

**ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 2, 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:

Chairman: Jane Griener

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

Excused:

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Griff Johnson, Paul (Blue Bison, LLC; no last name given), Jake Satterfield

B. Prayer/Opening Comments: Ethan Allen

C. Pledge of Allegiance: John MacKay

II. PUBLIC COMMENT

Johnathon Baird, a resident, wanted to know if the Whitby subdivision would be on this meeting’s agenda. Austin Roy said that agenda item would be discussed at a future meeting. Kenneth Amachair said he was present to comment on Item E on the agenda (Bangerter & Burgess Properties).

III. ACTION ITEMS

A. Public Hearing – Ordinance 2020 – 12: Trail Committee and Trail Ordinance

Austin Roy said the Development Code needed to be updated. There were a few spots where the code still referred to the Parks, Recreation, and Open Space (PRO) Committee. This committee no longer existed, and their responsibilities referred to in the code were now handled by the Trail Committee. The proposed update replaced all references to the PRO Committee with the Trail Committee.

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

Ed Bush said he did not think the Trail Committee was doing any sort of trail watch program.

Jane Griener wanted to know if there were plans for more park committees. Austin Roy said he did not know if there was a need for more committees. He said Staff did a lot of the work and the Trail Committee did a good job as well. Austin Roy said the changes made were in the trail ordinances.

MOTION: Sylvia Christiansen moved to recommend that Ordinance 2020-12 be approved as proposed. Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald

Nays:

None

Troy Slade
Sylvia Christiansen

B. Public Hearing – Plat Amendment – Alpine View Estates Plat B

Jed Muhlestein said Alpine View Estates was a PRD Subdivision and consisted of twenty lots on 20.1 acres and was located off 400 West near 400 North. The development was required to install public trails. The Developer worked with the Trail Committee over the past few months to install these trails in the most practical locations possible. The Developer was seeking to adjust the boundary between Lot 11 of Alpine View Estates and public open space. It was a clear and equal square footage exchange to make sure the lot and trail did not interfere with each other. The adjustment would allow for the trail alignment recommended by the Trail Committee through public open space.

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

MOTION: Alan MacDonald moved to recommend that Alpine View Estates Plat B be approved as proposed with changes to Lot 11. Ed Bush seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

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

Nays:

None

C. Public Hearing – Plat Amendment – Summit Pointe Amended Plat B

Austin Roy said the Developer was seeking to amend Plat B to allow for eight lots on approximately 32.94 acres. The proposed plat amendment would dedicate approximately 3.69 acres to the City for storm water detention and debris field storage. Austin Roy said all eight lots would meet the frontage requirements and be larger lots because of the slope and would have access through a public street through an extension of Lakeview Drive, culminating in a cul-de-sac.

Austin Roy said lots would range from 1.25 acres to 9.13 acres (the largest property). He said this particular property had a long history with many different plans. The current owners, Blue Bison, LLC, purchased the property in 2016, and in 2017 brought this plan to the Planning Commission and City Council. In 2018, the developers presented a proposed plat amendment for the Summit Pointe Subdivision which showed fifteen lots and a road extending Lakeview Drive and stubbing into Draper City. Some of the lots included in this plan were above the elevation of 5,350, which could not be serviced by the City's water system. These plans were therefore not approved. In 2019, new plans were presented but did not go to City Council for final approval. The Developer had since reworked the plans and was now returning with the latest draft of the plat amendment.

Jane Griener asked about the Hartvigsen property North of Summit Pointe. Austin Roy said that property was too high for City water and would require a water tank. Mr. Hartvigsen was granted an easement through City property and a corner of Summit Pointe down to Lakeview Drive for access. Blue Bison was working with Mr. Hartvigsen on a new road design for an access road.

Austin Roy said the lots were consistent with the CR 40,000 zone and would be used for single-family homes. This property was in the sensitive lands area and was at risk for wildfire. It had more stringent requirements like secondary access and fire sprinklers. Austin Roy said Parcel A was open space dedicated to the City that would connect other open space areas and would connect the trails.

