

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
August 16, 2016**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm by Chairman Steve Cospser. The following Commission members were present and constituted a quorum.

Chairman: Steve Cospser

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

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

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Lon Lott, Loraine Lott, Sylvia Christiansen

- B. Prayer/Opening Comments:** Jane Griener

- C. Pledge of Allegiance:** By Invitation

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. PUBLIC HEARING – Amendments To All Zones Prohibiting Heliports (Article 3.1 – 3.7)

Jason Bond explained that at the last City Council meeting, a concern was raised by a resident about the landing and taking off of helicopters in the City. The City Council discussed the topic and felt that it was necessary to prohibit heliports from being installed and disturbing the residential neighborhoods in the City. Jason Bond presented the proposed language which would be applied to all zones. He confirmed that the language had been reviewed by the City Attorney.

Steve Cospser asked if the amendment would prohibit helicopters coming into Alpine City and landing in a residential backyard. Jason Bond stated that the language wouldn't prohibit helicopters from coming into the City for occasional medical emergencies, but it would prohibit someone from building a helicopter pad for personal use.

Steve Cospser opened the Public Hearing.

Lorraine Lott stated that a helicopter lands regularly in her neighborhood and it is very disturbing to the residents. She did not know the purpose of those helicopter flights. Jason Bond stated that a heliport that was installed prior to the adoption of this amendment would likely be grandfathered in, but he would confirm that with the City Attorney.

Mayor Wimmer explained that an established heliport pad is normally marked by a triangle and a windsock. He was curious as to whether the helicopter mentioned by Ms. Lott was used for medical purposes.

Steve Cospser closed the Public Hearing.

MOTION: Jane Griener moved to recommend approval of the proposed amendments to all zones prohibiting heliports.

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

B. PUBLIC HEARING – Storm Drainage and Flood Plains & Flood Damage Prevention Overlay amendments (Section 4.7.18 & Section 3.12.8)

Jed Muhlestein explained that the Utah Pollutant Discharge Elimination System (UPDES) recently issued a new Small Municipal Separate Storm Sewer Systems (MS4) permit that went into effect March 1, 2016. Alpine City's storm water system is governed by this MS4 permit. In the process of updating the City's storm drainage design manual to be in compliance with the permit, it became apparent that some ordinance modifications were needed.

Jed Muhlestein explained that Section 4.7.18 of the Development Code addresses the storm drainage designs and flood plains, but the City's flood plain ordinance was recently updated. Because the flood plain ordinance is fairly up-to-date, only two items would be added to the section with the proposed amendment. Any other changes to the section would be notes referencing other sections of the City Code. Jed Muhlestein reviewed the proposed changes.

Steve Cospers opened the Public Hearing

Lon Lott asked if these changes will interfere with what was previously discussed about the flood plains. Jed Muhlestein confirmed that it would not.

Steve Cospers closed the Public Hearing

MOTION: David Fotheringham moved to recommend approval of the proposed amendments to Section 4.7.18 and Section 3.12.8 of the Alpine City Development Code as it is written and the changes proposed.

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

C. General Plan Update

The Planning Commission was given a copy of the current Transportation (Circulation) Element of the General Plan and asked to review and discuss the language and give direction. They were also given a draft of the updated Transportation (Circulation) Element.

Jason Bond stated that the goal of the Transportation (Circulation) Element of the General Plan was to create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient. He read the following proposed policies:

1. Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
2. Promote good traffic circulation by following the Street master Plan.
3. Work with adjacent communities and other agencies to acquire financial aid for transportation improvements and regional integration.

4. Emphasize the maintenance of roads to ensure a high quality road system.
5. Promote the use of roundabouts and other transportation options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.

The Planning Commission had a discussion about the wording of these policies and made small verbiage changes, including Steven Swanson's suggestion that the word "safe" or "safety" be included in the policies.

David Fotheringham suggested that the parentheses be removed from the word "Circulation" in the title of the document. Jason Bond explained that the word "Circulation" was included in the code because the State Code refers to this section as the Transportation/Circulation Element. He stated that the word should be included, but the parentheses were not necessary.

The Planning Commission had a discussion regarding roundabouts and the potential locations for such intersections in Alpine City. Mayor Wimmer presented some of his experiences with roundabouts in other cities and stated that they can be useful alternatives to traffic signals. The Planning Commission agreed that Alpine should be a City with few traffic signals.

The Planning Commission agreed that the proposed goal and policies were concise, but sufficient to meet the transportation needs of Alpine City.

IV. COMMUNICATIONS

The Planning Commission Members discussed the success of Alpine Days.

Jason Bond reminded the Planning Commission that there is a fifth Tuesday in the month of August, so the next meeting would be the first Tuesday in September.

V. APPROVAL OF PLANNING COMMISSION MINUTES: August 2, 2016

MOTION: Jane Griener moved to approve the Planning Commission Minutes for August 2, 2016 as written.

Steve Swanson seconded the motion. The motion passed with 4 Ayes and 0 Nays. David Fotheringham, Steve Cospers, 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 7:50 pm.