

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
June 7, 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: Ron Beckstrom, Griff Johnson, Whitney Anson, Cheryl Anson, Sheldon Wimmer, Kip Egan, Ross Beck, Bradley Reneer, Nick Markham, Corilyn Markham, Darrell Duty, June Gheciu, Jenn Hancock, Chloe Hancock, Lily Hancock, M'Kay McGrath, Ben Barlow, Gale Rudolph, Clive Walters, Lon Lott, Loraine Lott, Ramon Beck, Will Jones, Breezy Anson, Rebecca Spencer, Erica Hartshorn, Shannon Peterson

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

**C. Pledge of Allegiance:** Jane Griener

**II. PUBLIC COMMENT**

Darrel Duty wanted to know which trees were planned to be removed next to his property when the Three Falls subdivision comes in. He also had questions about the parking lot and the pump house. Jed Muhlestein asked Mr. Duty to ask Will Jones or he could come to his office and ask Shane Sorensen, the City Engineer.

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Westfield Zone Change Request**

Residents with property located along Westfield Road and 200 North have requested that the zoning for their property be changed from CR-40,000 zone to CR-20,000 zone. The ordinance requires that the Planning Commission make a recommendation to the City Council. The City Council may approve or deny the proposed amendment to the zoning map, either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.

Mayor Wimmer said the City Council asked the Planning Commission to take a look at this after the General Plan was finished but now they are asking them to look at it now and make a recommendation so the City Council can act on it.

Steve Cosper opened the Public Hearing.

Griff Johnson showed a timeline of this property showing that this property was changed in 1991 from ½ acre to 1 acre. After that time, the Jr. High, Stake Center, expansion of Burgess Park and surrounding subdivisions were built. No one really paid attention to this property or realized the zone change was made. In 2015, Dana Beck asked the City to change the zone back to the original ½ acre lots.

Mr. Johnson showed on a map the Westfield area showing surrounding areas with ½ acre lots. He said it fits in with the other areas in town with ½ acre lots and completes the ring around the city. Mr. Johnson

said the roads that would be built would still be the same whether the lots were 1 acre or ½ acre lots and in this scenario, by going from 1 acre to ½ acre, we wouldn't double the density, we would increase by 55 percent.

Mr. Johnson said Long Drive would be connected to Westfield road giving another access to get traffic in and out of Alpine, the pressurized water usage would be less with smaller lots, and traffic studies show that additional traffic would not be a problem. He also said that the schools and churches have already planned for this area to be developed and are prepared for it.

Brad Reneer said with this being developed he'll miss the open space and the wildlife but knows this area will eventually be developed. He said he's concerned and wants the developers to bear the cost of the infrastructure costs. He said he's concerned that new homes will bring in fill and cause flooding. Jed Muhlestein said builders would not be allowed to cause runoff to neighboring properties.

Brad Reneer said he would rather see ¼ acre lots than ½ acre lots. He said we have a demand for small lots and when we don't provide them, we artificially inflate prices in the city. He said he doesn't want to see segregation of social economical because of zoning. He wants the city to make it a little bit easier for the poor to be able to find housing in our city and also to not make our city only for the very rich. He said our children need to benefit from living next to all walks of life.

Kip Egan said our town is aging and we need to provide an area for the younger generation to be able to afford and live. He said ½ acre is not low density and would rather see ¼ acre as well.

Gail Rudolph said she travels on Westfield at least four times a day and said she is concerned about the additional traffic. She said when you combine this with the Three Falls traffic it will add more than what has been suggested.

Breezy Anson said he and his family are in favor of the zone change because they would like to see smaller homes build because they look down on such large homes with large roofs.

Jason Thelin asked if there was a timeline of when this property would be developed. Jason Bond said a development plan has not been submitted. Jane Griener said the Planning Commission has taken their time with this topic because they wanted to do a traffic study to get current statistics.

Jason Bond reviewed the history of the past few months and where we stand with it now. He said the City Council would like the Planning Commission to make a recommendation and send it on to them so they can make a decision. Jane Griener asked if we can recommend a mixed use. Jason Bond said this will be a minimum lot size zone change. He said the developer may choose to make the lots bigger, but not smaller.

