

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
November 17, 2020

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chairwoman Jane Griener. The following were present and constituted a quorum:

Chairwoman: Jane Griener

Commission Members: Alan MacDonald, Ethan Allen, John MacKay, Troy Slade, Ed Bush, Sylvia Christiansen

Excused:

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Sylvia Christiansen

C. Pledge of Allegiance: Ed Bush

Jane Griener read a mandate stating the Planning Commission did not need to meet at an anchor location due to COVID -19.

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Public Hearing – Concept Plan – Koroem Court Subdivision – Brian Hansen

Austin Roy presented a map and identified the location of the proposed subdivision, Koroem Court Subdivision. The subdivision would consist of three lots on 8.44 acres, and the proposed lots met or exceeded the requirements of the CR-20.000 zone. The project was located at approximately 662 N Whitby Woodlands Drive. Lot 78 had a great deal of slope, and the developer would have to revisit the location of the home. As the property abutted a wooded area, the subdivision would be classified as “wildland”. Upon review, the Fire Chief found that Lot 78 needed to be altered to meet Fire Code requirements for length and other regulations. Lots 77 and 78 exceeded the five-side requirement and would need to obtain an exception.

Jed Muhlestein said there was a designated floodway and floodplain on the east side that would require an easement. The utility connections existing at the east end of Whitby Woodlands Drive, and they would be sufficient to service the subdivision. However, the culinary water was on the high end of the pressure zone and would have low pressure. There were two options to mitigate this issue. The first was to complete a Master Planned water line from 600 North to Main Street, which was the ideal option. The second option was to upsize the existing eight-inch line to a ten-inch line from Glacier Lilly Drive to Whitby Woodlands Drive.

Jane Griener asked for clarification on how the first option would increase water flow. Jed Muhlestein explained that it would create another way of getting water into the subdivision. Currently, they could only pull from Whitby Woodlands Drive.

Jed Muhlestein said the Westfield ditch ran through the development and it would need to be piped. They would also have to provide a plan showing that the piping when the subdivision came in for preliminary approval. The developer had Gordon Geotechnical Engineering perform a Geotech study, and they concluded that there were no concerns for earthquake, rockfall, debris flow, flooding, and slide hazards. This data was not included in the preliminary application and would need to be provided.

Jed Muhlestein stated that there was an existing drainage easement through the subject property to accommodate a ravine to the north. The developer would need to provide a culvert or storm drain catch system on Lot 78, and they would need to clean up the pathway along the easement. Jed Muhlestein had no concerns with the concept plan as shown

Jane Griener asked why the studies had been done for four lots. Jed Muhlestein replied that the developer originally planned on having four lots, but they couldn't meet frontage and area requirements, so it was reduced to three lots.

Regarding the slope of Lot 78, Jed Muhlestein confirmed that the lot was buildable because the average slope was under 25%. The developer simply needed to move the location of the buildable area on the plans.

Jane Griener opened the Public Hearing.

Lorretta Stevens, via email, asked how storm water would be collected in the subdivision. Jed Muhlestein responded, stating that the development would need an onsite retention catch basin at the lower end of the development. The storm water effect Lorretta Stevens' property.

Jane Griener closed the Public Hearing.

Ed Bush asked if there would be another fire hydrant serving the development. Jed Muhlestein said that the fire hydrants would likely be two fire hydrants.

Jan Griener asked who was responsible for making water improvements, and Jed Muhlestein said that the developer would pay for any improvements required to make the development viable. Regarding the ditch, he explained that the developer was only responsible to pipe the portion on their property.

Keith Gifford said that he had done the engineering for Whitby Woodlands. The City had an agreement with Central Water stating that the ditch needed to stay in operation indefinitely. When Whitby Woodlands was put in, there was an easement for the Westfield Ditch, which was to remain un-piped. However, there hadn't been water in that ditch for nearly 20 years. Jed Muhlestein said that there had been some water in that ditch over the past few years, but there were real concerns with leaving it open. They had issues with homeowners dropping leaves and yard waste into the ditch. There were some benefits to leaving the ditch open, but overall it was causing more problems than benefits. Keith Gifford said that this was a management issue. Jane Griener requested more information regarding property ownership and maintenance responsibility.

Sylvia Christiansen asked for clarification on lots having more than five sides. Austin Roy said that a lot having more than five sides caused issues. The reason a property might have more than five sides was to work around something. Jed Muhlestein said that the developer didn't have much choice with this property, which is why he would need to obtain an exemption.

John MacKay asked if easements were in place for culinary water connections in the street, and Jed Muhlestein said that they were not. Those easement would need to be secured.

MOTION: John MacKay moved to recommend the Koroem Court Subdivision Concept Plan be approved with the following conditions/changes:

1. Exception to the Flag Lot Ordinance on the number of sides on Lots 77 and 78 with City Council approval.
2. Fire Safety and Engineering measures be met when they return to Preliminary.

