

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
July 26, 2016**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:30pm by Chairman Steve Cosper. The following Commission members were present and constituted a quorum.

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Judi Pickell, Jason Thelin

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Jane Griener

C. Pledge of Allegiance:

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. Beck Pines Concept Plan – Dana Beck

The proposed Beck Pines Subdivision is located at approximately 600 West Westfield Road and consists of 19 lots ranging in size from 20,004 square feet to 23,903 square feet on a site that is 11.29 acres. The site is located in the CR-20,000 zone.

Bryce Higbee asked why this subdivision wasn't required to have open space. Jason Bond said this subdivision wasn't proposed as a PRD and said there is open space all around the area with Burgess Park and Timberline Middle School and the city didn't think it was needed. He said in the future, the property that was rezoned to the north would be a great place for a trail along the creek extending the trail from Burgess Park up to 200 north. Bryce Higbee said he would like to see a buffer between the neighborhood and the school through open space. Jason Bond said he would be in favor of private open space, but not public open space because of the maintenance.

Steve Cosper said Mr. Beck would have to reduce the amount of lots in the subdivision in order to get the open space and he thought that would lead to a fight at this point. Bryce Higbee suggested taking out the two lots to the north east and making them a grass field for sports groups to use. He said the city would have to work out an agreement with Mr. Beck through a PRD and give more density in order to get the open space.

Jason Bond said this subdivision is not in sensitive lands or special land conditions that require the developer to ask for a PRD so it makes it harder to ask for open space. He also said we are over the required open space in the city. Bryce Higbee said we are adding to the problem without adding to the solution by adding more homes and families that will all use Burgess Park and other park spaces.

MOTION: Bryce Higbee moved to approve the proposed Beck Pines Subdivision concept plan with the following conditions:

1. The driveway access to lots 12 and 13 be restricted from Westfield Road, similar to Lot 5
2. Sidewalk is shown to be completed along the entire frontage of Westfield Road as well as throughout the development.
3. The lot line between Lot 6 and the existing Beck residence be straightened.

Steve Swanson seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye.

B. Open Space Ordinance and Map Amendments (Article 3.16)

Over the past couple months, The Planning Commission and City Council have both reviewed and discussed the open space ordinance and master plan map. Included are the proposed amendments to each of these documents. Both the Planning Commission and City Council expressed the desire to have both documents simplified and not have several different designations for open space.

The City Council has reviewed a few options to the map and have decided that a few different types of open space (Developed and Natural) should be shown on the map. This means that these types of public open spaces need to be defined in the ordinance text. The City Council has asked that the Planning Commission work on this before they consider adopting the changes to the Open Space Ordinance and corresponding map.

Bryce Higbee asked for a couple of verbiage and punctuation changes in Section 3.16.6. He asked that the language “shall be permitted” be removed from number 4 of both definitions. He asked that semi colons be added instead of periods.

MOTION: David Fotheringham moved to recommend approval of the amendments made to the Open Space Ordinance and Map as proposed with the changes that were made to Section 3.16.6 by Bryce Higbee.

Jane Griener seconded the motion. The motion was unanimous and passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye

C. Flood damage Prevention Overlay Ordinance Amendment (Section 3.12.8)

Alpine City has recently received a new flood plain map from the Federal Emergency Management Agency (FEMA). In order to be part of the National Flood Insurance Program that FEMA manages, Alpine City needs to have an updated ordinance that goes along with this new map. This will allow Alpine residents to continue to obtain flood insurance. It appears like the current language in this section came from FEMA based on the fact that the proposed amended language is so similar.

MOTION: Jane Griener moved to recommend to the City Council approval of the proposed amendments to Section 3.12.8 regarding the Flood Damage Prevention Overlay Zone.

Steve Swanson Seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye.

IV. COMMUNICATIONS

No comments

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 21, 2016

MOTION: Jane Griener moved to approve the Planning Commission Minutes for June 21, 2016 as written.

Bryce Higbee seconded the motion. The motion passed with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Jane Griener and Steve Swanson all voted Aye.

Adjourn

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 7:00pm.