

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
January 19, 2016**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00pm 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: Steve Swanson

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Roger Bennett, Mark Wilkensen, Lon Lott, Loraine Lott, Sheldon Wimmer

**B. Prayer/Opening Comments:** Judi Pickell

**C. Pledge of Allegiance:** Roger Bennett

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. Fort Creek Riverbottom Concept Plan – Quayle Dutson**

The Planning Commission will review a concept plan for the proposed subdivision which would consist of 9 lots Ranging from 17,900 s.f. to 39,200 s.f. on a site that is 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acre of private open space. The City Council recently approved the request for the subdivision to be developed as a Planned Residential Development (PRD).

The current parcel that is proposed to be subdivided includes a small area of land that is at the northern end of the subdivision. Because it is within the same parcel, this area needs to be included in the subdivision. It appears that the intent of the applicant is to utilize the street frontage of the smaller area and combine it with another larger parcel to the north. This would be acceptable but a boundary line adjustment would need to happen before the subdivision is approved to keep the larger parcel out of the Fort Creek Riverbottom Subdivision.

It is proposed that Whitby Woodlands Drive be extended and stubbed at the edge of the property near Fort Creek with an 80' diameter temporary turnaround. A concrete box culvert is proposed to be installed within Fort Creek and a 16' wide gravel emergency access would extend east from the temporary turnaround to Main Street. The adjacent property is also owned by the applicant but is a separate parcel in the TR-10,000 zone and is planned to be developed in the future. A secondary access is not required because this area is not located within the Urban/Wildland Interface Overlay. This emergency access would be above and beyond what the ordinance requires.

The applicant proposes to designate the open space as private open space. The Planning and Zoning Department is in support of this open space being private. There are no plans for public trails in the area and it doesn't appear that there would be a need for a connection for public trails in the future. There appears to be no need for public open space in this area.

Other than the small area at the northern end of the subdivision that needs to be addressed, the Planning and Zoning Department sees no issues with the proposed concept plan provided the City determines that this subdivision be developed as a PRD and the engineering department verifies the PRD calculations.

At the request of the developer, this agenda item has been postponed.

**B. PUBLIC HEARING – Ord. No. 2016-02 – Flood Plain Clarification (Section 4.7.18)**

The Planning Commission will review an amendment to the Subdivision Ordinance that will clarify the requirements for areas of a lot that are within a flood plain. In Section 4.7.18.2.3.f, the first word of the paragraph “Existing” will be amended to say “Proposed and existing”.

Jed Muhlestein said the current ordinance only talks about existing lots in a flood plain and not new proposed lots. He thinks this is an oversight and not intended to exclude new property. He said because of how the ordinance is written; the Dutson property can only be developed as a PRD. He said with this new wording, the flood plain could be within the lot

Steve Cospser opened the Public Hearing. No comments were made by the public and he closed the hearing.

**MOTION:** Jason Thelin moved to recommend to the City Council that Ordinance No. 2016-02 be adopted which would clarify the requirement for proposed and existing lots that contain land in the flood plain area.

David Fotheringham seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, and Judi Pickell all voted Aye.

### **C. General Plan Update**

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the format.

Jason Bond showed a format of the General Plan with seven different categories and their related appendages. These are:

1. Land Use
2. Transportation
3. Historic Preservation
4. Moderate Income Housing
5. Economic Development
6. Public Facilities
7. Parks, Recreation, Trails, Open Space

Steve Cospser read an email from Erin Darlington where she stated she thought the city should hire an outside consultant to help with the General Plan.

Steve Cospser said we have a great resource in our City Planner, Jason Bond. He said that is his background and his education. He said we should use the resource we already have and look to bring in help if we need it on a few subjects. Jane Griener said she agreed. She said it would be nice if Jason Bond could give a summary of each of these seven subjects so the Planning Commission could be educated. She also said it would be nice to have an introduction to the General Plan so the public would know exactly what the General Plan is.

Jason Thelin said ultimately Jason Bond should head this up and help create a shared vision for the city but said he wouldn't mind spending some money to get some outside help with that vision. Steve Cospser asked how this outside person would be any better help than Jason Bond and the body of people we have on the Planning Commission. Jane Griener asked if there were things missing from the General Plan that should be put in or if things were out of order and should be moved around. Steve Cospser said he would like to take a look at the formatting.

David Fotheringham and Judi Pickell said they liked Elkrige City's General Plan and liked the way it was formatted and said it was extremely easy to follow. Jane Griener said the Elkrige General Plan is so appealing because it looks nice graphically like a PowerPoint presentation, where ours reads like a book. Jason Bond said he likes different elements from the Elkrige, Mapleton and the Sandy General Plans and said we can take these different elements and mold it to what's best for Alpine. Steve Cospser said each page of the Elkrige plan has a heading and something different on each page. He said he likes the maps imbedded in the document where they belong and not all crammed at the end.

