

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
September 15, 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: Ethan Allen, John MacKay, Troy Slade, Sylvia Christiansen, Ed Bush

Excused: Alan MacDonald

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: John MacKay

C. Pledge of Allegiance: Jane Griener

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Public Hearing – General Plan – Transportation Element

Austin Roy, City Planner, said on July 14, 2020, the City Council adopted Resolution 2020-09, which began the process of amending the City’s General Plan and land use ordinances as they pertained to streets and roads going in and out of the City. On August 4, 2020, the Planning Commission discussed new language for the Transportation Element of the General Plan. The City Attorney reviewed the proposed language and provided feedback. Based on that feedback the Planning Commission drafted a new Transportation Element of the General Plan. The Planning Commission would hold a public hearing on the proposed Transportation Element of the General Plan and make a recommendation to City Council.

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

Austin Roy read the proposed language of 1.6 to read: *Limit intermunicipal street connections to existing planned connections only. Ensure that street connections to other municipalities outside the City Boundaries are compatible with the goals and policies of the General Plan, require City Council approval, and include required updates to the General Plan, Street Master Plan, and applicable ordinances.*

Troy Slade asked Austin Roy about the definition of municipalities, noting this to be part of the Council discussion on the matter. He questioned if municipalities included unincorporated parts of the County. Austin Roy stated that per David Church’s opinion, the term “intermunicipal” did not include the County. Therefore, additional language was added to say “intermunicipal connections and unincorporated County.” Austin Roy recommended the Planning Commission include similar language.

MOTION: Sylvia Christiansen moved to recommend that the Transportation Element of the General Plan be approved as proposed.

Ed Bush seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

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

Nays:

B. Discussion – Training Materials

Austin Roy said in July 2020, City Councilwoman Jessica Smuin shared training videos from the Land Use Academy of Utah with the Planning Commission. Planning Commissioner Alan MacDonald had since drafted training material, based on the videos, for discussion. The Planning Commission briefly discussed this item at the August 18, 2020 Planning Commission meeting. The item was tabled and Jane Griener, Chair of the Planning Commission, asked that the Planning Commission go through the document and make notes and any additions that would improve the document and it would return for further discussion. Austin Roy said Alan MacDonald sent some new material for the Planning Commission to review. Part of this includes Robert's Rules of Order.

Jane Griener said as a Planning Commission they needed to look at the Robert's Rules of Order Alpine City adopted because she did not like making a motion first and then discussing the matter afterwards. She said it was hard to vote on issues when discussion had not taken place. Sylvia Christiansen agreed. Austin Roy said this was a living document and the Planning Commission should discuss the rules once a year, retrain on them, and make changes as needed.

Jane Griener requested an Ombudsman schedule for January. She also asked to review the Robert's Rules of Order that were previously adopted by the Planning Commission, requesting that Austin Roy send around a copy to everyone. Jane Griener then asked about conference dates for the American Planning Association (APA) Utah Chapter and wanted to know who would be able to attend. Austin Roy noted that this year's training was canceled; however, the group agreed to get next year's conference dates on the calendar. There was further discussion on other trainings that took place throughout the year, and Sylvia Christiansen noted she had attended various conferences in the past. Austin Roy said the Land Use Group also had trainings he would look into. Jane Griener asked the Planning Commissioners that if they heard of any good classes or trainings that would assist them with their roles, they could discuss attending those trainings during communication items.

C. Discussion – Building Code and Ordinance Issues – Outdoor Lighting

Austin Roy said Mayor Stout asked that the Planning Commission review and discuss potential building code and ordinance issues with the goal of protecting the qualities of Alpine City and its neighborhoods for the future. In this discussion, the Planning Commission would be looking at outdoor lighting and dark sky ordinances as a continuation of the discussion from the September 1, 2020 Planning Commission Meeting. Austin Roy said that Ed Bush put together some additional information from examples from Highland, Lehi and Pleasant Grove.