Jed Muhlestein said the Planning Commission was following a plat amendment, but they were also scrapping previous plat amendment plans and basically starting over fresh. There were only two meetings to review amendments specifically. Jane Greiner asked why the Planning Commission did not go through the same process for allocating a new subdivision in this case. Jed Muhlestein said State law required them to plan this way. He added that 90% of plat amendments were simply boundary adjustments; this was a unique case. It could be useful to change this as an ordinance in the future.

Ed Bush thought it hurt the process of the Planning Commission and City Council to review the new plans. Austin Roy clarified the Planning Commission and City Council would still look at the proposal in this process overall.

Jed Muhlestein reviewed specifics, and said the development proposed to extend Lakeview Drive and put in a secondary access. Jed Muhlestein said the Planning Commission required a fifty-four-foot right-of-way (this needed correction in a revised proposal). The Developer proposed a gate (with few details) and a twenty-six-foot access road. The style, type, and operation of the gate needed approval of the Fire Chief before it went to City Council. The Fire Department and the City would additionally need access to the gate. The primary area for the access gate would be mostly on the Draper City side.

Fire Chief Reed Thompson said they would look at the design of the gate and require a twelve-foot-wide gate and approve the opening mechanism to meet the fire code standards. The specifications would need to be approved before installation.

Jed Muhlestein said the secondary road would be closed at all times. The traffic study with free-flowing traffic showed a rating of A grade at the time (the best possible rating) and would still be at an A grade if free flowing traffic were allowed to use this access point. Jed Muhlestein said in the worst-case scenario, if the road were opened, the level of service would still be an A grade. However, that was not what was proposed tonight; what was proposed tonight was a gated road, which would affect this rating negatively.

Jed Muhlestein said curb, gutter, and sidewalk would be put throughout the subdivision and frontage improvements made. He said he would be in favor of granting an exception to the fifty-foot grading requirement to avoid a retaining wall in one area of the subdivision. He said there were other areas that required retaining walls in the proposal. Landscaping between the retaining walls would be required.

Jed Muhlestein said road grades and curvature also appear to meet ordinance except in the cul-de-sac where the final running slope of the bubble was 1% greater than allowed. This was redlined for the Developer to correct.

Jed Muhlestein said Alpine City specs also required escrow funds for a roadway preservation coat. The amount for this requirement was calculated based on current preservation coat costs at the time of recording. They would be required of the Developer prior to the coding. This covered street sections in terms of engineering.

Jed Muhlestein said the culinary system showed connection of a new 14' main to the existing 12' main in Lakeview Drive. They were at the minimum, but still met the requirements. All homes would use culinary water until pressurized irrigation could be put in place. He recommended that no more than one acre on

the lot would be irrigated due to pressure and the ability of the City to serve this area. The Developer also proposed adding a debris basin in what used to be a buildable lot.

Jed Muhlestein said the sewer low point was on the East end of the property. The sewer main was shown to connect to the existing system in 600 North/Hog Hollow providing gravity sewer flow to the development. The new four-inch sewer services were shown for each lot. The storm drain system collected water near the East side of the development and would convey it to a detention pond on the Southeast side, near Hog Hollow. It would drain into the existing system on Hog Hollow where a connection to the existing system would be made.

Jed Muhlestein said a bond would be required for the proposed infrastructure. The Developer needed to submit a cost estimate for the proposed public improvements so one could be created. The water policy needed to be met for the development and a land disturbance permit would be required prior to construction which ensured a Storm Water Pollution Prevention Plan (SWPPP) was created and followed. There were several redline comments that needed to be addressed and corrected prior to construction. The Developer needed to show how a driveway would fit into the lots better, and likely needed to show where a fire hydrant fit into the plan.

Jane Griener opened the Public Hearing.

Austin Roy read public comments from residents viewing the meeting via YouTube, and public comments sent to the Planning Commission via email.

Sherman Meyers, 554 Lakeview Drive, said he was not opposed to development on this land but was opposed to any connection of this road to Draper City even if it had a gate. He asked that a gate not be allowed but if it was, to not allow it to be opened to private vehicles or that it allowed free-flow access of traffic.

Gail Rudolph said this road opening was a slippery slope.

Marsha Harvey was concerned about the water pressure. She said they currently had to water during the day because there was low pressure. She would like an assurance that the gate and secondary access road would not be turned into a full road in the future.

