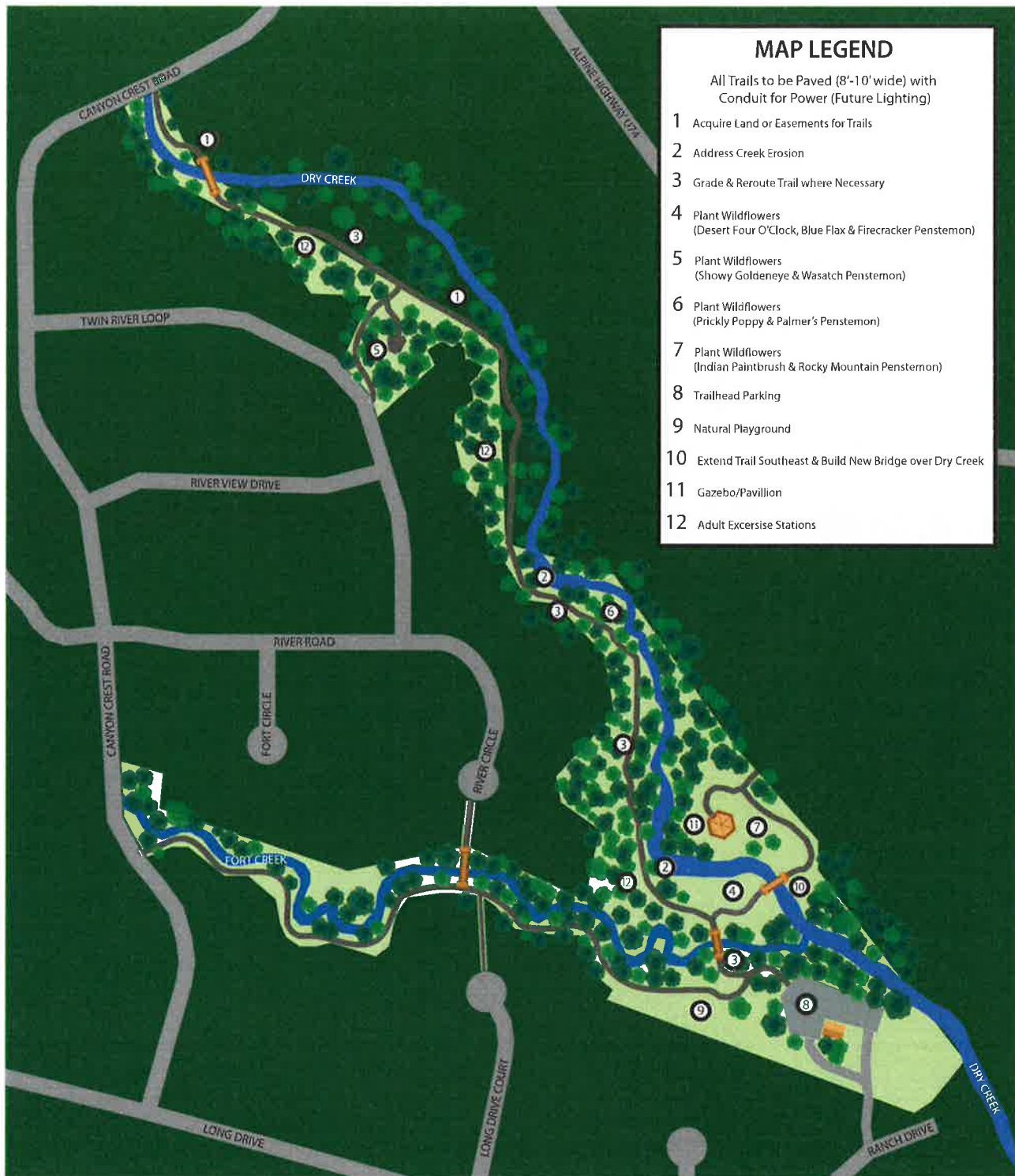




# Moyle Park Master Plan

Adopted January 27, 2015





# The Corridor Master Plan

Adopted June 13, 2017



## GOAL #1

Plan and maintain a sustainable high quality natural trails park for multiple uses.

