



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, September 16, 2014 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jason Thelin
- B. Prayer/Opening Comments: Steve Cosper

### 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. Setback Exception Request - 121 North Main Street - Bair Property

The Planning Commission will review a request for an exception to the setback requirements on a piece of property.

#### B. Moyle Park Master Plan

The Planning Commission will discuss the master plan for Moyle Park.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: September 2, 2014

### ADJOURN

Chairman Jason Thelin  
September 12, 2014

**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 in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was 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).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Setback Exception Request**

**FOR CONSIDERATION ON: 16 September 2014**

**PETITIONER: Mike Pierce**

**ACTION REQUESTED BY PETITIONER: Approve or Disapprove Exception**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.7.5.4 (BC Zone  
Location Requirements)**

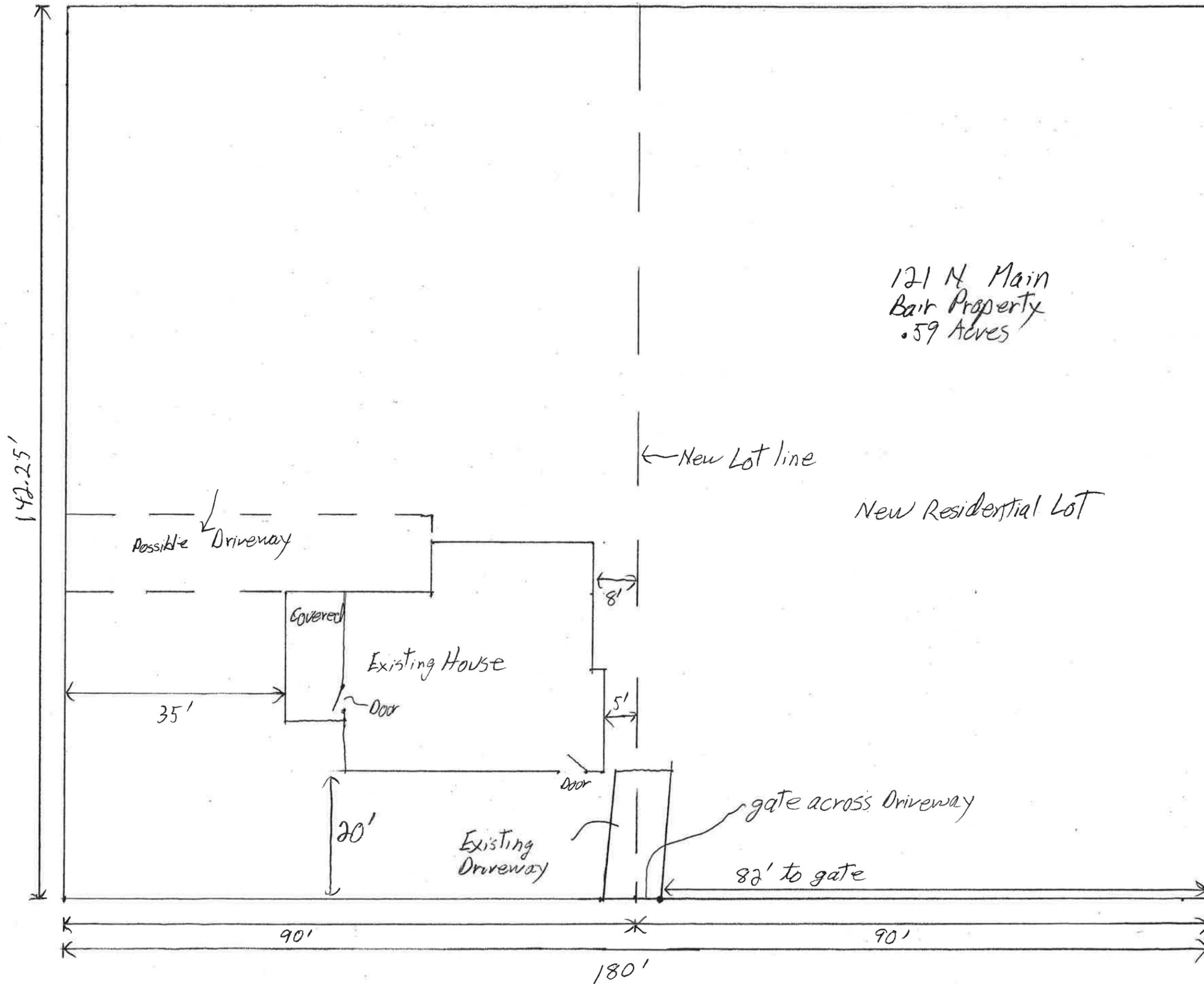
**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

