

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Nov 04, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:05pm by Chairman Jason Thelin. The following commission members were present and constituted a quorum.

Chairman: Jason Thelin

Commission Members: Steve Cosper, David Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present: Bryce Higbee

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: JL Dunn, Jared White, Steve Crain, Bob bowman, Rosanna Crain, Zach Moore, Mike Anderson, Brayden Hahn, Cam Mosley, Ethan Jones, Like Lacey, Kristin Eberting, Bruce Parker, Will Jones

B. Prayer/Opening Comments: Judi Pickell

C. Pledge of Allegiance: Ethan

II. PUBLIC COMMENT

Steve Crane said AT&T has given the city over \$7,000 and it has been designated for landscaping. He said he would like to have an accounting of this money and he wanted to make sure this money is used for this site and not get lost in some other budget. Jason Bond said the money has already been spent and trees and plants planted already. He showed before and after pictures of the area and how it currently looks with the newly planted trees and plants. He said the City used a professional landscaper and tried to place the trees to cover in the best way possible.

III. ACTION ITEMS

A. AT&T Antenna Modification – Jared White

Jared White said the modification that needs to be made is very minimal. He said the flush mounted antennas need to have remote boxes added to them. He said the wooden pole no longer meets the building requirements. He said a second steel pole will be added, new equipment added to the pole and make sure it is up and running and then he said they will go back in and take down the wooden pole and the old equipment. He said the pole will be sixty feet high including the new equipment. Eventually, they would like to have six antennas at the top of the pole and as new technology comes out in the future, lower antenna would be replaced.

Judi Pickell asked if this would be considered a substantial change. Jason Bond read from the ordinance where it states that a tower can replace equipment, but doesn't give a definition of the height of the tower. Jared White said the new pole will stay within the same compound as the wooden tower. Jason Thelin asked if this is a new site plan. Jason Bond said it is more of a replacement of antennas on the same site. Steve Swanson said he doesn't want to have a sixty foot pole because then there is a possibility to raise the antennas higher. Jared White said they are only allowed to have a maximum height of sixty feet and can go no higher. The reason for the sixty foot pole is for strength. He said their engineers said the steel pole will be structurally capable of heavier equipment in the future. He said they will be adding about one hundred and fifty pounds with three new remote boxes. He said the diameter of the new steel pole will be slightly wider than the wooden pole.

Per requirements of the city code, the following is a list of items that are to be addressed with this application:

1. Maintenance: Once constructed the site will remain unmanned, the site is visited by a single technician every 4-6 weeks to ensure it is functioning properly. This maintenance does not require any heavy equipment or significant impact on the surrounding properties.
2. The area that is currently covered by this site will not increase nor decrease with this modification. The modification is simply to improve performance by replacing older antennas with newer models. The newer model is a few inches smaller than the existing antennas.
3. Licenses: No other license or permits will be required for this modification beyond those required by

Alpine City.

4. Radio Frequency Emissions: AT&T warrants that the site does currently comply with all FCC Guidelines for radio frequency emissions and that this modification will not change that.
5. Liaison: All questions regarding this application may be directed to Jared White.

Recently, Alpine City has also been working with the representative from AT&T to fund a landscaping project. Last week, that project was finished which included the addition of six (6) evergreen trees and sixteen (16) honeysuckle plants to buffer the visual impact of the cell tower and base equipment. Altogether, this project cost \$5,223 and was paid for by AT&T.

MOTION: Chuck Castleton moved to recommend to the City Council approval of the AT&T Antenna upgrade as it has been described. He also recommended that the new pole not exceed 58 feet in height.

Steve Cosper seconded the motion. The motion passed with 6 Ayes and 0 Nay. Steve Cosper, David Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.

Bob Bowman asked if this new pole would be earthquake proof. He also wanted to know if these new boxes would affect the neighbors with radio waves. Jared White said this is why the new pole is needed so it can withstand an earthquake better than a wooden pole. He said it has to withstand ice storms and 105 miles per hour winds. Jared White said there will not be a substantial change in radio frequency from what is currently there now.

Dale Dunn said he is concerned with what is on Shepherd's Hill. He feels like residents are asked to make changes that he feels are not safe. He said one neighbor has MS and two neighbors have thyroid cancer. He said another neighbor has cancer that is in remission. He said enough is enough; take the towers somewhere else. Jared White said health concerns come up whenever they install a tower. The Federal Law states that there is no health risk and ties the city's hands when it comes to denying a tower for health reasons as long as we stay within the frequency levels. He said a microwave oven and WIFI in the home puts out more frequency and is saturating the area more than the towers, so to say the cell towers are causing these issues is just not true.

Debbie Merrill said there are other cell towers in the area and not just the AT&T tower. She said everyone in the neighborhood surrounding these towers either has cancer or some sort of auto immune disorder. She also asked if additional landscaping would be put in. Jared White said they have already put in landscaping and paid for it, he said they have no intention of putting in any more. Jared White said these towers are in every city and every neighborhood in America. He said everyone would have cancer if what Ms Merrill said is true.

Gary Spencer said the RF frequency of a cell tower is between FM radio and microwave ovens and does not have the power to affect your DNA cells. He said it cannot cause cancer because the frequency is so low and is not a cancer causing radiation. He also said the amount of RF frequency being emitted from the tower is much lower than what they are allowed to use.

