

**ALPINE CITY PLANNING COMMISSION MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**May 7, 2019**

## **I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm by Co-Chairman Bryce Higbee. The following were present and constituted a quorum:

Commission Members: Bryce Higbee (Co-Chairman), Alan MacDonald, Jane Griener, Jessica Smuin, Sylvia Christiansen

Excused: David Fotheringham (Chairman), John Mackay,

Staff: Marla Fox, Jed Muhlestein

Others: Will Jones, Scott Hardy, Alan Cottle, Val Killian

**B. Prayer/Opening Comments:** Jessica Smuin

**C. Pledge of Allegiance:** Fire Chief, Reed Thompson

## **II. PUBLIC COMMENT**

There were no public comments.

## **III. ACTION ITEMS**

### **A. Major Subdivision Final Plat Review – Montdella – Alan Cottle**

Jed Muhlestein said the Developer was seeking approval of the Final Plat and plans for the proposed Montdella Subdivision. The development consisted of 25 dwelling units on 3.94 acres. The units ranged in size from approximately 2,400 square feet to 3,500 square feet. The property was located in the Business/Commercial Zone and the Senior Housing Overlay.

Jed Muhlestein said there were some red lines at the Preliminary review. He explained the road was 24 feet, but it was widened to 26 feet. They also tightened up the radius so a fire truck could turn in the area. They also added a second fire hydrant. He continued that there were a few minor items on the plat that need to be fixed. Staff previously discussed the cross access between neighboring properties. Jed Muhlestein noted that Alan Cottle was researching who needed to sign off on that agreement.

Reed Thompson explained that the road was increased to 26 feet wide to allow for fire truck access. He said this would be adequate for public safety needs as long as no one parked on the street. Jed Muhlestein added that including “no parking” on the street signs would be a requirement.

Sylvia Christiansen asked about the agreement for the adjacent property. Jed Muhlestein discussed the conditions of approval needed prior to plat recordation. Sylvia Christiansen asked for clarification on the road’s size increase to allow for fire truck access. Jed Muhlestein indicated the plans had changed to widen the road to allow for larger vehicles to turn.

Jessica Smuin asked about traffic control on to Main Street. Jed Muhlestein said Staff decided not to restrict left-hand turns. Jessica Smuin also asked if there were 25 units or 26, to which Alan Cottle responded there were only 25 units.

Alan MacDonald asked if there was enough visitor parking. Alan Cottle explained that there were eight additional stalls and every unit could hold two cars in the garage and two additional cars in the driveway. Jed Muhlestein noted this met the City's off-street parking ordinance.

Jane Griener asked for more information on the cross-property agreement. Alan Cottle noted that the agreement was with Linus Properties, in addition to a couple of other properties.

Alan Cottle then presented a rendering of the property, which showed the units' locations and designs. The project architect showed on the plan the different elements of the units and the building materials used. He brought physical samples for the Planning Commission to investigate.

Alan Cottle said he did not want to use a lot of stucco and would use a lighter colored brick. He said they would have a few different variations. They would also make sure no two units next to each other would have the same colors.

Jane Griener asked about the brick wall on Main Street. Alan Cottle said they planned on a 30-inch tall brick wall with shrubs in front. This would allow for good mountain views.

**MOTION:** Alan MacDonald moved to recommend approval of the Final Plat for the Montdella 55+ Community with the following conditions:

1. Developer address the red line comments regarding the trail on the plat
2. Developer address comments on no on street parking on the plat
3. A 26 foot private street have a sign to indicate there is to be no on street parking allowed
4. Require a fully signed cross agreement document with the adjacent property to the south be submitted to the City prior to recording
5. Developer meet the City water policy

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

**Ayes:**

Bryce Higbee  
 Alan MacDonald  
 Jane Griener  
 Jessica Smuin  
 Sylvia Christiansen

**Nays:**

None

**B. Public Hearing – Amendment to Development Code – Urban/Wildland Interface Overlay**

Jed Muhlestein said Staff had reviewed the Development Code and recommended changes for Article 3.12.070. Changes included repealing most of the code and referring to a new reference

guide prepared by the Lone Peak Fire Department. The new guide, titled the Wildland-Urban Interface Site Plan/Development Review Guide, outlined a new rating system for determining fire safety hazards in Wildland Interface areas.

Jed Muhlestein explained that fire sprinklers were required if a building met certain standards. Staff wanted to change the ordinance to allow the Fire Chief to determine if a property needed fire sprinklers.

Fire Chief, Reed Thompson, explained the contents of the Wildland Protection document. He had a form that rated each property which indicated if a home needed fire sprinklers. He said some homes inside the current boundary line needed fire sprinklers and some homes outside the line needed them as well. This score was based on topography, vegetation, proximity to a fire hydrant, travel time to get to the home, square footage of the home, and other criteria.

Jane Griener asked if this would change the home's opportunity to receive emergency aid. Chief Thompson said it would improve the home's opportunity. Jane Griener asked if there would be problems if neighboring homes were treated differently because of the new requirements. Chief Thompson explained that the enforcement of sprinklers was relaxed in the past. The fire risks throughout the City were high and they needed to reach out to homeowners to fix this problem.

