

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
August 2, 2016**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm 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: Judi Pickell, Jason Thelin

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Griff Johnson, Tyson McCulloch, Ethan McCulloch, Paul Kroff, Lon Lott, Loraine Lott, Sylvia Christensen, Mayor Sheldon Wimmer, Will Jones, Roger Bennett, Breezy Anson, R.E. Anson, Sheryl Anson, Gregory Gordon, Mrs. Gordon

- B. Prayer/Opening Comments:** David Fotheringham

- C. Pledge of Allegiance:** Tyson and Ethan McCulloch

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. PUBLIC HEARING – Harvest Meadows Concept Plan – Public development Partners

City Engineer, Jed Muhlestein, explained that the proposed Harvest Meadows Subdivision consisted of 25 lots ranging in size from 20,000 square feet to 40,165 square feet, on 16.23 acres of property. The site is located at approximately 10 South Long Drive and in the CR-20,000 zone. He then presented the concept plan and identified two proposed roads in several cul-de-sacs. The Transportation Master Plan requires a connection between Canyon Road and Westfield Road, and the proposed concept plan meets that requirement. The right-of-way on Harvest Meadows Road meets the ordinance requirements for widths, but the right-of-way on Long Drive does not. Jed Muhlestein stated that this issue would be addressed with the applicant during the next phase of the application process.

Jed Muhlestein then addressed the length of one of the proposed cul-de-sacs, stating that the applicant had proposed a length that exceeds the maximum by 28 feet. The City is in favor of granting an exception for the length of the cul-de-sac because it would allow the homes to front onto the cul-de-sac rather than the main road. In regards to sidewalks, Jed Muhlestein confirmed that they would be required along all street frontages on both sides of the street, although that was not reflected in the concept plan.

Jed Muhlestein then explained that the applicant has proposed a monument or center island to be installed on Westfield Road as a traffic calming measure. The City is not in favor of this part of the proposal because of the potential complications with snow plows and maintenance. He also noted that there are no existing monuments or center islands anywhere in Alpine City. Jed Muhlestein confirmed that the City would be responsible for striping the collector streets once this development has been completed.

In response to a question from Commissioner Bryce Higbee, Jason Bond explained that the intersection that is currently a three-way stop would be changed to a four-way stop upon development. He identified the location of the intersection on an aerial map.

Jed Muhlestein continued to report on the engineering review by stating that the subject property is not located in a sensitive lands area, but the City would still require a geotechnical report from the applicant. There is an irrigation pipe that currently runs through one of the lots in the proposed subdivision, and the applicant would be required to reroute it away from the building envelope.

Jason Bond commented that there is already a subdivision called Harvest Meadows located in Utah County and the developer has been asked to change the name of this subdivision.

Chairman Steve Cospers opened the Public hearing.

Breezy Anson, a resident, identified a triangular lot on the aerial map and explained that this lot was part of the Sequoia subdivision rather than the proposed subdivision. He stated that the language of the CC&Rs requires the driveway for this lot to access Sequoia Drive. There was a brief discussion regarding the building envelope of the lot, frontage, and the potential location of the driveway.

Roger Bennett, a resident, stated that Alpine City ordinances would not allow the lot in question to have three frontages. Jed Muhlestein said that a condition could be included that would prohibit the owner from installing three accesses.

Griff Johnson, the developer, explained what his intentions were for development. He stated that if the owner wanted to use two accesses, the CC&R would have to be amended. Jason bond read the Alpine City ordinance which states that double frontage lots are prohibited unless an exception is recommended by the Planning Commission and approved by the City Council. Griff Johnson presented his plan for the subdivision and identified by the main roads within the development. He then explained the purpose of the proposed monument, which would be an attempt to reduce traffic speed and maintain the residential feel of the neighborhood. The monument would be xeriscaped and would not need to be watered or otherwise maintained.

