

**ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
November 12, 2019**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Chairman David Fotheringham. The following were present and constituted a quorum:

Chairman: David Fotheringham

Commission Members: Bryce Higbee, Jane Griener, Alan MacDonald, John MacKay, Jessica Smuin, Sylvia Christiansen

Excused: Sylvia Christiansen, Jessica Smuin

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Bryce Higbee

C. Pledge of Allegiance: Jane Griener

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Amendment to Development Code – Fences on Retaining Walls

Austin Roy said in October 2019, the Planning Commission recommended an amendment to the ordinance regarding fences on retaining walls. The City Council reviewed the proposed change and decided to send the item back to the Planning Commission for additional changes. In particular, the City Council felt that privacy fences on retaining walls should be permitted, but only when adjacent property owners agree. The idea was to prevent a resident from building a tall wall with a privacy fence without neighbor consent.

Staff drafted new language which met the City Council’s objective for Planning Commission review. Verbiage would be taken out that stated: *under no condition shall a fence and wall exceed nine (9) feet on the same plane.* Instead it would state: *If a privacy fence that is on top of a retaining wall would exceed a total combined height of nine (9) feet on the same plane, the fence shall be set back at least four (4) feet from the back side of the retaining wall unless adjacent property owners agree in writing to allow a privacy fence.*

MOTION: Alan MacDonald moved to recommend that the proposed Amendments to Article 3.21.060 of the Development Code be approved as proposed. Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
David Fotheringham
Alan MacDonald

Nays:

None

B. Public Hearing – Major subdivision concept – Anson Farmstead Subdivision – Breezy Anson

Austin Roy said the Anson Farmstead Subdivision consisted of 10 lots on 13.59 acres. The development was located at approximately 487 Westfield Road, and in the CR 40,000 zone. The Concept Plan showed a connection to the Alpine View Estates Subdivision on the north end of the property. The proposed concept and number of lots was based on bonus density that would be received from a Planned Residential Development (PRD). PRD status was dependent on a recommendation from the Planning Commission and approval by City Council. Mr. Roy explained that the Anson Farmstead Subdivision property had been in the Anson family for many years. There was currently a single home, barn and other accessory structures on the property. The Anson family worked with the developer of the Alpine View Estates Subdivision (new adjacent subdivision to the north) to make sure that both properties would tie in together, including the connection for Blue Spruce Road, connected open space, and a trail that provided a connection to Westfield Road through the Anson Property. Mr. Roy explained that the applicant would give 39% for open space and 25% was required. The trail would connect to the subdivision to the north and the Westfield Road. All the lots meet the requirements along with the width of the frontage. The Fire Chief said this area was in the Wildland Urban Interface. He said if this subdivision was fenced, they would need a gate for fire access.

Jed Muhlestein said the streets appeared to be in compliance with the code. There was a master plan road connection with Blue Spruce to the north and the south. He said he could work with the developer to clean up the lot lines. Horrocks Engineering said the water and sewer met the master plan. Natural hazards were in the Wildland Urban Interface area. Jed Muhlestein said the existing buildings would need to meet setbacks.

David Fotheringham opened the Public Hearing.

Debra Callister, 655 Elbert Circle, had concerns about water coming down into her property. Her property was at the low point and there had been water on her property in the past. She said the circle was higher than her property and she wanted to know if they could lower that street. Mrs. Callister said her property was already a retention pond for her subdivision and she didn't want it to be for this subdivision as well.

Gayle Rudolph, International Way, wanted to know where the parking would be for the trail system. She also had questions about the smaller lots. Staff noted that lots could be 20,000 square feet if approved within the PRD zone. Lots could be smaller due to donated open space; therefore, they still met the ordinance.

Alan Gilman, 451 Westfield Road, said the trail to the north was too steep even for a horse to get down. He said it needed to be worked on in order to be properly utilized. Jed Muhlestein concurred, noting that the trails in the subdivision to the north were currently incomplete and still being developed.

David Fotheringham closed the Public Hearing.

MOTION: Bryce Higbee moved to approve the Anson Farmstead Subdivision Concept Plan and recommend PRD status with the following conditions:

1. PRD status be approved by the City Council

Alan Macdonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Jane Griener
 John MacKay
 David Fotheringham
 Alan MacDonald

Nays:

None

C. Public Hearing – Alpine City Standards, Specifications and Details

Jed Muhlestein said Alpine City needed to adopt a City-specific set of construction standards as it currently did not have a set of its own. The Planning Commission shall review the proposed updates, hold a public hearing, and make a recommendation to City Council. Mr. Muhlestein explained that there were three new things that were being proposed:

1. Require developers to install 5-inch sidewalks instead of 4-inch
2. Require developers to pay for road preservation seal coat
3. Requirements for how roads are designed and built using a CVR Ratio

Bryce Higbee asked about patching roads when developers cut into them for utility installation projects. Jed Muhlestein said patches and better materials than those originally installed would be required moving forward.

David Fotheringham opened the Public Hearing. No comments were made, and David Fotheringham closed the Public Hearing.

There was continued discussion of the above items listed above. Jed Muhlestein encouraged the Commissioners to consult the document itself for a full overview of the standards being implemented, noting that they were extensive.

MOTION: Bryce Higbee moved to recommend adoption of the Alpine City Construction Standard Specifications as proposed. Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Jane Griener
 John MacKay
 David Fotheringham
 Alan MacDonald

Nays:

None

IV. Communications

Austin Roy said the Commission's last meeting of the year would be on December 3, 2019. Jane Griener asked if there would be a Christmas Party. Staff said they were unsure; however, they didn't think anything had been planned.

V. APPROVAL OF PLANNING COMMISSION MINUTES: October 15, 2019

MOTION: Bryce Higbee moved to approve the minutes for October 15, 2019 as written. John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
David Fotheringham
Alan MacDonald

Nays:

None

The meeting was adjourned at 7:45 pm.