Jason Bond said he would like to see each section well defined and direct. He said the General Plan needs to state what our goals and policies are. We need to show our maps and the Master Plan and make it easy to follow.

Jane Griener said the Planning Commission could do the content but hire outside help to do the design because it is very time consuming and she said the end product will appeal to the residents. She said she believes this would be a wise use of money because she didn't think Jason Bond would have time to do it. Judi Pickell said M.A.G. has done this type of work and is willing to do it for us for a charge. Steve Cosper said we need to get a plan of how we're going to format this. Jason Thelin said if everyone likes the Elkridge Plan format and it's been done professionally, then we should do something similar. He said if there's already something good out there, then we should use it and just work on our own content.

Jason Bond said we could start with Land Use and take a look at our own Plan along with a few other plans. We could look at the language and how other plans approached this subject. Steve Cosper said everyone should come prepared with comments on a particular section; that way we can make comments and add and delete things.

Jason Bond said we need to take a red pen to our own Land Use section; what do we like, what don't we like, does anything need to be phrased differently, what do we need to be more direct or detailed in. Bryce Higbee said if we have a specific topic, then we can all study that one subject and come prepared to discuss that issue. Jane Griener asked if the Land Use needed to be broken down further. Steve Cosper said he would get with Jason Bond to come up with how to break this down.

Jane Griener wanted to know how the Planning Commission felt about doing surveys. She said she gets the feeling that everyone thought the last survey didn't have good questions and so they didn't feel good about it. Bryce Higbee said his issue was stats were given stating that a certain percent of Alpine agreed or disagreed on an issue but the total number of participants wasn't given. He said this was misleading. David Fotheringham said his problem with the survey was that the public didn't have enough information to make a good decision. Judi Pickell said the Planning Commission could present the residents with an objective a piece at a time. She said we will get better feedback this way rather than just asking them what objectives they want. She said the information from the survey would not be helpful in generating the General Plan.

Steve Cosper said we could talk about Land Use and come up with the objectives and then at the next meeting have a Public Hearing on Land Use and inform the public what we've come up with and invite them to participate. Jane Griener asked if we should get surveys on each subject. Jason Bond said we sometimes get lost in all the differing public opinions. He said we need to have a direction and move forward and if we get stuck we could get public input.

Steve Cosper said with the deer issue, we will never get a general consensus from the whole city because some people have destruction and want them gone, others love the deer and don't want to see them hurt and some don't have an opinion either way. He said the point is that no matter what the issue is, you won't get a complete survey done. Jane Griener said she just wants the plan to be good and she wants the public to feel like they had a chance to say what they wanted.

David Fotheringham said we need to look at our Vision Statement and then the Land Use Statement to help guide us through this. Steve Cosper said we can't come to the meeting cold, we all need to do our homework, and review other plans to get ideas. He said Jason Bond could teach us some good principles so we can govern ourselves, but bring in help if it is needed.

Jason Bond said he doesn't want to force feed good planning but he will provide some good planning principles. He said there's a balance between what Alpine wants and what is good planning and they don't always match up. He said his job is to inform the Planning Commission what is good planning and then the Planning Commission has to decide what's best for the community. He said there's going to be some conflicts especially with density because good planning includes smaller lots. He said he's not challenging what people want, he just wants everyone to know what the ramifications of our choices are.

Mark Wilkensen said he would like to encourage the Planning Commission to use outside help because we can have nearsightedness as a community. He said specialists bring a whole new depth of knowledge that a City Planner

doesn't have because they have done General Plans many, many times. He said the Planning Commission will be criticized and bringing in outside help can deflect some of the criticism. He said we have this "I can do it myself attitude" and sometimes you have to spend the money to bring in a professional because they are more thorough and have more time to spend on this.

Mark Wilkensen said this document is a planning tool for the future and the last one was done in 2007 by a group of students. He said Alpine is going to have to do a little bit of changing and cleaning the city up. He said the city can't allow chain link fences on Main Street. He said we have junk in yards, weeds growing all around and he said people leave to go to Salt Lake or the Riverbottoms.

Mark Wilkensen said he is a realtor and he's embarrassed bringing people through the city because they make comments like, "Why doesn't the city take care of itself"? He said he doesn't want people driving through all this junk to get to his house. He said we shouldn't have overhead power lines because Alpine is a higher end city. He said he's not talking about glitz, but he's talking about classy and we need to have that as a mindset in the future. He said some of the old timers probably don't care about the weeds and don't want change but change is the only constant.

The Planning Commission has a discussion about bringing in outside help. They said we need to know about costs before it is sent to the City Council. They discussed doing an RFP. Judi Pickell said the city has already spent money on a leakage study

**MOTION:** Judi Pickell moved to recommend to the City Council to allow the Planning Commission to draft an RFP to use a consultant to help update the General Plan.

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

#### **COMMUNICATION:**

#### **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: January 5, 2016**

**MOTION:** Jane Griener moved to approve the Planning Commission Minutes for January 5, 2016 subject to changes.

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

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:07 pm.