Breezy Anson asked if the road to this subdivision would change the building envelope on the triangular lot in the Sequoia Subdivision. There was a brief discussion regarding this issue.

Gregory Gordon, a resident of Sequoia Circle, expressed his concerns for the dust and noise of construction and how that would affect the current residents. He also requested that the power lines for the new subdivision be buried so as to not obstruct the view. His final concern was in regards to the current traffic situation on Westfield Road and suggested that Alpine City consider installing another main road in the area to ease congestion.

Mrs. Gordon, a resident, was concerned about the impact this development would have on the local schools and recommended that the City inform them regarding the increase in homes.

Breezy Anson asked that the speed limit on Westfield Road be changed back to 25 miles per hour, and it was clarified that the City Council would make a determination on that issue.

Councilman Lon Lott reported that the Alpine School District made a presentation to the City Council just the week before. Their projections actually show Alpine decreasing in the number of youth. He directed the Planning Commission Members and residents to the Alpine School District website for more information.

Steve Cospers closed the Public Hearing.

Commissioner Jane Griener addressed the comments raised about the traffic situation on Westfield Road and explained that this item would be discussed as part of the General Plan update scheduled for later in the meeting.

Commissioner Jane Griener asked if giving an exception for the length of the cul-de-sac would negatively affect the abilities of the fire department. Jason Bond assured her that the fire marshal would be presented with a copy of the concept plan to be sure that the fire department could still respond to any emergencies. He added that the 450 foot requirement in the code is an arbitrary number, and other municipalities allow for much longer cul-de-sacs.

There was a discussion regarding the proposed street monument and the majority of the Planning Commission Members were not in favor.

MOTION: Jane Griener moved to recommend approval of the proposed Harvest Meadows Concept Plan with the following conditions:

1. The developer will change or modify the name of the subdivision.
2. A 60-foot right-of-way is provided from Canyon Crest Road to Westfield Road.
3. An exception to the maximum cul-de-sac length be granted for Canyon Crest Court.
4. The entry islands be removed from the plan.
5. The driveway access to Lot 20 be restricted from Westfield Road.
6. Sidewalk is provided along the entire frontage of the developed property.
7. Westfield Ditch to be re-routed out of the building pad of Lot 20, with appropriate easements.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, Jane Griener and Steve Swanson all voted Aye.

B. General Plan Update

Jason Bond explained that a traffic study was being conducted to help facilitate an update to the Transportation (Circulation) Element of the General Plan. He stated that the current language of this element should be reviewed and discussed by the Planning Commission, and they should give staff any direction they see fit.

Chairman Steve Cospers stated that he had thoroughly marked his copy of the document with suggested changes. He commented that most of the streets in Alpine City had already been constructed, and there was not room for many more. The current document seemed to be direction for a brand new city, and was not entirely applicable to Alpine City at this time.

Commissioner Jane Griener requested that information regarding proper neighborhood lighting be included in any revision of the document.

Chairman Steve Cospers suggested that the entire document be discarded and that the City primarily use the traffic study for future transportation needs. If the traffic study was not sufficient, a smaller document should be drafted to replace the current one.

Commissioner Bryce Higbee felt that the language of the current document was too broad and it should be adjusted to reflect the specific needs of Alpine City. He addressed the need for another access into the City and stressed the importance of putting a plan into place quickly.

Jason Bond commented that the Transportation Element should address more than just vehicle transportation. He suggested that items be included to increase walkability between neighborhoods, schools, and the trail system. He then asked the Planning Commission Members to review the current language and give him direction via email before the next Planning Commission meeting. Jason Bond explained that any feedback received would be used as he made some modifications to the document.

IV. COMMUNICATIONS

There would be no City Council Meeting held the following week because of Alpine Days.

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 19, 2016 and July 26, 2016

MOTION: Bryce Higbee moved to approve the Planning Commission Minutes for July 19, 2016 and July 26, 2016 as written.

Steve Swanson seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, 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 8:10 pm.