A request for an exception to the setbacks is being requested for the property located at 121 North Main Street. This property is located in the Business Commercial Zone. The City Council may approve an exception with the approval from the Planning Commission where circumstances justify (section 3.7.5.4). See attached proposal.

### **RECOMMENDED ACTION:**

We approve/disapprove the requested setback exception to the property located at 121 North Main Street.



121 N Main  
 Bair Property  
 .59 Acres

Proposed Division of  
 Property  
 Contact  
 Mike C Pierce  
 801 830 9393

## ALPINE PLANNING COMMISSION AGENDA

**SUBJECT: Moyle Park Master Plan**

**FOR CONSIDERATION ON: 16 September 2014**

**PETITIONER: Moyle Park Committee**

**ACTION REQUESTED BY PETITIONER: Make Recommendations**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.16.6.3 (Open Space)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

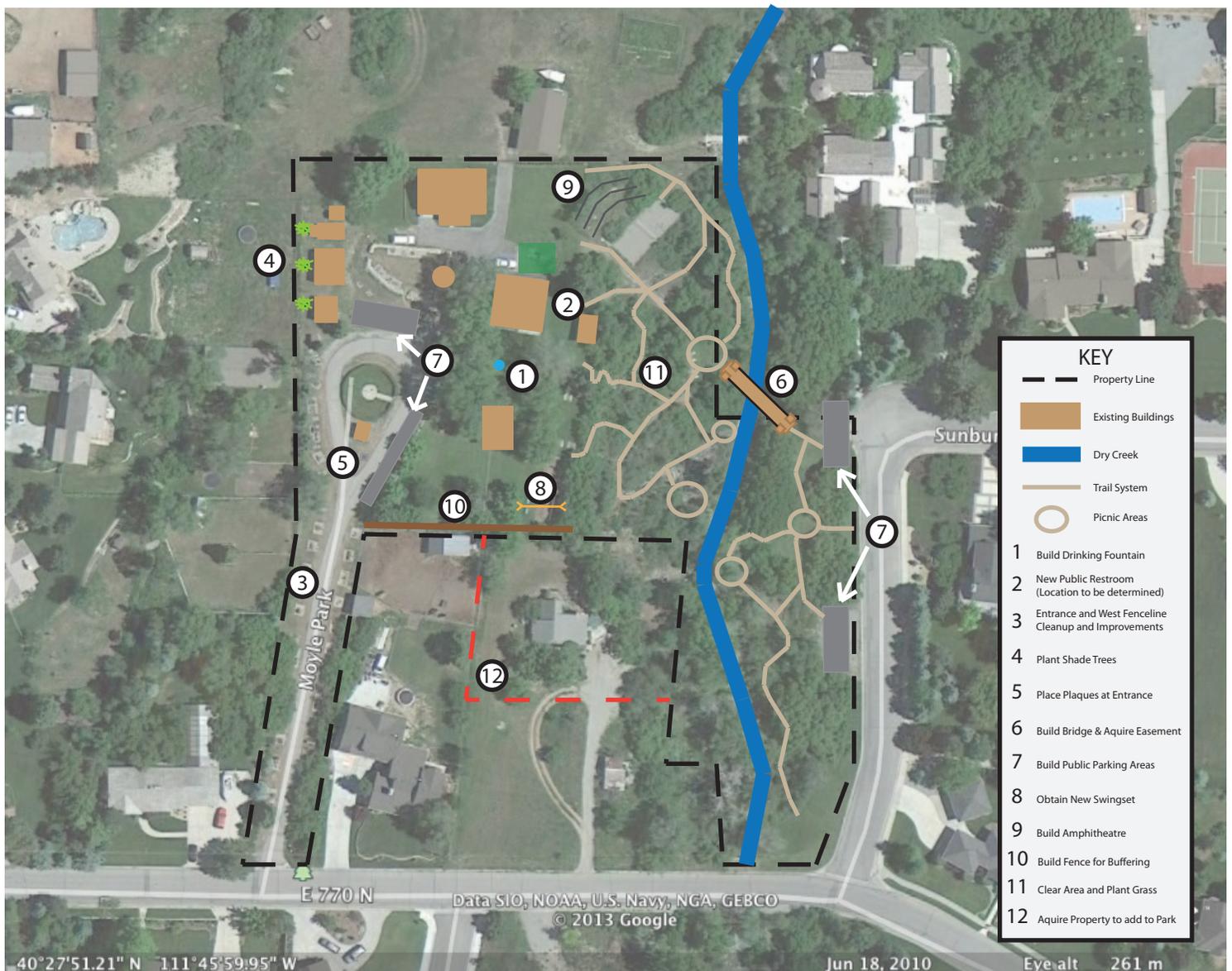
The future of Moyle Park has been discussed over the past several months in a Moyle Park committee. A master plan has not been formally adopted. The purpose of this master plan is to create a vision for the historic park. Implementation will be a lot easier with an organized master plan and it will provide Alpine City the opportunity to better pursue additional funding.

