

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

## **I. GENERAL BUSINESS**

**Welcome and Roll Call:** The meeting was called to order at 7:05 p.m. by Chairman Steve Cosper. The following Commission members were present. As there were not enough members present to constitute a quorum, no motions were made during the meeting.

Chairman: Steve Cosper

Commission Members: Jason Thelin, Steve Cosper, Jane Griener

Commission Members Not Present: Judi Pickell, Bryce Higbee, David Fotheringham, Steve Swanson

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Ramon Beck, Mayor Wimmer, Lon Lott, Loraine Lott, Roger Bennett, Dana Beck, Annalisa Beck, Sylvia Christiansen, Jaxon Stowe

**A. Prayer/Opening Comments:** Jason Thelin

**B. Pledge of Allegiance:** Steve Cosper

## **II. PUBLIC COMMENT**

There were no public comments.

## **III. ACTION ITEMS**

### **PUBLIC HEARING – Beck Pines Concept Plan – Dana Beck**

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City Planner, Jason Bond, explained that 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. The property was recently re-zoned from half-acre lots to full-acre lots. Staff had only one concern with the proposed concept plan, and that was the potential double frontage on Lot 5. They have requested that the developer situate the home so that it fronts onto the cul-de-sac rather than Westfield Road.

Assistant City Engineer, Jed Muhlestein, presented the engineering review of the proposed concept plan. He confirmed that the developer has proposed street frontages and lot widths that meet code requirements. The plan also shows accurate street widths and sidewalk, curb and gutter along all street frontages. He then presented a map of the subdivision and identified the location of the Westfield ditch. The engineering department has requested that the piping be installed in the ditch, which would assist the building of accurate sidewalks and steer the water away from future building pads.

Dana Beck, the applicant, referenced the concept plan and explained that the existing lot lines would be straightened out. He also explained how they intended to re-route the Westfield ditch.

The Planning Commission briefly discussed the width of the road that runs in front of Timberline Middle School, and it was confirmed that it had been only partially developed. The road would eventually be completed and meet normal street standards for width.

Jed Muhlestein continued presenting the engineering review by identifying the locations of the culinary and secondary water lines, as well as the sewer connection. In regards to storm drainage, he stated that the engineering department would prefer that the runoff go into Fort Creek. He then discussed the geotechnical report and stated that there were no issues with the land. The adjacent properties have yet to be developed, so the concept plan includes a temporary turnaround that would allow for future connection.

Chairman Steve Cosper opened the Public Hearing. There were no public comments and the Public Hearing was closed.

Commissioner Jason Thelin asked how this development would affect traffic flow in the area. Jason Bond explained that the proposed road through the development would likely ease the traffic issues from the middle school. Commissioner Jane Griener asked if the development would affect the school crosswalks, and Jed Muhlestein stated that the school board would create their own plan, if necessary.

Commissioner Jason Thelin asked if the developer would be required to install street lighting in the development. Jason Bond explained that this decision would be made by the developer, as residential lighting was not required by code.

**MOTION:** No motion was made for lack of a quorum.

#### **A. PUBLIC HEARING – Open Space Ordinance and Map Amendments (Article 3.16)**

Jason Bond explained that the Open Space Ordinance and Map have been reviewed and discussed by both the Planning Commission and the City Council over the last few months. Both bodies expressed the desire to have the documents simplified, including the elimination of various designations for open space. The City Council has reviewed a few options to the map and has decided that two 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.

Jason Bond then presented the proposed map and reviewed the Open Space Ordinance language, specifying the changes that had been made since the Planning Commission last reviewed the document.

The Planning Commission had a brief discussion about the map chosen by the City Council. Jason Bond explained that the properties included on the map were designated as open space. Any City properties that are used for purposes other than open space are not included on the map.

The discussion then turned to the open space property on 300 North. Mayor Wimmer explained that Will Jones gave the land to the City to be used for a Polynesian cultural center, but that vision was never realized. The City received this land in 1998.

Chairman Steve Cosper opened the Public Hearing. There were no public comments and the Public Hearing was closed.

In regards to a question from Commissioner Jason Thelin, Jason Bond explained that not all open space is required to have designated parking. A developed park will be expected to have adequate parking, but an open space area such as a trail system would not be required to have parking.

**MOTION:** No motion was made for lack of a quorum.

## **B. PUBLIC HEARING – Flood damage Prevention Overlay Ordinance Amendment (Section 3.12.8)**

Jed Muhlestein explained that 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 must have an updated ordinance that goes along with the new map. This ordinance will allow Alpine residents to continue to obtain flood insurance. He explained that there are several items included in the proposed language that are not applicable specifically to Alpine City, but FEMA has required that the language of the ordinance match their laws and regulations exactly.

Chairman Steve Cospers opened the Public hearing.

Lorraine Lott, a resident, expressed her thanks and appreciation for the Planning Commission.

There were no further public comments. Chairman Steve Cospers closed the Public Hearing.

**MOTION:** No motion was made for lack of a quorum.

## **C. General Plan Update**

Jason Bond explained recently that staff had been working toward commissioning a traffic study to help facilitate an update to the Transportation Master Plan element of the General Plan. However, it has been determined that the traffic study conducted in 2005 was sufficient for the time being. It seemed unwise to spend money on a new study when the current study is not yet out-of-date. Jason Bond commented that part of the reason they were pushing toward a new traffic study was to appease some of the traffic concerns being raised by the residents. He then suggested that the best course of action would be to address the future development of the City through the Land Use Map, making sure that the City develops in the way that the City Council and Planning Commission envision.

Chairman Steve Cospers commented that the current traffic study is projected to the year 2030, and fully anticipates the build-out of the City. He recommended that the current Transportation Master Plan be updated with the road projects that have been completed in the past 10 years to more accurately reflect the volume of future projects. Jed Muhlestein presented the map that is currently contained in the Master Plan and identified the completed projects.

The Planning Commission asked that the map be updated to accurately reflect completed roads in the City.

The Planning Commission again discussed 300 North and its potential development. Mayor Wimmer confirmed that this road has not been developed to the standard street width, but it would be completed with the development of the surrounding property. Commissioner Jane Griener commented that the full improvement of 300 North, and other partially-developed roads, would improve traffic flow in the City, and this should be reflected in the Master Plan.

Commissioner Jane Griener then asked if the Master Plan would identify areas that may have traffic concerns in the future, such as intersections along Main Street. Several developments will soon be going into that area, and traffic will increase. She also suggested that the Master Plan include information regarding areas that could be annexed into Alpine City in the future. Jason Bond stated that he did not feel that it would be appropriate to include these in the Transportation Master Plan.

The Planning Commission discussed the inclusion of other changes that have been made to the City since the Master Plan was last updated, including re-zoned properties, approved subdivision developments, and approved schools.

Chairman Steve Cospers asked that staff review the map and make the adjustments suggested before the Planning Commission forwards a recommendation to the City Council.

#### **IV. COMMUNICATIONS**

There were none.

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

No motion was made for lack of a quorum.

#### **Adjourn**

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:20 p.m.