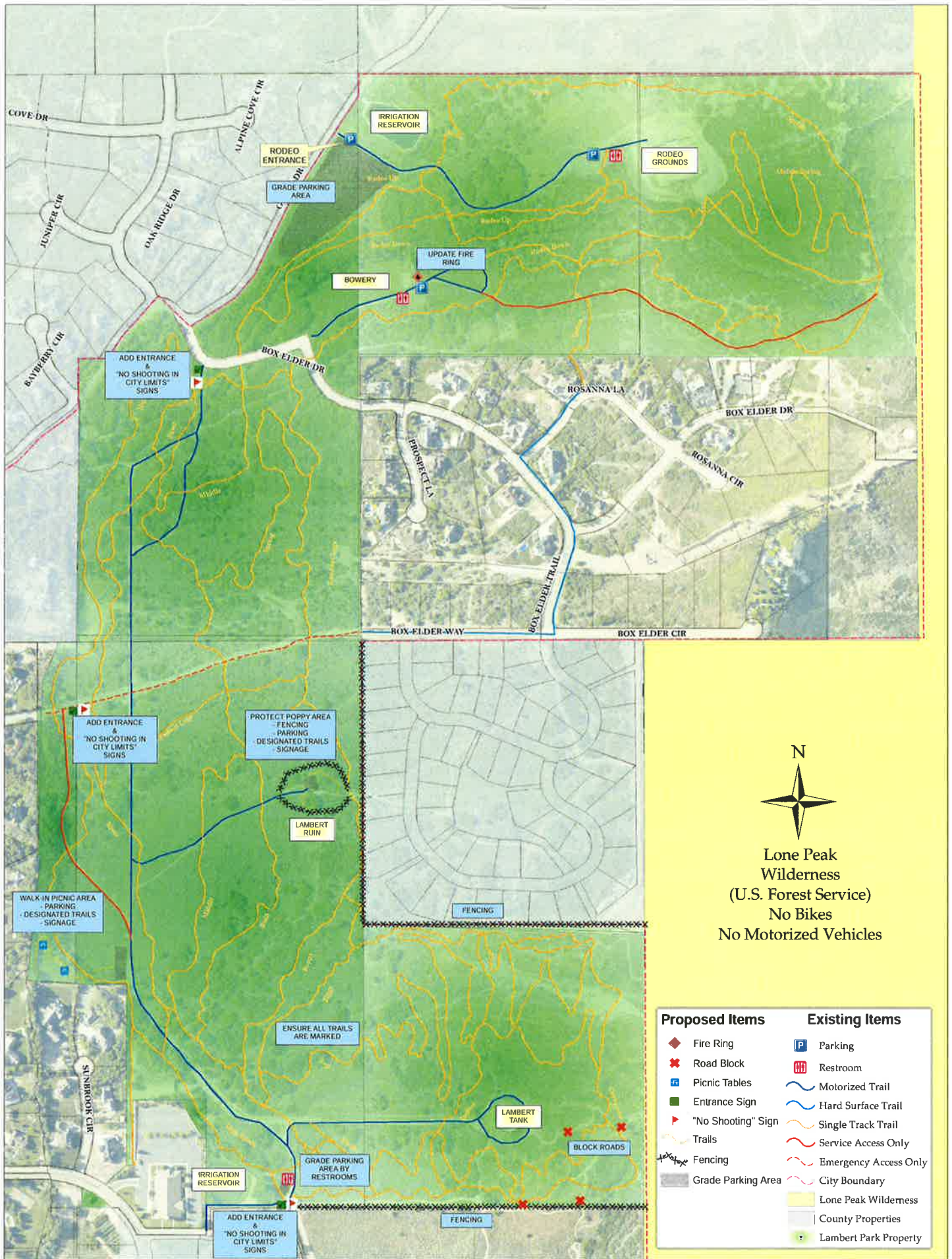


## POLICIES

- 1.1 Clearly define park boundaries and entrances.
- 1.2 Designate developed vs undeveloped areas of the park. Developed areas to include improvements such as parking lots, restrooms, cell tower, or city infrastructure. Undeveloped areas are generally left as natural and open as possible.
- 1.3 Clearly define and sign trails and roads and their appropriate uses.
- 1.4 Designate Lambert Park as a non-motorized park except as permitted by the City.
- 1.5 Work with neighboring property owners to allow for the connection and continuity of trails between the park and surrounding areas, this includes the Bonneville Shoreline Trail.
- 1.6 Organize volunteer efforts for the general maintenance, cleanup, weed control, and other needs of the park.
- 1.7 Protect and preserve the poppy area.
- 1.8 Implement use policies to preserve and protect park resources for public use, enjoyment, and safety.
- 1.9 Implement policies to preserve the ecology and enhance environmental stewardship of the park.