The attached plan reflects the improvements that are being recommended by the Moyle Park Committee. In addition, an explanation of the proposed ideas is provided. A cost estimate for all of the proposed ideas will be provided at the meeting.

### **RECOMMENDED ACTION:**

We recommend that the Moyle Park Master Plan be prepared to be adopted with the following additions/changes.

# Moyle Park Master Plan



The historical piece of property that is Moyle Park needs some work from the efforts of the caretakers, Alpine City, and volunteers for maintenance and enhancement. There are a lot of opportunities for people to do projects that would help the park immensely. This Master Plan shows some of those opportunities that the city and volunteers can take to start the process of revitalization and improvement. Basic property cleanup and trail maintenance is the first task that can be done and should be periodically done as needed. The key describes what the map represents and the numbers indicate the priority each project has according to the Moyle Park Committee. If done right, this park will not only better reflect its historical significance but it will draw people in to take advantage of the recreational amenity and educational tool that can be.

# Moyle Park Master Plan Explanation

- 1. Drinking Fountain** - There is currently nowhere for park guests to get a drink of water. The drinking fountain is planned to be put in a central location and would be fairly simple. More could be done to dress it up a bit but it is important to keep it simple and in harmony with the historic nature of the park.
- 2. Public Restroom** - The location of the restroom has recently been decided to be placed directly south of the current pavilion. Part of the total cost needed for it will be from the Utah County Municipal Recreation Grant.
- 3. Entrance and West Fence Line Cleanup** - The entrance needs to be addressed in a number of ways. The old rusty farm equipment needs to be reduced and/or placed somewhere else. Lilacs would be planted along the west fence line for buffering and the entrance road would be widened. This will clean up the entrance while making it safer for in/out traffic and easier for a snowplow to maintain the roadway in the winter.
- 4. Shade Trees** - These trees would simply shade the old structures on the west fence line and help keep them cooler in the summer.
- 5. Plaques at the Entrance** - The few plaques that are currently just south of the Indian Tower would be moved closer to the entrance or another place that makes sense to create space to provide more parking.
- 6. Build Bridge and Acquire Easement** - The spot that makes most sense for a bridge to link the property that is divided by Dry Creek is on private property. The bridge could probably be a winter project for our public works employees (see bridges on trail south of Canyon Crest road along Dry Creek). An easement would need to be acquired from the neighboring property owner to ensure that this ideal spot could be used to place the bridge.
- 7. Build Public Parking Areas** - Parking is much needed within the park. There is currently no designated public parking areas. Parking would be placed near the current circle and on the other side of Dry Creek. Bus access/parking may also need to be considered at some point.
- 8. Obtain New Swing Set** - The old swing set is currently not compliant with safe playground equipment standards. A new swing set will need to replace the current one.
- 9. Build Amphitheatre** - There is currently a volleyball court that is dilapidated and never used. A volleyball court also does not fit with the historical nature of the park. It

is proposed that this area be re-graded into a simple contoured grass hill and be used as an amphitheatre for park use.