Sylvia Christiansen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

B. Public Hearing – Revised Concept/Preliminary – Olde Moyle Mound PRD – Lon Nield

Austin Roy said the Old Moyle Mound PRD Concept and Preliminary plats were approved in 2013 with ten lots and was located in the CR-40,000 zone and the CR-20,000 zone. The property was 8.78 acres in size. The applicant was requesting to revise the Concept and Preliminary plats to reduce the overall number of lots from ten to nine, and reduce the amount of open space to 25% of the original project area. Austin Roy said that a reduction in open space would not have much impact, as it was private open space for the development, and it met the terms of the PRD.

Jane Griener opened the Public Hearing.

Keith Gifford, 6163 W 9600 N Highland, said that he was the original engineer on this project. Lots 8 and 10 remain undeveloped. He explained that there was an existing barn that the developer didn't want to take down to create another lot. The developer also wanted to install some pickleball courts on the west side of the barn, which would compromise the total open space contemplated in 2013. This is why the developer had requested a decrease in lots and open space. The developer would be submitting a final plat in the next few months.

Jane Griener closed the Public Hearing.

MOTION: Ed Bush moved to approve the proposed revised concept/preliminary plat for Old Moyle Mound PRD as proposed.

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Jane Griener

Nays:

None

Ed Bush
 Ethan Allen
 Troy Slade
 John MacKay
 Sylvia Christiansen

C. Ridge at Alpine Phase 4 – Final Plat – Paul Kroff

Jed Muhlestein said he Ridge at Alpine development consisted of 72 lots on 189.5 acres. Phase 4 of the project would include the development of 13 lots on 11.19 acres, and two acres of developed open space. The development was located in the CR 40,000 zone, west of the Alpine Cove subdivision and north east of Heritage Hills Plat A. A map was presented, showing Phase 4 and how it correlated to the rest of the development. The Ridge at Alpine was approved as a Planned Residential Development (PRD). Jed Muhlestein confirmed that the proposed lots met the standards of the development agreement. There were no existing trails, but there were existing structures on Lot 53, including a home, garage, and a shed. If not removed, the existing home met setback requirements, but the garage did not. Phase 4 would connect Zachary Way to Grove Drive, and the developer was required to show that they had funds to improve half the width of Grove Drive. The City would like to see road improvements done now rather than with the completion of Phase 4. It would be more expensive to the City and future landowners to make improvements after landscaping had been done. It would also be helpful with storm water. Culinary Water had an existing water meter near Lot 54, but that would need to be removed and capped at the main line. An irrigation meter would also need to be removed and capped. Jed Muhlestein then discussed the irrigation ditch and Kevin Towle's request to move the berm onto his property so that he could landscape it and install a fence. This would be beneficial to the City and to the property owner.

There was a brief discussion regarding the storm drain system, and Jed Muhlestein confirmed that most parks double as storm drain basins.

MOTION: Sylvia Christiansen moved to recommend that The Ridge at Alpine Phase 4 be approved with the first model shown, with the following conditions/changes:

1. Phase 4 cannot be recorded until all offsite improvements of Phase 1 are complete unless otherwise approved by City Council;
2. The Developer provide a maintenance agreement for the pressurized sewer system (to be recorded with the plat);
3. The Developer provide a slope easement for the portions of pond bank which are not situated on City property (to be recorded with the plat);
4. The Developer either remove existing buildings which do not meet setbacks, or provide a bond for the removal of them prior to recording the plat;
5. The Developer address redlines on the plat and plans which includes showing curb, gutter and asphalt patch be done now for lots 53 and 54 to be expanded to Grove Drive;
6. The Developer provide funds for the future improvement not built at this time per the Development agreement;
7. The Developer submit a cost estimate;
8. The Developer meet the water policy with Alpine Irrigation Co. shares.
9. The Developer address tree issues on landscape plan.

John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
 Jane Griener

Nays:

Ed Bush
 Ethan Allen
 Troy Slade
 John MacKay
 Sylvia Christiansen

D. Alpine Fitness – Site Plan – Paul Anderson

Austin Roy explained that the applicant was seeking to relocate Alpine Fitness and Physical Therapy to a new building on Main Street. The new building would replace an existing garage structure on the site. There used to be a high-powered gas line on the property which hindered development, but that has recently been removed. The existing building would be demolished and the new building would replace it in the same location. The site was located within the Business Commercial Zone and the Gateway Historic District. The proposed building would be approximately 9,380 square feet on a parcel approximately 0.58 acres in size. There were 40 off-street parking stalls proposed, which exceeded the required amount by two stalls. In August of 2019, the City Council approved a 15-foot front setback exception on Main Street and a two-foot setback exception on the north property line. In September of 2019, the City Council approved a parking exception (parking allowed in front setback) and land swap on the property to grant access to the area along the stream. The land swap was granted to allow for the power lines on the property to be relocated underground. The proposed building had been designed with these exceptions in mind. The applicant worked with the gas company to remove a high-pressure gas line from the property and the easement that existed for the gas line had been vacated.

Austin Roy presented the proposed Site Plan and identified the parking area. There would be two handicap spaces, as required. He also identified the land that was swapped with the landowner to provide the City access to Dry Creek. The site plan met landscaping requirements of 20%. The property would not be required to have a dumpster because of the nature of the business, but the owner would have a standard garbage can located outside. He briefly addressed the architectural features and materials of the building. The Fire Chief had required an automatic fire sprinkler system throughout the building.

