

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
June 5, 2018**

I. GENERAL BUSINESS

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

Chairman: David Fotheringham

Commission Members: Bryce Higbee, John Mackay, David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen

Staff: Austin Roy, Carolyn Riley, Jed Muhlestein

Others: Gale Rudolph, Ed Bush, Will Jones, Mike Russon, Cori Russon and Breezy Anson

- A. Prayer/Opening Comments:** Sylvia Christiansen

- B. Pledge of Allegiance:** Ed Bush

II. PUBLIC COMMENT

Will Jones said the Trails Committee was working on the Trails Master Plan and would be working on trails in the next few months.

III. ACTION ITEMS

A. Major Subdivision Final Plat Review – Bertha’s Place – Will Jones

The petitioner, Will Jones, submitted the Final Plat for the Bertha’s Place Subdivision, located at 723 North Grove Drive. The proposed subdivision included four lots on 1.41 acres, with lot sizes ranging from 0.23 acres to 0.33 acres. The development was in the TR-10,000 zone.

Note: There were technical difficulties with the audio recording equipment at approximately 7:03 pm. The issue was resolved at approximately 7:06 pm.

Jed Muhlestein stated that the Fire Chief approved the utilities and the locations of hydrants. There were existing buildings onsite that needed to be removed prior to recordation by the contractors or the developer would need to provide a bond to the City; the City would then remove the buildings for a cost. Using the aid of an aerial map, he identified the buildings’ locations on the subject property. He explained that an existing home on the property had access to water, pressurized irrigation and sewer, and those services would be reused for Lot 4. The applicant provided a geotechnical report and there was nothing that stood out in the report. The applicant would also need to meet the water policy in order for the plat to be recorded.

Sylvia Christiansen mentioned that there was currently a six-inch main line on Grove Drive, and the plans showed that they were going to connect with an eight-inch line. Jed Muhlestein said this was correct, and explained that eight-inch lines were the City’s current standard; Grove

Drive needed to be upgraded to the eight-inch line. He also mentioned that there were several six-inch lines around the City that had been recently upgraded, and he listed a few examples.

Sylvia Christiansen also asked about street lights. Jed Muhlestein explained that the applicant was proposing a street light on the corner; they were not proposing a traffic light.

MOTION: Bryce Higbee moved to approve preliminary plans for the Bertha Place subdivision with the following conditions:

1. Developer will remove all buildings that will conflict with future property lines or provide a bond that will cover the cost prior to recording the plat.
2. The developer will meet the water policy.

The Planning Commission will also approve the final plat for Bertha's Place with the following conditions:

1. Developer will remove all buildings that will conflict with future property lines or provide a bond that will cover the cost prior to recording the plat.
2. The developer will meet the water policy.

John Gubler seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee, John Mackay, David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen all voted Aye.

B. Major Subdivision Preliminary Review – The Ridge at Alpine – Paul Kroff

David Fotheringham noted that the developer canceled the Preliminary Review for this project.

C. Development Code Review – Section 3.2 Town Residential Zone (TR-10,000)

The Alpine City Planning Commission decided to review the Development Code in 2018. The purpose was to (1) be more familiar with the City Code, and (2) to review the code for errors, inconsistencies, and make any needed updates.

Austin Roy explained that this item covered the requirements for the TR-10,000 square foot zone, which was the City's smallest zone. This review would cover setbacks, height requirements, lot area requirements, etc. He discussed the purpose of this review, as stated above.

Sylvia Christiansen identified a grammatical error in the document. She pointed out that there was a word that needed to be changed from "than" to the word "that" in section 3.2.7., the fifth line down.

Jane Griener asked if there was anything in particular that staff thought needed attention, or if this was just part of the City Code review process. Austin Roy said staff did not have any red flags for this particular section of Code.

Sylvia Christiansen said they needed to make sure that if the Code referred to a particular appendix, a drawing was actually provided. Jed Muhlestein said staff had PDF scanned

drawings that sometimes got missed when updating the City Code. He concurred that staff needed to make sure all of the appropriate drawings were attached. Austin Roy stated that staff had added drawings to various sections throughout the City Code review process.