**10. Build Fence for Buffering** - The park is pretty well buffered on most sides. Fencing along the south side of the proposed public restrooms would help buffering between the park and the residence to the south.

**11. Clear Area and Plant Grass** - This area is currently a short walking area and is overgrown and difficult to maintain. Clearing some of the vegetation and replacing it with grass would create a nice area to congregate and it would be easier to maintain.

**12. Acquire Property to Add to Park** - There is currently a structure that is south of the park on private property that is also a historic Moyle home. Acquiring this structure and the surrounding property would preserve the historical significance of that home and add more space to the park.

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Sept 02, 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: Bryce Higbee, Steve Cospser, Jason Thelin, Steve Swanson,

Commission Members Not Present: Chuck Castleton, Judi Pickell

Staff: Jed Muhlestein, Jason Bond, Marla Fox

Others: Janet Butler, Lavar Butler, Steve Crain, Lon Lott, Bruce Parker, Will Jones

**B. Prayer/Opening Comments:** Bryce Higbee

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Wireless Telecommunications Amendment**

The Planning Commission will review a proposal to amend the Wireless Telecommunications Ordinance (Article 3.27) that would create an alternate procedure for submissions that wouldn't be a substantial change.

Wireless telecommunication towers are controversial and they will continue to be (especially on Shepherd's Hill). There has been a lot of contact recently with companies that are looking to do work on the towers. We have some concerns about the way we are currently addressing these cell tower proposals. To sum it up, we feel that with the federal regulations that exist and that are being considered there is only so much that can be regulated at the local level. Recently, the city has received praise from the residents around Shepherd's Hill for changes that they are seeing on the hill. The credit should be given to Clyde Shepherd and the cell tower companies. The City is not able to legally make planting trees, tucking in antennas, etc. a condition of approval. We would like to clarify a process for handling the modifications, upgrades, and additions to the towers. This process may eventually need to be reflected in the ordinance by amendment.

Jason Bond said he made a call to Greg Clark and explained to him the process of coming to Planning Commission to get recommendations, but then taking legal questions to City Council where our City Attorney, David Church could answer them. He said he met with the City Administrator and the City Attorney to go over the Wireless Telecommunications Amendment and to see what the best process was for applicants that fit in with the federal regulations and language from David Church defining what a substantial change is. Jason Bond said that recent cell tower proposals have not been substantial changes according to the definition our Attorney has provided for us. He said a substantial change which by definition is the height of tower is not increased by more than 10% and the addition will not extend more than 20 feet from the tower and it will add no more than one equipment cabinet and will not require excavation outside of the site.

Jason Bond said it is proposed in this amendment that non substantial proposals will go to the DRC and the DRC will be the land use authority on it. He said for information purposes the Planning Commission and City Council would be informed about the changes so they knew what was going on. If the proposal was a substantial change, it would go through the normal process of signage, letters being sent out, and coming to Planning Commission for a public hearing and City Council for approval.

Steve Crain said he would like to suggest that David Church has interpreted this ordinance wrongly. He said we cannot deny the cell towers coming in, but other cities have conditions put on their towers such as landscaping. He said it seems like the city couldn't care less about the citizens and his property values are going down and he has health concerns. He said it is time to open up the city and put towers in other areas such as the cemetery. He

1 suggested putting a tower at Burgess Park, the Rodeo Grounds, the Fire Station and the elementary schools. Steve  
2 Crain said these poles could be stealth poles, light poles, flag poles, and look nice. He said the city could make up to  
3 \$20,000 a year per pole and that would help the city coffers. He said the city benefits and the citizens of Alpine  
4 would benefit from poles in other areas in the city.

