

**ALPINE CITY PLANNING COMMISSION MEETING**  
**at Alpine City Hall, 20 North Main, Alpine, Utah**  
**June 21, 2016**

**I. GENERAL BUSINESS**

- A. Welcome and Roll Call:** The meeting was called to order at 7:05 p.m. by Chairman Steve Cospser. The following Commission members were present and constituted a quorum.

Chairman: Steve Cospser

Commission Members: David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson

Commission Members Not Present: Judi Pickell, Jason Thelin, Bryce Higbee

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Councilman Roger Bennett, Councilman Lon Lott, Councilman Ramon Beck, Justin Feaster, Sylvia Christiansen, Lorraine Lott, Corilyn Markham, Nick Markham, Will Jones, Bryan Prince.

- B. Prayer/Opening Comments:** Steve Swanson

- C. Pledge of Allegiance:** Steve Cospser

**II. PUBLIC COMMENT**

Sylvia Christiansen, 390 North High Bench Road, stated that she was the Utah Central Associations of Realtors' liaison for the City of Alpine. She introduced the organization and presented an invitation for the upcoming Housing Breakfast.

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Walters Subdivision Concept Plan – Ivory Development**

City Planner, Jason Bond, explained that the Walters subdivision consists of nine lots ranging from 20,690 square feet to 32,796 square feet on a site that is 5.68 acres. The subject property is located in the CR-20,000 zone at approximately 615 East 300 North. Staff has reviewed the application and found no real issues with the proposal. In regards to 300 North, Jason Bond explained that street improvements will be installed wherever this subdivision fronts the street. Street improvements will include widening the road to the required size, and the installation of curb, gutter, and sidewalk. The road to the east of the subject property will not be improved at this time.

Assistant City Engineer, Jed Muhlestein, reported that the size of the proposed cul-de-sac meets all minimum requirements of the City Code. In regards to traffic impact, Jed Muhlestein stated that staff has received comments regarding the four-way intersection of 300 North and 600 East. The Engineering Department has examined this intersection on two different occasions, but the data has not warranted a four-way stop. Jed Muhlestein stated that they would reexamine the intersection once the development is complete and residential traffic has increased. In regards to utilities, Jed Muhlestein reported that sewer, culinary water, and pressurized irrigation systems are already installed along 300 North, so the development would be able to connect into them there. Storm drainage will need to be connected to Dry Creek as part of the preliminary design.

Jason Bond commented that the existing residential home on the property would be incorporated into the subdivision. However, the dwelling may not meet setback requirements once 300 North has been widened and improved. The shed located behind the home would be demolished.

Chairman Steve Cospser opened the Public Hearing.

Justin Feaster, of 313 North 600 East, asked if the developer would be required to improve the community as part of the development, such as including park space or trail systems. Jason Bond stated that this was not something required in the Alpine City Code. A comment was also made that there is a large City park to the southwest of this development. Mr. Feaster then asked if the City had concerns about the density of the proposed subdivision, and the impact it will

have on traffic. Staff reported that the proposal meets zoning ordinance requirements, and a traffic study would be conducted after the land was developed. Staff was comfortable with the density of the proposal.

Nick Markham, of 441 North Crystal Court, asked if sidewalks would be installed along Bristol Court up to 300 North. The Planning Commission confirmed that this developer would only be required to install street improvements where the development fronts 300 North. The sidewalk would be completed when the adjacent property was developed.

Chairman Steve Cospser closed the Public Hearing.

There was a brief discussion regarding the intersection of 300 North and 600 South. Chairman Steve Cospser commented at the strange placement of the intersection. Jane Griener stated that she would be in favor of installing a four-way stop at this location for the safety of school children and other pedestrians, even if the study did not warrant a four-way stop at this time. Jed Muhlestein explained that one of the reasons they have not installed a stop sign at this location is because it would disrupt the flow of school traffic.

Jane Griener asked if the adjacent property owner would be open to improving the road in front of his property. Jed Muhlestein reported that staff has been in contact with the property owner. He would be open to the improvements if the City would work with him, and if he were not required to pay for the improvements. Jane Griener commented that it would be ideal if the property owner gave the right-of-way to the City and the City made the improvements, just to ensure that the entire road was finished. She suggested that the City be preemptive in this situation.

Bryan Prince, from Ivory Homes, stated that the proposed subdivision meets the General Plan requirements for half-acre lots. He also reported that they had reached out to the adjacent property owner regarding possible development, but he was not interested in selling his property.

**MOTION:** David Fotheringham moved to approve the proposed Walters Subdivision Concept Plan.

Steve Swanson seconded the motion. The motion was unanimous with 4 Ayes and 0 Nays. David Fotheringham, Steve Cospser, Jane Griener and Steve Swanson all voted Aye.

## **B. General Plan Update**

Jason Bond explained that after reviewing the currently adopted Historic Preservation Element of the General Plan, the question has been raised regarding the need for this element. Aspects of this element have already been covered in the Land Use Element particularly as it pertains to a desired “historic small-town, rural atmosphere” and the implementation of Gateway Historic District Design Guidelines. Additionally, a few historic landmarks in Alpine including City Hall, Relic Hall, Moyle Park and the Indian Tower have already been preserved and included on the National Register of Historic Places. A Moyle Park Master Plan has been created and adopted in another element of the General Plan. The current language should be reviewed by the Planning Commission and a direction should be given regarding the Historic Preservation Element.

The Planning Commission began by reviewing the Vision Statement and Goal 1, with the accompanying objectives. There was some discussion on each of the objectives, and it was determined that the language was not necessary for the General Plan, as similar goals and objectives were contained in other sections.

There was some discussion regarding historically homes and buildings, and the Planning Commission felt that it would be wise to have a list of buildings within the City that are on the State Registry. However, that list did not need to be included in the General Plan.

Lon Lott addressed the Planning Commission and presented the rules associated with having a home on the Utah State Historical Society Registry, and he explained the advantages of such recognition.

The Planning Commission determined that the Historical Preservation Element was not necessary to the General Plan.

In response to a question from the Planning Commission, Jason Bond reported that the City has received three proposals for traffic studies. Staff will review the proposals and present their recommendation to the City Council.

He stated that all of the proposals showed a time period of 18 months to two months to complete the study, and the estimated cost would be around \$10,000. The Planning Commission requested updates from staff regarding this issue, as they wanted to be made aware of the progress.

#### **IV.COMMUNICATIONS**

Jason Bond asked the Planning Commission if there will be a quorum for the July 5, 2016 meeting, and the Planning Commission Members stated that they would be present.

#### **V. APPROVAL OF PLANNING COMMISSION MINUTES: June 7, 2016**

**Motion:** Steve Swanson moved to approve the Planning Commission minutes for June 7, 2016 without any corrections.

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

#### **Adjourn**

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:00 pm.