In the last discussion on outdoor lighting, the Planning Commission came up with a list of potential items to include in the ordinance. These items included:

- 1) restrict or limit lighting on sport courts,
- 2) light curfew: all lights be off after midnight (with an exception for security lights that have motion sensors and timers), and
- 3) dark sky standard for City streetlights.

Cities with dark sky ordinances included: Torrey, UT; Springdale, UT; Jackson, WY; Kanab, UT; Ogden Valley, UT; Ketchum, ID; Aspen, CO; and Goleta, CA (<http://darkskestudies.org/lighting-ordinances>).

Austin Roy mentioned that Jed Muhlestein said there was a light across the street from City Hall at Legacy Park that was a dark sky streetlight, meaning that it did not shine in the sky but rather just straight down. In the future, the City could change all streetlights to be dark sky compliant. Jane Griener asked if there was a cost to exchanging the streetlights. Jed Muhlestein said they were expensive but were approximately the same cost as the City's current streetlights. Other cities would change out a light when one went out and not all at once to minimize the cost up front. Jane Griener asked if new developments were required to put in new streetlights. Jed Muhlestein said yes, explaining that the City could modify its ordinance to required that developers install dark sky compliant lights.

Sylvia Christiansen said she was in favor of changing out the streetlights. She said she would find out more about the dark sky designation for cities, noting that there were nine State parks with these designations. This information could then be dispersed to businesses in the area.

Troy Slade asked if the pole had to be changed out or just the fixture. Jed Muhlestein said they would only change the fixture. Additionally, they would also want to keep the decorative Alpine City light fixtures and would have to find a company that could work with them on the matter. After subsequent discussion, the Planning Commissioners agreed that they wanted to move forward with changing streetlights to dark sky lights when they went out and to also have this type of light installed in new developments.

The Planning Commission then discussed sports court lighting. Jane Griener asked if the City already had a building requirement for sports courts. Austin Roy said if they were not putting in lighting it would not require a building permit; however, if there was lighting, then the project should have a building permit. There was further review of City ordinances, and Austin Roy said the City currently did not have a lighting ordinance. Jane Griener said Alpine needed an ordinance for outdoor yard lighting. It was noted an ordinance was in place for commercial properties, so having ordinance language in place for all sports courts would be good, too.

Sylvia Christiansen said she liked the verbiage from Highland City indicating that lights should be shielded or recessed, and lighting should point downward so as to not shine in neighbor's property. Staff said it was a good idea to have an ordinance to shut lights out at midnight but not require a permit for lighting.

The Planning Commission talked about Christmas lights and solar lights. John MacKay said the light ordinance should only apply to sports court lighting. Jane Griener suggested the City implement an educational program to make residents aware of light pollution.

Ed Bush said some parents wanted to keep the lights on for family members coming home late. Troy Slade asked if there had been many complaints. Austin Roy said there had only been one complaint about one house. Ed Bush said he thought midnight was too late and would compromise at 11:00 pm. Jane Griener said she did not know how we would enforce home lighting, and there was further discussion on the matter.

IV. Communication

Austin Roy said the City was updating the Trail Master Plan.

Jane Griener asked when the Planning Commission could go on a field trip to the Bangerter property to get an idea on the layout and size and how it joined into 800 South. John MacKay asked if it were appropriate for the landowner to ask the Planning Commission what the City wanted or what would be approved. Ethan Allen said it seemed like they were getting ahead of themselves when they did not know what direction this property would be taking.

Austin Roy said the landowners could sell the property as is, but they were asking the City if they were interested in more commercial property and re-zoning before the property was sold. They were just trying to identify the City's future needs. Jane Griener said she thought it would be productive to visit the property to see what the possibilities could be for future planning. She also wanted to hear the Council's thoughts on the matter.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 1, 2020

MOTION: Sylvia Christiansen moved to approve the minutes for September 1, 2020, with corrections from Ed Bush.

Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

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

Nays:

None

MOTION: Ed Bush moved to adjourn. Ethan Allen seconded the motion. The motion passed unanimously.

Ayes:

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

Nays:

None

The meeting was adjourned at 8:32 p.m.