5  
6 Greg Clark said the federal regulations haven't been settled yet and he didn't know how the city could enact an  
7 ordinance when the Fed's haven't even settled on it yet. He suggested tabling this change until there is a greater  
8 understanding of what those federal regulations are. He said it would be a shame to enact an ordinance and then  
9 find out that you didn't understand what the rules meant and have to go back and have to undo an ordinance.

10  
11 Greg Clark said he sent an email to David Church citing references to the law based on his neighborhood's  
12 understanding of what the city's latitude is in this area of cell phone towers. He said he asked David Church to  
13 review what they understand the rules to be and simply let them know where we are wrong so they can sift through  
14 all the issues and be able to understand the ordinance. As neighbor's, we think the law says one thing and the City  
15 Attorney thinks it says something else. We would like to get together with David Church and have him explain to  
16 us where we are right and where we are wrong and what the city can and can't do. He said this issue needs to be  
17 tabled until further review.

18  
19 Steve Swanson said the height of the tower should not be increased more than ten percent, and wanted to know if  
20 this was a onetime increase. He also had a question about the twenty foot width from the tower and wanted  
21 clarification on that. Jason Bond said these questions need to be directed to David Church and he is unable to come  
22 to Planning Commission meetings. Steve Swanson asked how he is supposed to make a recommendation without  
23 questions answered. Jason Bond said the recommendation could be to get some of these questions answered by the  
24 City Attorney. He said tabling this issue doesn't get this issue in front of our City Attorney so he can talk with the  
25 residents.

26  
27 Jason Thelin said we need to look after our citizens and the goal should be to represent them the best we can and that  
28 means those who want good coverage and those who have to live by the towers. He said we need to give the city as  
29 much power as possible, under federal law, and not just try to make it easy for the cell tower companies. Bryce  
30 Higbee said he has a problem with the DRC making key decisions and interpreting an ordinance on whether  
31 something applies and bypassing the Planning Commission and City Council. He said the residents will also have a  
32 problem with this because they won't be able to voice their opinion. Steve Swanson said he agreed that it would  
33 need citizen comment and review to prevent 20 foot arms sticking out or other interpretations by the DRC.

34  
35 Jason Bond said this is not adopted law but is the drafted language which David Church suggested to us. He said it  
36 is not perfect and if the Planning Commission wants to make changes, they should until this turns into federal law.  
37 Jason Bond said with the Sprint application, there wasn't a lot to look at and we made them go through that process.  
38 The Planning Commission has asked these companies to put in landscaping, but it has not always happened because  
39 it is not binding because it is not a condition of approval. He said this is something that the DRC can ask them to  
40 do. He said he has been working with the AT&T site for the past several weeks and they have a plan in place to get  
41 some trees planted there. It's not because the Planning Commission asked them to, it's because the staff has  
42 spearheaded it and has that relationship.

43  
44 Steve Swanson asked Jason Bond if he thought it was helpful for the cell tower company's feet to be held to the fire  
45 of an audience that has concern about the cell towers and let them know of their concerns for their neighborhood.  
46 He wanted to know if Jason Bond didn't think that had any value to it. Jason Bond said he didn't think there was a  
47 lot of leverage coming from the community members. Steve Swanson said by coming to Planning Commission  
48 these companies will be on public record where they wouldn't be at the DRC. He said it would be harder for them  
49 to say no in a public meeting with residents there. Jason Bond said he didn't think that was the case. Jason Thelin  
50 said a request from the audience during a Planning Commission meeting is what got the Sprint carrier to put in  
51 landscaping. This happened because the residents wanted it done and the Planning Commission requested it.  
52 Jason Bond said he didn't think it mattered if there was a public meeting because we can't require these cell tower  
53 companies to put in landscaping.

54  
55 Steve Cospers said he wanted to know why David Church is trying to push this through when the federal regulations  
56 are not in place yet. Jason Bond said he sat down with Rich Nelson and worked on this ordinance with guidance

1 from David Church. The Planning Commission said last time their hands were tied and they didn't want to see this  
2 anymore so the city is trying to take all these suggestions and come up with a proposed amendment to work with.  
3 Steve Swanson said up to this point it has been very clear when an applicant sits before us what is expected as far as  
4 height and width of the tower and what it should look like. He said every time they come they give us some  
5 description of the tower and that was very helpful to see and very helpful for the community to help them  
6 understand.