ATTACHED: Lambert Park Master Plan



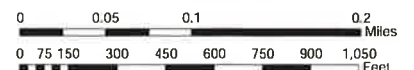


N

Lone Peak  
Wilderness  
(U.S. Forest Service)  
No Bikes  
No Motorized Vehicles

Proposed Items	Existing Items
Fire Ring	Parking
Road Block	Restroom
Picnic Tables	Motorized Trail
Entrance Sign	Hard Surface Trail
"No Shooting" Sign	Single Track Trail
Trails	Service Access Only
Fencing	Emergency Access Only
Grade Parking Area	City Boundary
	Lone Peak Wilderness
	County Properties
	Lambert Park Property

1 inch = 150 feet



SEPTEMBER 2017



## Lambert Park Master Plan



## GOAL #1

To promote economic growth and commercial development that attracts local resident spending in the community, while still preserving the City's small town historic feel.



## POLICIES

- 1.1 Seek to attract a stable flagship business that will stimulate economic growth and attract other likeminded businesses to the community.
- 1.2 Seek to expand and retain existing businesses in the community.
- 1.3 Seek to attract new low-impact businesses that fit the character and scale of Alpine City.
- 1.4 Promote patronage of local businesses from the citizens of Alpine and neighboring communities.
- 1.5 Actively work with developers to influence and encourage the best possible designs and outcomes for the community.
- 1.6 Seek to enhance parks, trails, and open space near the business commercial zone to compliment commercial development and thus create an area that is ideal for local leisure activity, shopping, and recreation.

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
December 5, 2017**

**I. GENERAL BUSINESS**

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

Chairman: Co-Chair Jason Thelin

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Jane Griener, John Gubler, Carla Merrill

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Mayor Wimmer, Lon Lott, Lorainne Lott, Sylvia Christensen, Ross Welch

**A. Prayer/Opening Comments:** Carla Merrill

**B. Pledge of Allegiance:** David Fotheringham

**II. PUBLIC COMMENT**

Lon Lott asked that Carla Merrill speak more loudly into the microphone, as it was difficult to hear her comments on the audio recording.

**III. ACTION ITEMS**

**A. Meeting Schedule 2018**

**MOTION:** Jane Griener moved to recommend approval of the proposed 2018 Meeting Schedule with the removal of the January 2nd, April 3rd, and July 3<sup>rd</sup> meetings.

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

**B. Annexation Petition – KM8 - Will Jones**

Austin Roy, City Planner, explained that KM8 Holdings and Will Jones had submitted an annexation petition to Alpine City to annex 69.19 acres located north of Alpine Cove into Alpine City boundaries. The proposed property was in Alpine City's Annexation Declaration Area, and it had a boundary contiguous to Alpine City. All property owners of the proposed annexation area had signed the petition in favor of the annexation. Mr. Roy stated that the concept plan showed 34 lots, but the applicant had indicated that this number could be reduced by two or three lots. The plan also showed access points from Oakridge Drive and Alpine Cove Drive.

Jed Muhlestein noted that there were a few items that needed to be examined by staff, including a secondary access. The second access was necessary since the property was part of the Urban Wildland Interface. The Fire Marshal had reviewed the concept plan for this development and said that it met the requirements for secondary access. However, he had a concern about the



1 entire northeastern area, as all these development access off Grove Drive. The Fire Marshal did  
2 not make any recommendations, he just expressed a concern.

3  
4 Regarding traffic, Jed Muhlestein explained that the packet included existing traffic studies that  
5 he had pulled from other developments in the area. If KM8 were to be annexed into the City  
6 with 31 lots, it would increase traffic on Grove Drive by 36%. Staff had discussed the possibility  
7 of requiring the developer to make or contribute funds to make improvements to Grove Drive if  
8 they were annexed into the City.