Marcus Watkins, 721 Lakeview Drive, said he understood that property owners had a right to develop their property. He added that apartments would encourage people to go through this road because it was the shortest and fastest path going north/south from Draper City to Alpine City, and subsequently, GPS map services would encourage drivers to take this road. He asked that if the plan was approved, that the proposed cul-de-sac be moved away from the border of Alpine City so Alpine had more control over the interface. He also felt that Alpine City should have control over a section of this road and allow only a private sized emergency road easement between the cul-de-sac to the border, one that could not hold a normal road. He added that the main section of road should not be paved but remain gravel or dirt. Finally, he said that if the connection road was approved, that a manual lock/barricade for this section should be required, and only emergency services of Alpine City employees should have access.

Linda Kirkham moved to Alpine for the neighbors, lifestyle, and low traffic. She was concerned that the gate would be permanently opened at a later date and result in high traffic. She also said the added homes would be a burden on the Alpine irrigation system and additional pumps would be required to assist with this issue.

Susan Clugg, 645 Hubbard Circle, said she was concerned that the gate would become a gateway to and from Draper City.

Nancy Layton, 400 West/Eagle View Drive, said she feared what was proposed as an emergency road would become a thoroughfare connecting Draper to Alpine. The road of 400 West was a twenty-five-mph steep incline with curves that supported walkers, bikers, and joggers, and increasing traffic on it would be a disaster.

Brandon Niech asked about the length of the proposed fire access road and if it would increase City costs. He wanted to know what the rationale behind this length was, and who would pay for the road, and who would maintain the road and the gate. He wanted to know the wildlife impact and trail impact in the area. He wanted to know where the access road would end, and if its effectiveness would depend on where the road terminated. Jane Greiner noted that many of these questions were answered in the summary, and Austin Roy noted which ones had yet to be answered and said they would come back to those questions later in the meeting.

Jonathon Bradshaw said he was opposed to a connection road from Alpine to Draper without significant infrastructure improvements before the road was approved and built.

Carolyn Baumgardner was against the access road to Draper. She did not want the additional traffic.

Tom Watkins said the Developer played games with the City after a year of no action, such as scheduling meetings during times where citizens could not attend. He wanted new Planning Commission members to be aware of the previous outcry against this development. He wanted to know why the City would consider more than the four lots that were previously approved.

Ellen Halton said the gate was just the first step to opening easier access to Draper City.

Tyler and Ashley Carter said the City was interested in maintaining the three gateways to Alpine (Canyon Crest, Westfield Road, and Alpine Highway). There were three gateways listed in the City General Plan, not four. It fit neither the spirit nor the letter of the City plan.

Kristi Anderton said the City should listen to its residents and not allow the gate. It would negatively affect the quality of life for Alpine citizens.

Scott and Paula Dahlgren said to vote no and put an end to the discussion.

Sarah Martin was strongly against the road connecting Alpine to Draper and to resultant increase in traffic.

Rhett Wiseman said Blue Bison, LLC was trying to get around the issues. They were using COVID-19 to keep residents out of City meetings.

Mrs. Wiseman said she was opposed to the road to Draper.

Austin Roy said this concluded the emails he received prior to tonight's meeting and would look for other emails that were sent since the meeting had started.

Jane Griener read the YouTube comments aloud to the meeting.

Tom Watkins wanted to ensure that emails would be checked and read at the meeting. The owners bought the Lakeview property recognizing it was a cul-de-sac. He asked if the City was considering doubling the houses.

The Tell Family said that Blue Bison, LLC owned 109 acres on the Draper side of the property, and that approval of this project would enable them to extend Lakeview beyond Summit Pointe into Draper City, which they were not in favor of.

Shawn Hauran said the Alpine City ordinance was restricting cul-de-sac lengths which was way beyond the requirement. He asked why staff was not addressing this. This was the only access for the 109 acres and nothing more.

Ashley Carter asked if the plat amendment would need to be approved by the City Council. Jane Griener said yes it would. Ashley Carter said if the fire road and access gate were considered they needed more detail and assurance that it would be physically and legally permanent.

Brandon Niech said 400-plus units on the Draper side would increase traffic.