7  
8 Steve Swanson said we have in writing that the towers can be extended by 10 feet. He asked if that meant that every  
9 time they come in they can extend another 10 feet. He said in this language, there is nothing that makes that clear.  
10 He said with this approach, we may be giving permission on something that wasn't originally intended.

11  
12 Jason Bond said we need to define what a substantial change is until the federal government does because how  
13 we're doing it now is not working for anybody. He said we are giving people a false hope that there is something  
14 that we can do. He said he doesn't want angry residents coming to meetings and the Planning Commission telling  
15 them their hands are tied and have to follow regulations. He said he has spoken with carriers outside of these  
16 meetings and have made plans for landscaping and felt like more got done in that setting than in these meetings.

17  
18 Jason Thelin asked what we ultimately want. He said he would want the most restrictive thing we could do. Steve  
19 Cospers said the city residents want cell service and if you said you were going to take out these cell towers  
20 tomorrow to please this one little neighborhood, the residents of Alpine would scream. He said what the residents of  
21 Alpine want is cell service and then secondarily, they want to deal with how to achieve that.

22  
23 Jason Bond suggested making a recommendation to the City Council that we hear what David Church has to say and  
24 give him a chance to address the residents. Then make a recommendation that this comes back to the Planning  
25 Commission to work on the ordinance. That way we can hear the City Council's thoughts on this before the Planning  
26 Commission gives a recommendation.

27  
28 Steve Crain said landscaping should not be suggestions, it should be a condition. Jason Bond said we can only  
29 recommend landscaping, we can't require it. He said if a new cell tower comes in, then you could make conditions  
30 on that, but existing towers you can't.

31  
32 Greg Clark said he and his wife are concerned about so many towers clumped together on one small hill in a  
33 residential area. Steve Swanson said he didn't see any language about conditional use and asked if in the future we  
34 could make cell towers a conditional use. Jason Bond said the Wireless Telecommunications ordinance is its own  
35 thing and is not listed as a conditional use in any of our zones. He also wasn't sure with the federal regulations if  
36 you can impose certain conditions on a tower. Steve Swanson said he would like to see other cities conditional use  
37 permit language and said he thought that might be helpful going forward especially if new towers are going to be  
38 considered in the future for areas that are yet unserved.

39  
40 Jason Bond said this is beyond him and legal counsel is needed. Steve Swanson suggested tabling this issue until  
41 David Church makes an appearance. Jason Bond said David Church has a conflict with these meetings because he  
42 is in Salt Lake at City Council. The Planning Commission discussed this issue and said they didn't have enough  
43 information and needed some questions answered before they made a recommendation. Jason Thelin said he would  
44 rather these issues come to the Planning Commission and not go to the DRC. Steve Cospers said we should not  
45 change the ordinance until we get more information from the Federal Regulations.

46  
47 **MOTION:** Steve Cospers moved to recommend to City Council to not approve the proposed Wireless  
48 Telecommunications Amendment and to seek further direction from Counsel regarding the FCC proposed  
49 changes.

50  
51 Steve Swanson seconded the motion. The motion passed with 4 Ayes and 0 Nays. Bryce Higbee, Steve Cospers,  
52 Jason Thelin, and Steve Swanson all voted Aye.

53  
54 **B. PUBLIC HEARING – Planned Residential Development (PRD) Ordinance Amendment**

1 The Planning Commission and City Council recently reviewed and approved an amendment to the lot area and  
2 width requirements in residential zones. This amendment will allow subdivisions to create better subdivisions with  
3 cleaner lot lines. However, this amendment did not address Planned Residential Developments (PRD).

4  
5 Jed Muhlestein said this code is creating problems in our PRD zone just as it did in the residential zones. He said we  
6 have an ordinance that says you can't have more than 5% of 25% slopes within the lot, and that ordinance is 3.9.4.3.  
7 This ordinance states that all areas having a slope of 25% or greater will be dedicated to open space. He said  
8 sections A and B give the developer an exception. The first one is for the 20,000 and 40,000 zones where you can  
9 have 5% of 25% slopes within your lot as long as the lot can still meet the current ordinance and B basically gives  
10 them up to 15% for the CE5 and our nonexistent CE50 zone.