Jed Muhlestein said no matter what we do over at this property it will be significantly less of an impact than what is currently being used. He said watering alfalfa takes a lot more water than landscaping, house and streets. He said the through road is on the Master Plan and will help with traffic flow in the area.

Judi Pickell said she sees a higher demand for smaller lots even though she doesn't think this will help the poor. She likes the idea of having another access off Westfield Road. Jason Thelin said he agrees with Judi Pickell because large homes will still be built on the half acres. He said he would like to see a trail included in the area for children to walk to school and wanted to know if this could be done with a PRD. Steve Cosper said we can't discuss a PRD at this time and that would be up to the developer to propose it that way at a later time.

David Fotheringham said he thinks this fits the General Plan better to have ½ acre lots and it will make it a little bit more affordable. Steve Cospers said our Attorney David Church said the reason we have communities is for families. He said if we cut off all growth then what's the point of having a community if you don't have families.

**MOTION:** David Fotheringham moved to recommend approval of the proposed zone change for the Westfield properties from CR-40,000 to CR-20,000 with the finding that it conforms to the current General Plan.

Judi Pickell seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cospers, Jane Griener, and Judi Pickell all voted Aye. Jason Thelin voted Nay.

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

For the past couple of months, the Planning Commission and the City Council have both reviewed and discussed the open space ordinance and master plan map. The Planning Commission and City Council have expressed the desire to have both documents simplified and not have several different designation types of open space.

Jason Bond read from the Open Space Ordinance and showed the proposed changes. He showed an Open Space Map with only public and private open space shown. He said in the General Plan we should go into more detail about the parks and different open spaces but in this document, it is more general without all the designations.

The Planning Commission had a discussion about this. Judi Pickell thought we should propose language to allow for city business on open space. Jason Bond said he talked to the Attorney about this and was told that city owned property is not the same thing as open space. The Planning Commission had concerns about the wording of open space because it is confusing to residents who purchase property next to open space.

Steve Cospers opened the Public Hearing.

Ron Beckstrom said he purchased his property because it was next to open space but now that has just vanished on this new map. He said putting a structure and asphalt in the area is not compatible with the open space ordinance.

Corilyn Markham said she bought her property because open space was right behind her home and she knew nothing could be built behind her. She said she was also upset that she didn't receive notice and her neighbors did. Steve Cospers said the city tries to notify neighbors as a courtesy but it is not required. Ms. Markham said buildings should not be built in a residential zone and wanted to know how this would be allowed. Corilyn Markham read a letter from the Alpine Elementary Crossing Guard, Connie Nelson.

Rebecca Spencer said she is an Attorney specializing in property law. She said when you take away the designations you take away protections for the city. She said she doesn't like a maintenance building in this area. She said she has a little boy with special needs and said that Alpine Elementary already has a traffic problem without the big trucks. She said there is already a police presence at the school because several children have almost been hit by cars. She said she has a huge concern for the safety of the children.

Erica Hartshorn said she is the PTA President for Alpine Elementary and said if a maintenance building is built across the street from the school that presents a major problem. She said she is concerned about the

liability of a child being hit by a truck and is asking the city to move the building to another location. She said she doesn't want the wording of this ordinance to be changed just to make it possible for a maintenance building to be built.

Steve Cospers said the building could be built with the wording of the current ordinance. He said this ordinance change is for all open space and not just for the property on 300 North.

Shannon Peterson said there should be another definition on the map to let residents know where city property is. Steve Cospers said nothing is set in stone and the needs of the city change over time.

Jennifer Hancock said she is very worried about her children walking to school past this property with trucks coming and going.

June Gheciu said she agrees and is concerned about the safety of the children.

Jed Muhlestein said the site is currently being used by the city and trucks are already going in and out of the property anyway. He said the trucks leave the area before school starts and the trucks are not stored at that site. He said lawn mowers will be stored there and the main use will be in the summertime when school is not in session.

Steve Cospers closed the Public Hearing

Judi Pickell said only having public and private open space listed does not accurately define the space. She said our purpose is to plan and we are not tying our hands and we can change the definition at a later date. Steve Cospers said the Planning Commission did recommend to the City Council a map with more definitions but the Council didn't like it and shot it down.