9  
10 Jed Muhlestein then explained that the City Council's primary concern about this potential  
11 annexation was water. The proposed development was at an elevation that could not be serviced  
12 by secondary water, so the only water the City could provide would be culinary. This would  
13 impact the City's source of culinary and secondary water. To assist the City, staff recommended  
14 that the developer come up with their own water source and install whatever infrastructure they  
15 needed to bring water to their development. He explained that if the developers were able to  
16 provide their own secondary water through a well, or something similar, that would relieve the  
17 burden from the City's culinary water and possibly provide secondary water to surrounding  
18 developments.

19  
20 Jane Griener commented that this property had come before the Planning Commission before  
21 and the applicant was told that the property could be zoned CE-5 if they were annexed into the  
22 City. Jason Thelin said this was a new applicant and a new application.

23  
24 Jane Griener was concerned about the proposed density of the lots and how that would affect  
25 water usage. Jed Muhlestein said the water issue would exist even if the development was a  
26 lower density.

27  
28 The Planning Commission felt that making a recommendation to the City Council on this  
29 annexation was a bit premature. They wanted more information about how the applicant would  
30 address the issues brought up by staff. It was suggested that the Planning Commission provide  
31 some feedback for the applicant and not make a recommendation to the City Council at this time.

32  
33 Ross Welch, representing KM8, noted that the last time they approached the City regarding  
34 annexation they were told that the zoning would be for one acre lots. He then explained that  
35 there was an existing agreement with the Alpine Cove development to add connections into their  
36 water system, but there still would not be enough water. He and the other developers would look  
37 into digging a new well. Mr. Welch said that the State standards of 4.3 acre feet of water per  
38 home was much higher than what was actually being consumed.

39  
40 Jed Muhlestein said that the City would need to test the potential well to see how much water it  
41 could produce.

42  
43 Bryce Higbee asked Mr. Welch to expound on the traffic issue. Mr. Welch said Grove Drive  
44 was considered by the County to be a collector road, but it was not built to that capacity.  
45 Therefore, all completed traffic studies show that Grove Drive would be able to handle the

1 increased traffic, even if this was not the reality. Mr. Welch said he and the other developers  
2 would be willing to participate in resolving the traffic issue.

3  
4 Carla Merrill asked if a new well would service the existing subdivisions in the area. Jed  
5 Muhlestein said it would help the new annexations, but not the Box Elder subdivision because  
6 they don't have a pressurized irrigation system.

7  
8 Jed Muhlestein requested that the applicant provide a geotechnical hazards report to determine  
9 buildable areas. Since the concept subdivision was not a PUD, they would be subject to normal  
10 subdivision standards. One of those standards states that buildable envelopes cannot have a  
11 slope exceeding 20%. He also noted that the basic slope calculations for this property would  
12 allow for 33 lots.

13  
14 Jane Griener said they needed more information on the water and traffic issues before making a  
15 recommendation to the City Council. Jed Muhlestein said staff had talked about a development  
16 agreement, which would ensure these issues were resolved before development occurred.

17  
18 Mr. Welch said he would like to have time to work with staff on these issues and come back to  
19 the Planning Commission at a later date.

20  
21 Jane Griener said she would prefer to see a lower lot count. Mr. Welch explained that they  
22 would already be reducing the lots from 38, which is what they could get if they stayed in the  
23 County, to 32 lots. He said it would be better to take the money from those additional lots to  
24 help pay for the infrastructure that would benefit the whole community.

25  
26 There was some discussion about secondary and emergency accesses for this area.

27  
28 **MOTION:** David Fotheringham moved to recommend to KM8 and Pine Grove that they work  
29 with staff and address the following:

- 30  
31 1. Prepare a slope analysis for the building envelopes of the lots  
32 2. Ideas on how to satisfy the water plan  
33 3. Create a traffic management plan to include the improvements to Grove Drive.  
34 4. Bring forth a geotechnical hazards plan and a trail plan

35  
36 Jane Griener seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee,  
37 Jason Thelin, David Fotheringham, Jane Griener, John Gubler and Carla Merrill all voted Aye.