In regards to permitted uses, Jane Greiner asked if there were other considerations that needed to be made when approving detached dwellings within this zone, which had the smallest lots in the City. She said this zone still had the same easement requirements. A comment was made that there could be bigger lots in this zone; in other words, just because this zone allowed for lots as small as a quarter acre did not mean that the lots had to be that size.

Austin Roy concurred with the previous comment. In response to a question from the Commission, he noted that he was not aware of any past problems the City had encountered with this particular section of Code.

Sylvia Christiansen raised question with cemetery regulations, as listed under conditional uses. She asked if it was clearly defined somewhere that people could not bury a loved one in their 10,000 square foot backyard. Furthermore, she inquired as to how this could be regulated. Staff clearly noted that it was against the law to bury a loved one in a residential backyard; cemeteries were not permitted in this zone.

Austin Roy advised Commission Members to read Code sections thoroughly so they can come prepared to talk about it at meetings and suggest possible changes. He mentioned there were other sections that needed to be changed.

There was discussion on sections referring to household pets, large animals such as horses, and agricultural uses. It was noted that the farm animal section did not exclude any part of the City. Jane Greiner proposed that quarter acre lots be excluded from farm animals, since smaller lots were not explicitly excluded. Sylvia Christiansen referenced language included in Section 3.21.090—Farm Animals and Agricultural Regulations. Jane Greiner said in looking at other zones, keeping horses on this small of a lot would not be desired or feasible. She further added that in order to protect people's property values the language should be changed. Sylvia Christiansen said the City should relay the question to the health department. David Fotheringham agreed that more discussion should take place. There was further deliberation on the matter.

Austin Roy noted that heliports were not allowed in this zone.

Will Jones made mention of the overlays on this zone and stated that they also needed to be compatible with 10,000 square foot zoning. Jane Greiner said the Planning Commission reviewed overlays with the Master Plan, but agreed that it would be good to look at overlays with the ordinance, too. She could not recall from past discussions whether or not the Commission made notes to further review certain items in the Master Plan.

David Fotheringham asked if a permit was required for certain animals, and he was informed that no permit required was required if it was in the ordinance. He suggested they look into the matter further.

Jane Greiner said the no-permit allowance only applied to domesticated animals. There was some discussion as to what animals counted as domesticated animals. The Commission requested that staff review the minutes of previous meetings where this topic was discussed. Staff noted that the Business/Senior Overlay was discussed during the General Plan review about a year ago.

IV. COMMUNICATIONS

David Fotheringham asked if anyone wanted to serve on the Trails Committee. After some discussion, he said he would remain on the Committee. He noted that he would also ask Alan Gillman if he was interested in serving on the Committee.

Jed Muhlestein reported that this morning a developer showed him an area where he wanted to build a retaining wall that would be over nine feet tall. According to City Ordinance “anything over nine feet or can be viewed from the nearest public right-of-way” had to be reviewed by the City Council. He asked the Commission what their thoughts were on this language, and whether or not the applicant needed to come in for an exception. Jane Greiner answered affirmatively and said an extra set of eyes was a good idea. Jed Muhlestein asked if the City should require an exception just because of someone’s view. He posed the question that if the wall was on private property and not bothering anyone else aesthetically, why did the City care about its height. Jane Greiner said the above language met the Commission’s intent.

David Fotheringham suggested the following wording: “Anything that is over nine feet that is not viewed by anybody else has to be approved by the City Engineer.”

Jane Greiner said the Commission liked Draper City’s Code, which was why the Planning Commission used their wording when drafting Alpine City’s Code. She said Hartley’s wall should not have been approved, and was a perfect example of why the current language should remain. There was further deliberation on the matter.

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 15, 2018

There were no minutes to approve at this time.

ADJOURN

David Fotheringham stated that the Planning Commission had covered all the items on the agenda and adjourned the meeting at 8:00 p.m.