11  
12 Jed Muhlestein said when it comes time to landscape and put in a fence, homeowners either lose land by putting in a  
13 straight fence or go over into the open space property. This is because we have jagged property lines because of  
14 slope requirements. He said in the PRD ordinance, the reason we have given the 5% percent exception, is because  
15 some lots may have a small mound on it and we don't want to cut out a whole lot because of it.

16  
17 Jed Muhlestein said he came up with four options to help solve this problem. He said option one would be to  
18 eliminate the 25% verbiage. The pros are that we already have ordinances to prevent homes being built on steep  
19 slopes, and no rock retaining walls over four or five feet built on the fill or cut sides or slopes with steep driveways.  
20 He said that ordinance alone will make it so that someone with over 25% slope won't be able to build way up high  
21 on the lot because they can't get a driveway there. The downside is that if we remove this 25% slope requirement  
22 that would potentially allow developers to include a lot more of that property in lots rather than in open space. He  
23 asked if we want the open space beyond the minimum requirement or do we not. He said an example would be that  
24 Heritage Hills could potentially get five more acres of building lot instead of open space if we went with this option.

25  
26 Jed Muhlestein said option two could be to give another 5% to try and straighten up lot lines. The verbiage would  
27 be: An exception may be made by the Planning Commission that an individual lot may contain up to another 5% of  
28 the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if  
29 it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple  
30 segmented property lines as long as the lot can meet current ordinance without the exception.

31  
32 Jed Muhlestein said option three is leave it as it is. Option four would be to let the Planning Commission help  
33 developers straighten up lot lines on a case by case basis. He said the problem with this would be that it would not  
34 be a consistent percentage each time.

35  
36 Will Jones said he like the 5% option but you shouldn't be able to use this ordinance to gain more density, He also  
37 said we don't want to create larger lots because of water issues. He said he was in favor of having clean lot lines.  
38 Jed Muhlestein said developers couldn't use this to gain more lots because the base density will have already been  
39 figured out. He also said we have latitude because the ordinance states up to 5%.

40  
41 Steve Swanson asked how this will impact existing homes. Jason Bond said this ordinance would not impact  
42 existing lot lines that have been recorded. He said this would be for future lot lines. Jason Thelin asked if there  
43 would be a way to keep it closer to 0% than 5%. Jed Muhlestein said we could ask them to bring in two plans, an  
44 original and one showing corrected lot lines. Bryce Higbee said anytime there is an exception; they have to show  
45 why they need the exception. Jed Muhlestein said developers would need to show us that they are using the extra  
46 5% to straighten lot lines. He said you could put as an exception that developers could use 5% for each lot and that  
47 way they couldn't take 5% of the whole development and stick it all on one lot. Jason Bond said it would be up to  
48 the Planning Commission to see that the lot lines are being cleaned up and not just putting the whole 5% into one  
49 lot.

50  
51 **MOTION:** Bryce Higbee moved to recommend to the City Council the addition of language in Option 2 to add a  
52 paragraph C to section 3.9.4.3 to the Planned Residential Development (PRD) Amendment with the following  
53 verbiage: An exception may be made by the Planning Commission that an individual lot may contain up to another  
54 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than  
55 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple  
56 segmented property lines as long as the lot can meet current ordinance without the exception.

1  
2 Jed Muhlestein asked if the Planning Commission wanted to make it go to 30%. Bryce Higbee said to change the  
3 verbiage to 30% and let the City Council discuss it. Jason Thelin asked how this would affect the property. Bryce  
4 Higbee said it would give you more of a slope. Jed Muhlestein said it gives a little bit more latitude because in  
5 Alpine we define steep slopes as anything 25% and above and he said most other places are 30% and above. He  
6 also said the developer still has to meet the open space requirements. Bryce Higbee said to keep it at 25% and asked  
7 Jed Muhlestein to bring some examples to City Council.

