

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
April 18, 2017**

I. GENERAL BUSINESS

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

Chairman: Steve Cospers

Commission Members: Bryce Higbee, David Fotheringham, Steve Cospers, John Gubler, and Carla Merrill

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Councilman Roger Bennett, Councilman Lon Lott, Loraine Lott, Will Jones, Ross Welch, Bryan Burr, Mike Russon, Jessica Smuin, Mr. & Mrs. Sterling Gardner

- A. Prayer/Opening Comments:** Steve Cospers

- B. Pledge of Allegiance:** John Gubler

II. PUBLIC COMMENT

No Public Comment.

III. ACTION ITEMS

- A. PUBLIC HEARING – Annexation Policy Plan Amendment – Include Pine Grove & The North Area (Melby)**

Jason Bond explained that there was a formal process to follow anytime considerations were made to amend the Annexation Policy Plan. He said the Mayor and the City Council had asked the Planning Commission to consider amending the Annexation Policy Plan and corresponding map. The proposal was for the areas referred to as “North Area” and “Pine Grove” to be added to the plan. Once the areas in question were added to the plan, they would become eligible for petition to come forward for annexation.

Earlier this year, the City asked Horrocks Engineers to conduct a study to determine what impacts, if any, the annexation of these proposed areas would have on the City’s utility systems. This study outlined the issues and potential costs.

Utah State Code required that the Planning Commission hold a public meeting to allow affected entities to examine the proposed Annexation Policy Plan and to provide input. The Planning Commission should accept and consider any additional written comments from affected entities until ten days after the public meeting, and make modifications to the proposed Annexation Policy Plan they considered appropriate based on input received. So far, no comments had been received in regards to this annexation. Jason Bond said the Planning Commission should then

hold a public hearing prior to forwarding a recommendation to the City Council. The City Council would subsequently hold a public hearing regarding the proposed annexation.

Steve Cospers said by putting these areas on the annexation map, it just opened up the door to be able to have discussions about annexing these properties.

Steve Cospers opened the Public Hearing.

Brian Burr said if the City annexed these properties, they needed to have the goal of connecting the trails and Lambert Park to Three Falls and Draper City. He said this would make a fine area for horseback riding, hiking and biking. He said if the City didn't do this, they would have a huge uprising from people who liked using this area for recreational purposes. He said this area needed to be well-planned out and open to the public for use.

Will Jones said he had brought trails across three areas in Three Falls and hired a company called Trail Aces to do the work. Trail Aces also built the trails in Corner Canyon in Draper. He presented a map of the area in question and identified said trails. Will Jones said the County had no interest in the trail system. He said he was building a 21-stall parking lot with a trailhead, drinking fountain and a restroom. He said he planned to connect these trails over to American Fork Canyon.

Steve Cospers closed the Public Hearing

David Fotheringham asked how many building lots were on these properties. Jed Muhlestein said there were 24 lots in Pine Grove and 31 in Melby. David Fotheringham said he would rather the City be in control of annexations than the County. Steve Cospers said he agreed, and presented the Planning Commission's options in making a decision.

Carla Merrill asked how Pine Grove was zoned. Ross Welch said Pine Grove was in the County and was currently zoned as C2, one-acre lots. He said there was one, fifty-acre portion that would have one home on it; however, that area would be left alone for the time being.

MOTION: David Fotheringham moved to recommend to the City Council to include the Pine Grove and Melby properties in the Annexation Policy Plan.

John Gubler seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, John Gubler, and Carla Merrill all voted Aye.

B. Creekside estates Plat a Minor Subdivision – Tom & Shelby Andra

Jason Bond explained that the proposed Creek Side Estates Minor Subdivision was located on Matisse Lane and included two lots on a site that was 1.9 acres. The site was located in the CR-20,000 zone. The City Council had previously approved a couple of different versions of this development but the Developer was now proposing a modified version that would not involve amending the Alpine Cottages PRD plat.