Tom Watkins wanted Jed Muhlestein to include the feedback provided by the citizens that disputed the traffic study presented by the Developer, which Jane Griener believed was previously mentioned.

Overall, citizen comments pertained to:

- Not enough water in Alpine City, culinary water was more expensive, and water pressure issues in general.
- Cul-de-sac length
- The permanence of the gates.
- Retaining walls needing to be included in the discussion.
- The function of fire hydrants if they were above the elevation of the Alpine water system.
- Wanting Council to hear their voices and not filter them out (residents wanted a Zoom Meeting set up for their comments to be stated live to the Council, rather than read aloud by staff as comments).
- A dislike of the lack of discussion of the traffic study.
- Generally, Alpine citizens were not in support of this.

Mike Davis, 679 Summit Way, noted he had such low water pressure already.

Tom Watkins said citizens in many meetings have been opposed to this. The Planning Commission did not envision connecting the cities originally, and accidents would increase because of traffic. Alpine was very safe, and this would put the City at risk for more traffic accidents.

Marcus Sorensen said they needed to ensure access to the Hartvigsen property was not turned into a two-lane road.

Brandon Niech asked questions about the fire road and if they were discretionary or if exceptions were made. Many questions were up to the Developer to decide what to do with their property. Jed Muhlestein said development projects required the approval of the Fire Chief and needed to follow State Codes.

Brandon Niech wanted to know if there was already an approved subdivision and secondary access road on the Draper side. Austin Roy said this plan would be contingent on a road on the other side up to the Alpine border on the Draper side (which was also owned by the Developer). There was a question as to whether a subdivision and road were already approved for this project with Draper City. The road was contingent on the approval of the plan being discussed tonight. This other road's existence needed to be written in and

voted on for approval. Brandon Niech said this secondary road access was against code because it connected the two cities.

Sylvia Christiansen said some residents shared with her that the City should be in favor of this road because the City would gain money. Austin Roy said the City did not gain financially from this development; it was like any other development. Jane Griener said Alpine City would gain the property taxes for four more homes.

Another resident asked what the benefit to Alpine City would be. Jed Muhlestein said if there were a fire, the emergency road could be used for Alpine residents to escape. Fire Chief Reed Thompson said the secondary emergency road access was vital to Alpine City for evacuation for fire, gas leaks, and other emergencies. He said this was needed for more than thirty dwelling units which already existed in this area, and this road would meet that requirement.

Alan MacDonald summarized the primary concerns of the citizens, and said Blue Bison owned the Draper property and they asked many times to have an access road to Alpine. The main question he received from citizens: what would prevent Blue Bison from turning the possible Lakeview access emergency road to a full access road? Citizens wanted to know how the Planning Commission would legally guarantee that this would not happen.

Jane Griener closed the Public Hearing.

Sylvia Christiansen wanted to know how the City guaranteed the secondary access road did not turn into a full-fledged road.

Austin Roy said Alpine citizens did not want a road and so Blue Bison, LLC, responded to their concerns by stating, "we hear you Alpine," and returned to the City with a new plan. The road was proposed at twenty-six feet wide, part of the property was on a private easement, and they did not need the road because they could build their homes on the Draper side without the road.

Austin Roy said the gate specifically would be decided by a future City Council. Jed Muhlestein concurred.

Jane Griener asked if Draper City required the emergency secondary access road, and what control Draper City had over this issue. Jed Muhlestein said Draper City would require this road as well.

Alan MacDonald said the Draper side needed to have a second way out. The incentive was to come down to Lakeview Drive because it was a shorter road to build. Jane Griener asked what schools the Draper kids would go to. She continued that if they came to Alpine School District, they would want to come through the gate rather than go around the long way around based on where the road and gate were situated. She was fearful this ambiguity over the road and gate could put pressure on future Councils to open the gate.

Ed Bush brought up the question about the "extremely long" length of the cul-de-sac and thought there were restrictions. Jed Muhlestein said this met the ordinance with a secondary access road. Ed Bush said he did not like the cul-de-sac extending to the border. He said the City had no plans in the gateway for a road to Draper. The General Plan only mentioned the three gateways to the City. He said it did not fit the City's General Plan.

