

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
January 21, 2020

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Vice-Chairman Bryce Higbee. The following were present and constituted a quorum:

Vice-Chairman: Bryce Higbee

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

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: None noted.

B. Prayer/Opening Comments: Alan MacDonald

C. Pledge of Allegiance: Bryce Higbee

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Election of Chair and Vice Chair

Bryce Higbee said a vacancy in the Planning Commission had left an unexpired term to be filled in the position of the Chair. Planning Commission needed to elect a member to fill the remainder of the unexpired term. Depending on the results of the election, this may also require a new Vice-Chair to be elected as well.

Jane Griener asked Austin Roy to explain what duties the Chair was responsible for other than running the Planning Commission meetings. Austin Roy said the Chair went over the agenda with him before the meeting to get on the same page, and the Chair also attended City Council meetings to represent the Planning Commission.

MOTION: Sylvia Christiansen moved to nominate Jane Griener for Chair. Alan MacDonald seconded the motion.

Jane Griener said she may not be staying for another term and already spoke to the Mayor about it. She asked Bryce Higbee if he wanted to fulfill the roll. Bryce Higbee said he did not mind doing so but said he did not have the time. Alan MacDonald said he was happy to serve in the position but traveled out of town a lot. Jane Griener said she would be willing to stay for another year.

There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

MOTION: Alan MacDonald moved to nominate Bryce Higbee as Vice-Chair. Jane Griener seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

B. E-Bike Discussion

Austin Roy said under the current ordinance all motorized vehicles were prohibited on Alpine City open space, and it had been interpreted that this applied to all types of E-bikes. However, both the State of Utah and the United States Forest Service defined certain types of E-bikes (Class 1, Class 2, or Class 3) as a “bicycle.”

Staff recommended that Alpine City consider defining “bicycle” the same as the State of Utah and the United States Forest Service to avoid confusion and to make enforcement easier. The City Council discussed E-bikes at the January 14, 2020 meeting and indicated that they wanted to allow Class 1 E-Bikes on Alpine City trails. Class 1 E-bikes were pedal-assisted and electric assisted and had a max speed of 20 MPH with no speedometer. Austin Roy said per State Law, wherever a regular bike could go an E-Bike can go as well. He said the Planning Commission could be more restrictive if they wanted or they could follow the State Law.

Alan MacDonald said he did a lot of road and mountain biking. He said this was a good proposal by the City Council because the Class 1 was a peddle bike with a little assist. At the speeds he could ride his bike, his wife could keep up with an E-Bike. He said it would not go any faster than an elite road biker. He said E-Bikes looked like other bikes and did not go faster than regular bikes, so there should not be any fear with them. He said this would let some people who were not in the best physical shape have a little more help on the trails. This was a good compromise to the current law.

Sylvia Christiansen and John Mackay wanted to know how this was governed. Bryce Higbee said the Trails Committee should look at this distinction to see if certain trails should be marked for these bikes. He said whatever the Council did it was not enforceable; it was policed by the bikers and the people who used the trails.

Jane Griener inquired as to what initiated this discussion. Austin Roy said the City wanted to know if they should be on the same page as the State. Jed Muhlestein said the City had an ordinance of no motorized vehicles in Lambert Park and these bikes were motorized, so clarity was needed as to if E-Bikes were excluded in this ban.

Alan MacDonald said a Class 1 E-Bike was indistinguishable from a regular bike. No one was going to be in Corner Canyon or Lambert Park on the many miles of trails enforcing this. Jane Griener said she agreed that the Planning Commission should recommend allowing the Class 1 E-Bike but wanted to ask the Trail Committee’s opinion. Bryce Higbee agreed and said he wanted the Trail Commission to report back to the Planning Commission.

C. Moderate-Income Housing Discussion

Austin Roy said in October 2019, the Alpine City Council adopted a revised Moderate-Income Housing Element as part of the General Plan. Three new policies were included:

- Allow accessory apartments within owner-occupied dwellings throughout the City.
- Preserve existing moderate-income housing.
- Provide a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

By the end of 2020 Alpine City was required to report to the Department of Workforce Services (DWS) the progress that was made in implementing these new policies.

The Planning Commission had a discussion on what was required to register an apartment and said it would be a good idea for the Mayor to remind the citizens to come forward and register their accessory apartments.

IV. Communications

Jessica Smuin asked if the new bank sign was up to code. She said it blocked the view and she did not like the billboard signs popping up on Main Street. Austin Roy said the sign was up to code and met the ordinance. Jessica Smuin said the Planning Commission should look at their ordinance and make changes if needed.

Alan MacDonald said he did not like the “Commit to the Limit” signs in Alpine City.

Sylvia Christiansen said she had a conflict with the February 4th meeting and wanted to know if the Planning Commission would still have a Quorum if she was absent.

Alan MacDonald said he would be happy to be on the Trails Committee. Jessica Smuin said she would be happy to help with the Moyle Park Committee.

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 7, 2020

MOTION: John MacKay moved to approve the minutes for January 7, 2020 with corrections (Jane was absent from the previous meeting; change “co-chairman” to “vice chairman”).

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:
 Bryce Higbee
 Jane Griener
 John MacKay
 Alan MacDonald
 Jessica Smuin
 Sylvia Christiansen

Nays:
 None

The meeting was adjourned at 7:58 p.m.