Jessica Smuin asked if the City would be liable if a homeowner got a good rating, did not install a fire sprinkler, and then had a fire. Chief Thompson said the City Attorney confirmed this document would help the City's officials determine if a sprinkler was needed. This would improve the City's liability compared to the current code. He noted there was little subjectivity to the rating.

Sylvia Christiansen asked if this would be used on all new homes, to which Chief Thompson responded in the affirmative.

Bryce Higbee opened the Public Hearing. There were no comments and Bryce Higbee closed the Public Hearing.

**MOTION:** Sylvia Christiansen moved to recommend the City Council adopt the approval of the Urban/Wildland Interface Site Plan/Development Review Guide.

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

**Ayes:**

Bryce Higbee  
 Alan MacDonald  
 Jane Griener  
 Jessica Smuin  
 Sylvia Christiansen

**Nays:**

None

**C. Public Hearing – Improvements to Open Space – Trailhead Kiosk in Lambert Park**

Jed Muhlestein presented a proposal for a trailhead kiosk structure to be built on the eastern most boundary of Lambert Park. It would be located above the water tank, which would identify trails in the area. The structure would be intended to raise awareness of trails in the area and serve as a reminder to people shooting in the area; it was illegal to shoot within 150 yards of a structure.

Jed Muhlestein showed a picture of what the structure could look like. The picture showed a roof overhang with a bulletin board and a bench. Jane Griener said she would like to see something a little more substantial with a building pad and a small building. Will Jones suggested they install something smaller because they thought it would be shot by the people shooting. Jane Griener agreed but wanted to consider a bigger structure in the future.

Bryce Higbee opened the Public Hearing. There were no comments and Bryce Higbee closed the Public Hearing.

**MOTION:** Alan Macdonald moved to recommend approval of Trailhead Kiosk in Lambert Park.

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

**Ayes:**

Bryce Higbee  
 Alan MacDonald  
 Jane Griener  
 Jessica Smuin  
 Sylvia Christiansen

**Nays:**

None

**D. Public Hearing – Improvements to Open Space – Planting Trees**

Jed Muhlestein said the City received a proposal from a resident who wanted to make improvements to an area of open space east of Ridge Lane. Jed Muhlestein said the resident wanted to plant some pine trees randomly on the hill in open space next to Ridge Lane. They said they would also like to plant some poppy seeds.

Jed Muhlestein read from the ordinance, which stated that drip irrigation had to be used, they owner had to spread the trees out, and could not extend their yard. The water would be paid for by the homeowner. It was noted that the trees had to be planted randomly and not in rows.

Jane Griener asked what the use of the hill was, concerned that it might be used for trails or recreation. Scott Hardy, the homeowner, explained it was not currently used for anything. He said there was a part of the trail system connected to this area. He said he would begin by planting behind his own home. His goal was to encourage his neighbors to plant trees behind their homes as well. Jane Griener said she liked the idea but not just behind Mr. Hardy's home because it looked like he would be extending his own property.

Alan Macdonald said more trees were better than no trees and maybe the neighbors would do the same thing. He said it would add more privacy and block the barn structures.

Jane Griener said she was curious about how much water it would take to water the trees and if the family would stop watering because of the cost. She said she wanted the project to be successful.

Jed Muhlestein said the City could take on the responsibility of watering the trees if the resident moved or stopped watering.

Jessica Smuin said she wanted variety and shade on the trail. Jed Muhlestein said pine trees would be established after one year. Mr. Hardy said he also wanted to plant poppies.

Bryce Higbee opened a Public Hearing. There were no comments and Bryce Higbee closed the Public Hearing.

Sylvia Christiansen said she wanted the planting of trees to have some guidelines. Jed Muhlestein said the homeowner would have to follow the City's ordinance.

**MOTION:** Sylvia Christiansen moved to recommend approval of planting trees in Open Space east of Ridge Lane with the following conditions:

1. Approval of City Engineer and the Development Code

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

**Ayes:**

Bryce Higbee  
 Alan MacDonald  
 Jane Griener  
 Jessica Smuin  
 Sylvia Christiansen

**Nays:**

None

The Planning Commission discussed that if trees were planted on City property it would be owned by the City. The City would be responsible for the maintenance and care of the trees after they were planted.

**IV. Communications**

Jed Muhlestein said the City Council did not like the idea of adding a center turn lane by Mountainville Charter School. He said Lon Lott had the idea to move the crosswalk to the bank corner. The Planning Commission discussed placing no left-hand turn signs during school hours.

**V. APPROVAL OF PLANNING COMMISSION MINUTES:** April 16, 2019

**MOTION:** Sylvia Christiansen moved to approve the minutes for April 16, 2019, as written.

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

**Ayes:**

Bryce Higbee  
Alan MacDonald  
Jane Griener  
Jessica Smuin  
Sylvia Christiansen

**Nays:**

None

The meeting was adjourned at 8:25 pm.

DRAFT