### 38 39 40 **C. Annexation Petition –Pine Grove-Ross Welch**

41 Austin Roy explained that Ross Welch had submitted an annexation petition to Alpine City to  
42 annex 159.79 acres located northeast of Alpine Cove into Alpine City boundaries. The proposed  
43 property was located in Alpine City's Annexation Declaration Area, and had a boundary  
44 contiguous to Alpine City. All the property owners of the proposed annexation area had signed a  
45 petition in favor of the annexation.

1 The motion regarding this application was included in the previous item.

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

5 Austin Roy explained that the Trail Committee has submitted an updated Trail Master Plan as  
6 part of the City's effort to update the General Plan. The Planning Commission decided to revisit  
7 this item from the previous meeting.

9 In response to a question from the Commission, Jed Muhlestein explained that the previous  
10 Planning Commission Chair, Jannicke Brewer, had requested the sidewalks be removed from the  
11 trails map because she did not consider them to be "trails". The Trail Committee agreed.

13 The Planning Commission had no issues with the trail map. Jed Muhlestein identified locations  
14 where new connections would be made within some new developments. The Planning  
15 Commission then discussed where trails were located in the Pine Grove area. They felt that the  
16 plan for this area was a little weak and needed further consideration.

#### 19 **E. General Plan – Economic Development**

20 Austin Roy explained that the Economic Development Element of the General Plan had been  
21 updated and revised from the previous version adopted in March 2013. The new revisions would  
22 condense and simplify the language while maintaining the goal and policies of the past revision.  
23 The revised goal and policies are as follows:

##### 25 **GOAL #1**

26 To promote economic growth and commercial development that attracts local resident  
27 spending in the community, while still preserving the City's small town historic feel.

##### 29 **Policies**

- 30 1.1 Seek to attract a stable flagship business that will stimulate economic growth and
- 31 attract other likeminded businesses to the community.
- 32 1.2 Seek to expand and retain existing businesses in the community.
- 33 1.3 Seek to attract new low-impact businesses that fit the character and scale of
- 34 Alpine City.
- 35 1.4 Promote patronage of local businesses from the citizens of Alpine and
- 36 neighboring communities.
- 37 1.5 Actively work with developers to influence and encourage the best possible
- 38 designs and outcomes for the community.
- 39 1.6 Seek to enhance parks, trails, and open space near the business commercial zone
- 40 to compliment commercial development and thus create an area that is ideal for
- 41 local leisure activity, shopping, and recreation.

43 The Planning Commission discussed Alpine City's intentions of attracting businesses into the  
44 City. They weren't sure if the City was actively seeking retail businesses or simply allowing  
45 them.

1 Councilman Troy Stout pointed out that there were residents in and near the business district.  
2 The City needed to let the residents know there was potential for commercial businesses to be  
3 built near or adjacent to their homes.

4  
5 David Fotheringham felt that Policies 1.2 and 1.4 conveyed the same idea, and he suggested that  
6 they remove 1.2. He also believed they could remove 1.1 because it was very similar to 1.5.  
7 Jason Thelin argued that 1.2 and 1.4 were different and they should both remain.

8  
9 John Gubler said businesses wouldn't want to come into Alpine because they wouldn't succeed  
10 in the City. There was discussion about bringing in an anchor tenant grocery store, and other  
11 ways to attract business.

12  
13 Bryce Higbee commented that he liked the goal and policies as presented.

14  
15 Jason Thelin commented that he was in favor of allowing and even promoting mixed use  
16 developments in Alpine City.

#### 17 18 **IV.COMMUNICATIONS**

19 It was noted that the next Planning Commission Meeting would be on January 16, 2016. Steve  
20 Cosper and Carla Merrill would be leaving the Commission and they would be welcoming new  
21 Planning Commissioners next year.

#### 22 23 24 **V. APPROVAL OF PLANNING COMMISSION MINUTES: November 7, 2017**

25  
26 **MOTION:** Jane Griener moved to approve the Planning Commission Minutes for November 7,  
27 2017 as written.

28  
29 Bryce Higbee seconded the motion. The motion passed with 6 Ayes and 0 Nay. Bryce Higbee,  
30 Jason Thelin, David Fotheringham, Jane Griener, John Gubler and Carla Merrill all voted Aye.

#### 31 32 33 **ADJOURN**

34 Jason Thelin stated that the Planning Commission had covered all the items on the agenda and  
35 adjourned the meeting at 8:30 p.m.