

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
August 16, 2022

I. GENERAL BUSINESS

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

Chair: Jane Griener

Commission Members: Ethan Allen, Troy Slade, Jeff Davis, Susan Whittenburg

Excused: Alan MacDonald, John MacKay

Staff: Jed Muhlestein, Marla Fox

B. Prayer/Opening Comments: Jeff Davis

C. Pledge of Allegiance: Troy Slade

II. PUBLIC COMMENT

Dan Millron at 4201 Elk Cove Circle in Highland, Utah passed out a handout showing a turn-a-round with a cross walk. He said he and his neighbor's want to propose this plan for the Smooth Canyon Subdivision with a second emergency road only.

Clark Thane at 995 E Stonehedge Alpine, Utah said the plan shows an emergency secondary access road only with a pathway for kids to get to the school bus. There would be no connecting road between Alpine and Highland.

Jane Griener said she appreciated the residents doing this but said the developer must be the one to bring plans forward. She said citizens don't own the property, so they can't present a plan. She asked the residents to show their plan and ideas to the developer.

III. REPORTS AND PRESENTATIONS

None

IV. ACTION ITEMS

A. Public Hearing – Moderate Income Housing Element

Jed Muhlestein said in the 2022 legislative session, House Bill 462 passed, and with it, new requirements for Moderate-Income Housing throughout the state. Based on these new requirements Alpine City needs to update the Moderate-Income Housing Element of the General Plan. The update should include amendments to any of the strategies that may have changed due to HB462 and include a new "Implementation Plan" as part of the General Plan or Moderate-Income Housing Element. Also, each municipality is required to submit a Moderate-Income Housing Report Form by October 1, 2022.

Per 2019 Senate Bill 34, Alpine City implemented three strategies as part of the Moderate-Income Housing Element of the General Plan.

E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

K. Preserve existing moderate-income housing.

X. Any other program or strategy implemented by the municipality to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income.

In 2022, House Bill 462 amended those requirements as follows:

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

K. Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing. Alpine City needs to consider these new changes and create a new implementation plan.

Jane Griener said the City Council has already chosen these three policies. The first one has to do with accessory apartments. The city already allows for an internal apartment and accessory dwelling units (ADU) or second home on lots greater than five acres.

The second one would be to preserve existing moderate-income housing and have landlord agreements or landlord incentives. The Planning Commission discussed this and said we also have our 55 and older communities that should count as moderate-income housing.

Jane Griener said she wasn't sure what the third element meant. She said it could mean a grant or lower interest rates to help our essential workers like the police, fire fighters, and teacher be able to afford to live in Alpine. She said she was concerned because the City Council may already have a plan for this element which we don't know about, and she said she doesn't feel comfortable moving forward with this until she had more information.

Jed Muhlestein said we have until October 1st, 2022, to give our answer and that only leaves one more Planning Commission and City Council to get it figured out. Jane Griener said we'll have to get it figured out next time.

MOTION: Commission Member Susan Whittenburg moved to Table the Moderate-Income Housing Element of the General Plan until they could get more information.

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

Ayes:

Susan Whittenburg
Jeff Davis
Ethan Allen
Jane Griener
Troy Slade

Nays:

Excused:

B. Beck Pines Plat E – Boundary Line Adjustment

Jed Muhlestein said the proposed boundary line adjustment, Beck Pines Plat E, consists of 1 lot on 1.18 acres. The development is in the CR-20,000 zone and located at approximately 617 W Campfire Cir / 675 W Westfield Rd. Applicant is seeking approval of the boundary line adjustment (BLA). One resident owns two adjacent lots and wishes to combine them into one via BLA. Normally BLA's can be approved on a Staff level so long as there is no change of use or zone but in this case, the proposed BLA will create a double fronted lot. D.C. 4.07.030.4 states: "Street Frontage. All residential lots in BLAs shall front on a public street, or on a private street recommended by the Planning Commission and approved by the City Council. Double frontage lots are prohibited unless recommended by the Planning Commission and approved by the City Council." Double fronted lots have been approved in the past and typically have a "No Access" restriction on one of the frontages. In this situation it is Staff's understanding that the owner desires to continue to be able to access from both frontages. The Planning Commission needs to make a recommendation to City Council regarding the proposal, specifically whether access will or won't be allowed off Westfield Road.

Jed Muhlestein said our code states no access on one of the sides, but the homeowner would like to access both streets. The Westfield Ditch runs through part of this land and plans have been provided to pipe the ditch. He said utilities need to be altered and a bond provided. Jed Muhlestein said we restrict access onto arterial roads.

Syd McGee, landowner at 617 Campfire Circle said he needs access to his future accessory building for a boat. He said there are currently two driveways. One is on Westfield Drive, and one is on Campfire Circle. He said he would like to be able to pull through one driveway and out the other, so he doesn't have to back up.

Jed Muhlestein said he would like to see a circular driveway so Mr. McGee wouldn't have to back up onto Westfield Road. Mr. McGee said that would be difficult because there is an elevation drop from north to south.

Jeff Davis said he would like to see a plan drawn up so we can see the design before voted on.

Jane Griener asked why we don't allow two accesses. Jed Muhlestein said it's in the ordinance and has been in practice.

MOTION: Commission Member Ethan Allen moved to Table the proposed boundary line adjustment until an elevation map showing the double frontage or a plan was shown.

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

Ayes:

Ethan Allen
Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg

Nays:

Excused:

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: August 2, 2022

Minutes will be approved at the next meeting.

MOTION: Commissioner Jeff Davis moved to adjourn the meeting.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ethan Allen
Jane Griener
Troy Slade
Jeff Davis
Susan Whittenburg

Nays:

Excused:

The meeting was adjourned at 8:20 p.m.