8  
9 Steve Cospers seconded the motion. The motion passed with 4 Ayes and 0 Nay. Bryce Higbee, Steve Cospers, Jason  
10 Thelin, and Steve Swanson all voted Aye.

### 11 12 **C. PUBLIC HEARING - Planning Commission Ordinance Amendment**

13 There are no State regulations regarding the number or makeup of a Planning Commission. The only regulation in  
14 LUDMA (Land Use, Development and Management Act) regarding a Planning Commission is that a Land Use  
15 Authority means a person, board, commission, agency, or body, including the local legislative body, designated by  
16 the local legislative body to act upon a land use application. The City can appoint whatever person or entity it wants  
17 to be the Land Use Authority and it can be configured how the legislative body wishes it to be configured.

18  
19 Most cities in Utah rightly designated their existing Planning Commission to be their Land Use Authority for most  
20 issues. Alpine appointed its existing Planning Commission to be its Land Use Authority for most land use issues.  
21 At that time the Alpine City Planning Commission had 7 members.

22  
23 Staff and the City Council are proposing that the number of Alpine City Planning Commission members be reduced  
24 from 7 members to 5 members. A number of other smaller population cities about the same size as Alpine have  
25 already make this move from 7 members to 5 members. Mapleton is a good example. The reason for going to a 5  
26 member Planning Commission is that it is easier to keep a 5 member Commission organized and staffed that it is a 7  
27 member Commission.

28  
29 Jason Bond said if we have a five member Planning Commission, we would need a three member quorum. He said  
30 we have had a difficult time replacing the final seat for the Planning Commission and Judi Pickell expressed that she  
31 may not be able to continue on the Commission because of a conflict.

32  
33 Lon Lott said he noticed on the City Council when people do not show up for meetings, it is difficult to have a  
34 Quorum. He said reducing the amount of people makes those who are left be more responsible to be there. Steve  
35 Cospers said there is strength in numbers and he appreciated the diversity of opinions of the Commission and he  
36 thought it weakened the Planning Commission to have less people. He said he thought it helped him make decisions  
37 when others expressed their thoughts on different issues.

38  
39 Bruce Parker said if you change to a 5 member Commission each member would be responsible to represent  
40 approximately 19,000 residents per Planning Commission member. He said it makes it harder to get things passed  
41 through when you have fewer members.

42  
43 Will Jones said in reality we represent registered voters and it would be a different number if you took children out  
44 of the mix. Steve Swanson said it is nice to have representation from all areas of Alpine and if you lessen the  
45 numbers, you may not have that representation. Jason Bond said we have had a hard time filling the seventh spot  
46 and asked the Planning Commission to send recommendations to the Mayor. He said the city appreciates the  
47 Planning Commission for being willing to serve and said this is a hard position. He said this is not a fancy, high  
48 paying position but a service to the community and that is hard for some people to find the time to do.

49  
50 Jason Bond said that no other changes in the scope or work of the Planning Commission is being contemplated or  
51 recommended.

52  
53 **MOTION:** Steve Cospers moved to recommend to the City Council to retain 7 Planning Commission members and  
54 keep the Planning Commission Ordinance Amendment as is.

1 Steve Swanson seconded the motion. The motion passed with 4 Ayes and 0 Nays. Bryce Higbee, Steve Cosper,  
2 Jason Thelin, and Steve Swanson all voted Aye.

3  
4 **IV. COMMUNICATIONS**

5 Steve Cosper asked what had happened with the Questar proposal and why it wasn't on the City Council agenda.  
6 Jason Bond said a lot of residents, mostly Highland, came to the Planning Commission meeting and voiced their  
7 concerns. The Mayor decided to pull this agenda item until further review and to give more time to work on this  
8 issue.

9  
10 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Aug 19, 2014

11  
12 **MOTION:** Steve Swanson moved to approve the Planning Commission Minutes for Aug 19, 2014 subject to  
13 changes.

14  
15 Steve Cosper seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, Steve  
16 Cosper, Jason Thelin, and Steve Swanson all voted Aye.

17  
18 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
19 meeting at 8:45pm.  
20