Jake Satterfield, of Blue Bison, LLC (the Developer), said this road would be a secondary access road because this was a requirement from both cities. He did not want to turn this into a battle. Therefore, they came up with an alternative that would be a win for both the City and the residents. He said this design made sense and met the requirements. He said they had taken a lot of time, energy, and resources to come

up with this plan. He said they could install a protection strip or barrier if needed to give comfort to the citizens. He said they had good motives and were trying to do their best to meet City code.

Paul (no last name given), an associated Developer, said an option was to pull the cul-de-sac away from the boundary and build a shorter access road to the border.

Ethan Allen asked about the easement for the road. Jed Muhlestein said the City required fifty-four feet of easement but only twenty-six feet for the secondary access road.

Jake Satterfield said they were above board and had no other motive. He said they were true in their efforts to maintain the flow of traffic into Alpine. He said the gate could be on Alpine land so it can be controlled by Alpine.

Jane Griener said the Planning Commission's job was only to make a recommendation for the City Council. She sympathized with the City residents who lived in this area. There were other options such as a hammer head turn around or another road down Hog Hollow. This allowed the development on the Alpine side to stand on its own without depending on another City. Jake Satterfield said it was more cost effective for them to go with the proposed plan.

Alan MacDonald asked if they would take legal action if they did not get approved. Jake Satterfield said they had planned to go that route because they had no choice; they did not mean to intimidate the Planning Commission or the City. He said they were required to have a secondary access by both cities which made it difficult for them to follow the ordinances and develop their property. He said there was not another way to achieve their goals through redesigning the proposal. He also said they were helping the Hartvigsen property by building this road. He wanted to know other options the Planning Commission may have for a solution here.

Alan MacDonald said part of the struggle was that the City did not know where the development stood on the Draper side. He asked Jake Satterfield to help explain this issue further. Jake Satterfield said they had only discussed one road coming in and out the same entrance on the Draper side. He said the secondary emergency access road would be through Alpine and would be for the protection of residents in the area.

Sylvia Christiansen said she thought the development wanted the road to go through Highland and they turned it down. Jake Satterfield said this was not true and that it was more because the road was a poor placement. By design it made more sense to separate the two access points further for safety reasons. They were not seeking an access point with Highland because of proximity. The entitlements to this property were over twenty years old.

Jane Griener asked why the ordinance was interpreted in different ways. Jed Muhlestein said he did not think the road had been interpreted in different ways.

Jane Griener asked if there was enough pressure for culinary water. Jed Muhlestein said there was enough pressure for culinary water as long as it was below the elevation.

Jake Satterfield, in response to a question, stated that the development on the Draper side of the property was not currently planned to be a gated community (this could affect the free-flowing traffic question).

Sylvia Christiansen asked what the timeline would be if this were approved. Jed Muhlestein said new booster pumps would be installed by mid-summer of this year and they did not know how much that will help until they were connected. He said a new well may be put in place as well to service the high zone.

Culinary water would be used until pressurized water could be put in. Culinary water rates were different in those zones. He said he did not know when Summit Pointe would start to be built if this were approved.

Alan MacDonald asked about the fifty-foot clear zone exception. Jed Muhlestein said the Developer probably did not realize they needed an exception until the Planning Commission reviewed the plan, which was similar to Brookside Meadows. He said the other way to fix this issue was to pull the cul-de-sac away from the property line. He said the City would likely grant the exception because moving the cul-de-sac would make the road longer. Alternatively, they could move the road back.

Jane Griener wanted to know if there was a way to incorporate a legal distinction into the recommendation to City Council to prevent the road from becoming a “free flow” traffic road. Ed Bush said it would be good to get an official inter-city agreement from Draper City to not open the gate.

Ethan Allen said the lots in this proposal were significantly better. Alan Macdonald noted that the Fire Chief said the secondary access road was needed for safety reasons. Overall, this proposal has been improved.