The Planning Commission had a discussion about the wording of the ordinance and the differences of the maps.

**MOTION:** Bryce Higbee moved to recommend that the City Council not approve the proposed map and ordinance changes but to consider amending the ordinance to fit the previous map the Planning Commission liked.

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

### **C. PUBLIC HEARING – Senior Housing Overlay Zone Amendment (Article 3.18)**

At the May 10<sup>th</sup> City Council meeting, the Council discussed the Senior Housing Overlay Zone ordinance and how it currently requires a favorable recommendation from the Planning Commission before the City Council can consider approving a zone change. As currently written, the ordinance puts the legislative burden solely on the Planning Commission. This should be handled by the City Council. This is how the legislative process works elsewhere in the Alpine City Development Code.

On May 10, 2016 the City Council Motion was as follows:

Ramon Beck moved to start the process to amend the Senior Housing Ordinance to remove the word favorable.

Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott voted Aye. Motion passed unanimously.

Steve Cospers opened the Public Hearing

Lorraine Lot said Senior Housing is an amazing idea and would like some work done on 800 south.

Steve Cospers closed the Public Hearing

**MOTION:** Jason Thelin moved to recommend approval of the proposed amendment to the Senior Housing Overlay Zone Ordinance which will remove to word (favorable).

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

Judi Pickell left the meeting.

#### **D. Adam Swalberg Site Plan – 1200 North Fort Canyon Road**

The Swalberg residence is proposed to be located at 1200 North Fort Canyon Road. The lot is five acres and is located in the CE-5 zone. This lot is not located in an approved subdivision. The ordinance requires that a site plan be reviewed and approved by the Planning Commission. Essentially, it is a single lot subdivision with typical subdivision requirements like right of way, frontage improvements, water rights, etc. A Developer's Agreement shall be executed between the City and the Developer outlining the conditions of approval of the site plan.

Jed Muhlestein said frontage has not been approved but the Three Falls subdivision has a requirement to improve the frontage on Fort Canyon so his property will be included in that. This subdivision will have to have utilities stubbed and hook into utilities and provide water policy.

Jed Muhlestein said Fort Creek runs through his property and along with that has flood plain but he is well away from the flood plain. Storm drain and SWPPP will have requirements for this issue.

**MOTION:** Jane Griener moved to recommend approval of the proposed Swalberg Site Plan with the following conditions:

1. The water policy be met prior to the issuance of a building permit.
2. A utility bond or agreement between TFD and the home owner provided and approved by the city to ensure the installation of utility laterals prior to the issuance of a building permit.

David Fotheringham seconded. The motion passed and was unanimous with 5 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, and Jane Griener all voted Aye.

#### **E. General Plan Update**

The question has been raised regarding the need for the Historic Preservation Element of the General Plan. Aspects of this element have already been covered in the Land Use Element particularly as it pertains to the desired "historic small-town, rural atmosphere" and the implementation of Gateway Historic District Design Guidelines.

The 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 said they agree but said they will talk about this topic at the next meeting.

#### **IV. COMMUNICATIONS**

Jason Bond shared the stats of the building permits so far the month of May. 3 Hew Homes, 1 Remodel, 1 Pool, 8 Solar, and 1 Commercial. He said we have a total of 10 new homes so far this year.

Steve Cosper asked if the sewer lateral for John Johnson's commercial building got worked out. Jason Bond said it is still in the process of getting worked out and the Mylar still needs to be signed and taken down to the County to be recorded. Steve Cosper asked if the City agreed to help with the costs for that and Jason Bond said they agreed to pay \$5,000.

Jason Thelin said he took his setback request to the City Council and was denied.

#### **V. APPROVAL OF PLANNING COMMISSION MINUTES: May 3, 2016 and May 17, 2016**

**Motion:** Bryce Higbee moved to approve the Planning Commission minutes for May 3, 2016 and May 17, 2016 with any corrections.

Jason Thelin seconded the motion. The motion passed and was unanimous with 5 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, and Jane Griener 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 9:35pm.