B. Open Space Discussion

Jason Bond said access to the mountains and open space is part of what makes Alpine City such a wonderful place. We highly recommend having trails and open space to make a city more livable. Our concern is that trails and open space in Alpine City is not being utilized to its maximum potential.

By definition public open space is land that is open to the public without any access restrictions while private open space is open areas that can be enjoyed for view related purposes by the general public but cannot be accessed by the general public. Such access to private open space is granted to the owners of the private open space, usually the home owners of the subdivision. The general purpose of open space is to provide areas in a city where open spaces can be enjoyed for their aesthetic beauty and can be used for trails to access other trails, parks and forest land.

Alpine City gives the developers of subdivisions the opportunity to secure a number of benefits for their subdivision if they are willing to provide public or private open space in their developments. The benefits include mostly an increase in density or configuration related opportunities. The City grants the developer more benefits for giving public open space and fewer benefits for giving private open space. In the urban national forest transition area,

developers are required to utilize the PRD concept for their development. The purpose of this requirement is to provide both, spaces that are left natural and to provide access points to the national forest.

Jason Bond said he would like the city to have a vision and a master plan for their open space. He said he would like to see the trails connect and maybe pave the Drycreek trail for mothers with strollers and make that a nice area to walk. Steve Swanson asked why we have PRD's. He wanted to know if it benefits the public. He said a PRD should give access and the public should be able to enjoy the space and not just the builder getting a bonus lot. Jason Bond said the appealing part of Alpine is the open space feel with the trees and trails that is natural. He said that we have to determine where we want this natural open space and where we want open space to have more of a purpose.

Jason Thelin said we should focus on public versus private open space. Judi Pickell said we should come up with a priority list of what we want to accomplish. She wanted to know if the Planning Commission was going to attack the PRD at this meeting. Steve Cospers said he felt like the Planning Commission was coming into this a little bit cold. Jason Bond said this topic was not just pulled out of a hat, he said the Planning Commission and the City Council have both asked for this to be a topic of discussion. Judi Pickell said our Trails Master Plan is from 2004 and is outdated. She said we need guiding language of why and when we accept open space and trails. That way when an applicant comes in to ask for open space, we can see if it applies to the Master Plan and if it is land that is going to be valuable to the city. She said the first step would be to update the Trail Master Plan and the open space language. She said we need to update the ordinance to say we want to connect trails or to have some benefit to the city and not just accept any piece of land that we have to upkeep. She said this topic is too broad and we are accepting any piece of land whether it's too our benefit or not.

Judi Pickell said Jason Bond was right; it would be great to connect the schools, the parks, and the river. She said that's what a master plan is. David Fotheringham said we need to decide how much we give for the open space, what are the conditions. Judi Pickell said we should ask the City Council if they want the Planning Commission to update the Master Plan and specifically the PRD and trails. Jason Bond said because the Master Plan is out of date, is hasn't been relevant lately because it's not current with what our feelings are about open space. Judi Pickell said it hasn't been applied properly or used or referred to often enough. David Fotheringham said the plan is not that out of date. He said it just needs a little tweaking but the basic plan is a good plan.

Jason Thelin said he felt like the master plan was good as well. He asked why we are discussing this, where will this play a part. He said there aren't that many places in the city where this would even come into play. He said maybe Will Jones's Three Falls development or the Pack or Bangerter property. He said we just need to inform residents that the land we are accepting is going to stay natural. If the city owns the property, then we have the say of what to do with the property. He said if the city wants to put in a trail or a park bench, then they can.

Will Jones said the benefit of some of these pocket parks is that the surrounding residents use them and it takes the pressure off some of the public parks. He said we have to be careful in the future with gaining public open space and parks because they have to be maintained and upgraded and it never ends. He said Creekside Park alone will need \$100,000 worth of maintenance upgrades in the next three years. He said he wants every piece of open space the city can get, but he said we can keep it natural. He said he is giving a lot of open space to the city with the Three Falls subdivision. He said he would like to see trails through the area and if the open space remains private, then put a public easement through it for access to trails.

Jason Thelin said he would like to revisit the trails master plan because he would like to see trails connect from Corner Canyon to Lambert Park. Judi Pickell said she feels like we are talking in circles because the trails issue was discussed a few months ago and then it was dropped. Steve Cospers said the trails map is not going to be done here in Planning Commission meetings. He said someone has to head it up and physically go out there design it. The Planning Commission discussed getting a Trails Committee together to get plan together. They also said the city needs a Parks Committee as well. Will Jones said the City Council would like the Planning Commission to recommend putting a Trails and Park Committee together and to also address the Business Commercial District.

MOTION: Judi Pickell moved to recommend to the City Council to form two committees. The first committee will address trails, parks, and open space with David Fotheringham as the representative from the Planning Commission.

The second committee will address the Business Commercial District with Judi Pickell as the representative from the Planning Commission.

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

IV. COMMUNICATIONS

Steve Swanson asked how the city deals with trees that are overgrown in the park strip. Jason Bond said sometimes the public works guys have to go out and prune the trees or take them out if they are breaking the sidewalk.

Jed Muhlestein said David Church is getting the city a form letter that we can send out to the residents letting them know that they need to prune their trees.

David Fotheringham and Steve Cosper said they could attend the next City Council on November 11, 2014.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Oct 21, 2014

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for Oct 21, 2014 subject to changes.

Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper, David Fotheringham, 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 8:55pm.