MOTION: Ethan Allen moved to recommend that Summit Pointe Amended Plat B be approved with the following conditions/changes:

1. An exception be granted for the excess grading beyond the 50-foot clear zone;
2. The Developer work with the Fire Chief for approval on the gate design, secondary access road, and Lot 6 driveway/fire protection improvements;
3. The Developer obtain a retaining wall permit prior to construction;
4. The Developer place a note on the plat regarding the 1-acre irrigable area watering restriction and that only Xeriscape or drip irrigation be allowed above the 5350 elevation;
5. The Developer provide a cost estimate and escrow funds for roadway preservation;
6. The Developer address redlines on the plat and plans;
7. The Developer meet the water policy.

There was no second and the motion failed.

MOTION: Alan MacDonald moved to recommend that Summit Pointe Amended Plat B be approved with the following conditions/changes:

1. An exception be granted for the excess grading beyond the 50-foot clear zone;
2. The Developer work with the Fire Chief for approval on the gate design, secondary access road, and Lot 6 driveway/fire protection improvements;
3. The Developer obtain a retaining wall permit prior to construction;
4. The Developer place a note on the plat regarding the 1-acre irrigable area watering restriction and that only Xeriscape or drip irrigation be allowed above the 5350 elevation;
5. The Developer provide a cost estimate and escrow funds for roadway preservation;
6. The Developer address redlines on the plat and plans;
7. The Developer meet the water policy.
8. Developer show a viable approved plan by Draper City Council for a secondary access road on the Draper side of the property line.

John MacKay seconded the motion.

John MacKay wanted simultaneous development on both Alpine and Draper sides of the property. The new motion was proposed.

MOTION: John MacKay moved to recommend that Summit Pointe Amended Plat B be approved with the following conditions/changes:

1. An exception be granted for the excess grading beyond the 50-foot clear zone;
2. The Developer work with the Fire Chief for approval on the gate design, secondary access road, and Lot 6 driveway/fire protection improvements;
3. The Developer obtain a retaining wall permit prior to construction;
4. The Developer place a note on the plat regarding the 1-acre irrigable area watering restriction and that only Xeriscape or drip irrigation be allowed above the 5350 elevation;
5. The Developer provide a cost estimate and escrow funds for roadway preservation;
6. The Developer address redlines on the plat and plans;
7. The Developer meet the water policy.
8. Developer show a viable approved plan by Draper City Council for a secondary access road on the Draper side of the property line.
9. Developer construct simultaneously with the Alpine and Draper side of the property line.

Alan MacDonald seconded the motion.

Sylvia Christiansen had an additional modification to the motion related to the use of the secondary access gate. A new motion was proposed.

MOTION: Sylvia Christiansen moved to recommend that Summit Pointe Amended Plat B be approved with the following conditions/changes:

1. An exception be granted for the excess grading beyond the 50-foot clear zone;
2. The Developer work with the Fire Chief for approval on the gate design, secondary access road, and Lot 6 driveway/fire protection improvements;
3. The Developer obtain a retaining wall permit prior to construction;
4. The Developer place a note on the plat regarding the 1-acre irrigable area watering restriction and that only Xeriscape or drip irrigation be allowed above the 5350 elevation;
5. The Developer provide a cost estimate and escrow funds for roadway preservation;
6. The Developer address redlines on the plat and plans;
7. The Developer meet the water policy.
8. Developer show a viable approved plan by Draper City Council for a secondary access road on the Draper side of the property line.
9. Developer construct simultaneously the Alpine and Draper side of the property line.
10. Plans reflect the secondary road secured gate is to be used for emergencies only.

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

Ayes:

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

Nays:

None

D. Ordinance 2020-04: Business Commercial Setbacks

This item was tabled.

E. Discussion – Bangerter & Burgess Properties

This item was tabled. It was noted that this could be a long discussion. The Bangerters wanted to notify the City they were selling their property and before they listed it on the market, they wanted to see if the City had a vision for it. If so, they wanted to know what the vision was, and how could they help make that vision a reality.

F. Discussion Cont. – Limitations on Size of Lots and Structures in the City

This item was tabled.

IV. Communications

Jane Griener asked the Planning Commission to check their schedules to see if they could attend a meeting on July 7, 2020. They would continue to hold meetings virtually until State “yellow” status lifts.

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 19, 2020

MOTION: John MacKay moved to approve the minutes for May 19, 2020 as written. Ed Bush seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

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

Nays:

None

The meeting was adjourned at 10:25 p.m.