Jason Bond presented an aerial map of the subject property, and explained that the Andras were going to purchase the neighboring home and property and move the boundary line to give them a little more space. He said they would still have the frontage and setback requirements for both properties because this was not a corner lot with a private opening on the corner.

MOTION: Carla Merrill moved to recommend that the proposed Creek Side Estates Minor Subdivision be approved with the following conditions:

1. The Developer meets the water policy
2. The Developer provides a construction cost estimate for bonding purposes.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, John Gubler, and Carla Merrill all voted Aye.

C. Request to have an Exotic Animal on Property in Alpine City – Will Jones

Jason Bond said that Will Jones was requesting to have a kangaroo on his property. According to the Alpine City Development Code, “exotic animals may be permitted after review and recommendation by the Planning Commission and approval of the City Council.”

Mr. Jones planned to keep the kangaroo close to his home at 999 North Grove Drive. The kangaroo was a fixed male and was only a year old. It was not expected to be very big when it was fully grown. Jason Bond said kangaroos were harmless animals.

Will Jones said a few years ago a friend wanted to put llamas on his property. He joked with him that he might as well put a wallaby there, too. He said he was getting the kangaroo from St. Jude’s hospital. He would have an enclosure with five foot fences and said the kangaroo would eat lettuce.

MOTION: Bryce Higbee moved to recommend approval to have an exotic animal on Will Jones property in Alpine City.

Carla Merrill seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, John Gubler, and Carla Merrill all voted Aye.

D. General Plan Update – Moderate Income Housing Element

Jason Bond said at the March 7th Planning Commission meeting, moderate income housing was discussed and the Planning Commission asked for some more information about Accessory Dwelling Units (ADU). The Planning Commission discussed ADUs at the March 21st meeting and was in favor of exploring this concept more and considering some language to be put in the general plan.

The following was some draft language regarding ADUs, the summary of benefits provided by ADUs, and ways that the potential impacts could be mitigated.

Goal

Promote moderate income housing that meets the needs of those desiring to live in Alpine.

Policies

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City.
- 1.2 Allow senior housing units to be built in more dense clusters to reduce cost of living.
- 1.3 Allow detached accessory dwelling units (ADU) and carefully regulate them so that they will not be detrimental to the character of a neighborhood.

Jason Bond said the General Plan was the guiding document and there would obviously need to be a lot of work done, if they were to pursue creating an ordinance that would allow ADUs.

Bryce Higbee said he tried to research why the City required apartments to be attached and said he wasn't able to find anything.

Steve Cospier asked the Mayor to shed some light on why the current ordinance existed. Mayor Sheldon Wimmer provided background on the matter. One concern was the lack of affordable housing in the area, which made it difficult for young adults to purchase homes, as well as older couples looking to downsize. He said residents didn't like the idea of separate buildings being built that didn't match the home. However, it was important to find housing solutions that made it possible for young families, older couples wanting to downsize, as well as those in lower income brackets to live in the area.

Bryce Higbee said he didn't think it made any difference whether apartment units were attached or detached. There was further deliberation on the matter, including a discussion about the wording of 1.3.

Sterling Gardner said he and his wife were getting older, and they had a barn and a detached garage on their property. They wanted to build an apartment or small guesthouse so their daughter and her family could also live on the property with them. He said his property was comprised of five acres. He thanked the Planning Commission for hearing this proposal.

Carla Merrill said she understood the Gardners' situation and their proposal made sense; however, regulating zoning requirements was a sticky process. She didn't want a positive recommendation of allowing ADUs to be forwarded to the Council, if it would inadvertently create problems of unsightly and/or poorly maintained structures being constructed on properties throughout the City.

Jason Bond said in terms of aesthetics, there weren't any current City ordinances that regulated residents from building accessory buildings. The only difference with this type of accessory building was that people would be living in it. Furthermore, ADUs would only appeal to a certain demographic and would be owner-occupied.

The Planning Commission gave Jason Bond suggestions on the wording of the housing element.

IV.COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: March 21, 2017

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for March 21, 2017, as written.

John Gubler seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, John Gubler, and Carla Merrill, 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 8:00 p.m.