Jed Muhlestein noted that the site must be graded to accommodate their own storm water. At the time of the building permit, the owner would need to sign a storm drain maintenance agreement with the City.

John MacKay asked if this building would be steel construction. Paul Anderson, owner, confirmed that it would be steel construction.

Jane Griener said this property was part of the Gateway Historic District and it needed to fit in with other historic features. She read from the code regarding the Historic District. John MacKay said the Ezra Lee buildings brought in a different element. Jane Griener replied that the Ezra Lee buildings were scaled down a lot from their original elevations proposal.

Paul Anderson provided a video for the Planning Commission to review. He said they did not select the design elements, but 525 people in Alpine voted on the design material and liked these styles and colors. He said this was a modern mountain look that was similar to Park City, which had rock, glass, wood, and steel. PaulAnderson showed a video that provided a mock-up of the proposed building and explained the elements as they were displayed. Marla Fox asked how the garage doors opened. Paul Anderson said that the track folded up into the ceiling. Sylvia Christiansen asked about their hours of operation. Paul Anderson said the gym would be open until midnight each night, but closed on Sundays. John MacKay asked if they would be removing the trailer sign that was currently in the yard. Jane Griener said that the City's sign policy would be an upcoming item of discussion and something for him to think about.

The Planning Commission discussed the look of the building. They liked the proposal and felt it would be an improvement to Main Street. John MacKay said it would be a beautiful building, but it didn't meet the design standards of the Historic District. Paul Anderson said that he would not be putting up a monument sign.

Jane Griener suggested that they review the Historical Guideline ordinance and update the photos for consideration of what qualified as historic. There was a discussion about Historical Guidelines in the Gateway Historic District and the direction of future development.

MOTION: Ethan Allen moved to recommend approval of the proposed site plan for the Alpine Fitness with the following conditions:

1. The developer signs a storm drain maintenance agreement for the property;
2. The developer obtains a Demolition Permit prior to construction;
3. The developer meets fire code requirements as outlined in the Lone Peak Fire Department Review.

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Jane Griener
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

E. Public Hearing – Lambert Park East Building

Austin Roy said the City Council had been discussing the need for a new structure in Lambert Park. The structure could help deter shooting in the area and provide a new park amenity for residents to enjoy. Currently, there was fencing in the area, but new fencing would be built along the property boundary between the City and Forest Service land, which was commonly used as a shooting range in the past. The City couldn't control shooting on the Forest Service land, but they could make the City property safer. Austin Roy said that there was a law that prohibited shooting within 150 feet of a structure, so a building/structure on this property would help to push shooters farther away from the park. Any changes to the park would require a public hearing, and it would need to be approved by the City Council by a vote of at least four out of five Council Members.

Jed Muhlestein said the City didn't have a clear plan on what the structure would be, but the Mayor wanted to get a recommendation and approval on some sort of structure so they could move forward.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

MOTION: Ed Bush moved to recommend that the proposed site for a new building in Lambert Park be approved as proposed.

Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
 Jane Griener
 Ed Bush
 Ethan Allen
 Troy Slade
 John MacKay
 Sylvia Christiansen

Nays:

None

F. Public Hearing – Healey Park – New Playground, Pavilion, and Pickleball Courts

Jed Muhlestein said the City Council had been discussing the need for additional pickleball courts in the City, based on recent public feedback, and Healey Park was a location they were considering. The proposed improvements would be on the north side of the park. Staff was recommending four new pickle ball courts and recommended that the City look at adding other additional facilities, including a new playground and pavilion.

Sylvia Christiansen expressed concerns about the parking. Jed Muhlestein said the City built a new parking lot to help with the parking problems. Sylvia Christiansen asked if they could support the park if the church didn't allow overflow parking. Jed Muhlestein said people shouldn't park in the church lot and that the City had done the best they could do with parking in that location.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

MOTION: Ethan Allen moved to recommend that the Healey Park updates be approved as proposed. Ed Bush seconded the motion. There were 6 Ayes and 1 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
 Jane Griener
 Ed Bush
 Ethan Allen
 Troy Slade
 John MacKay

Nays:

Sylvia Christiansen

IV. Communication

Austin Roy said that it was time to put together the meeting schedule for 2021, and he wanted input from the Commission. Sylvia Christiansen asked if they would be having Alpine Days next year. Jane Griener said they would wait and see.

Austin Roy said that there was an appeal hearing for Blue Bison (who owned the Summit Point plat) on Thursday November 12, 2020 and that a decision hadn't been made yet. There were two appeals made and the appeal authority had 30 days to make a decision. There was discussion about the appeals.

V. APPROVAL OF PLANNING COMMISSION MINUTES: October 20, 2020

MOTION: Sylvia Christiansen moved to approve the minutes for October 20, 2020, as written.

Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Jane Griener
Troy Slade
Ed Bush
John MacKay
Sylvia Christiansen

Nays:

None

MOTION: Ed Bush moved to adjourn the meeting.

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Jane Griener
Troy Slade
Ed Bush
John MacKay
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 9:58 p.m.