

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
February 5, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Chairman David Fotheringham. The following were present and constituted a quorum:

Chairman: Dave Fotheringham

Commission Members: Bryce Higbee, Alan MacDonald, John MacKay, John Gubler, Sylvia Christiansen

Excused: Jane Griener

Staff: Austin Roy, Marla Fox, Jed Muhlestein

Others: Steve McArthur, Marcus Watkins

B. Prayer/Opening Comments: John MacKay

C. Pledge of Allegiance: Jed Muhlestein

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Plat Amendment – Goeckeritz Plat C – Quinn Goeckeritz

The property owner has applied for a boundary line adjustment between two lots that they already own. Property is located at 289 S. High Bench Road, on approximately 2.45 acres, in the CR20-000 zone, with lots ranging in size from 0.46 acres to 1.97 acres. One of the lots is in a recorded subdivision and would require that the boundary line adjustment be done via plat amendment.

This boundary line adjustment/plat amendment is only coming to Planning Commission for recommendation because of the right-of-way dedication that must be approved by City Council. Otherwise it would have been approved at a Staff level as a minor subdivision.

In 2001, Goeckeritz Estates Subdivision was created, a minor subdivision with two lots. In 2012, the plat was amended, Goeckeritz Estates Plat B, and the northern boundary line of Lot 1 was adjusted. Now the property owner would like to make further adjustments and dedicate a right-of-way to the City.

Austin Roy said the purpose of the new lot is for a single dwelling and said the lot is just over 20,000 square feet and meets the size requirement and it has the proper frontage of 110 feet. Austin Roy said this is usually handled on an administrative level and Jed Muhlestein said because there will be a right-of-way dedication, it has to be approved by the Planning Commission and City Council. Jed Muhlestein showed the dedicated portion on a map to the City and said the City will maintain it.

Jed Muhlestein said we will need new services for Lot 2, a bond prior to them recording, and meet the water policy before recording. There are minor redlines on the plat but those have been corrected.

MOTION: Bryce Higbee moved to recommend approval of the proposed Goeckeritz Estates Plat C Amendment with the following conditions:

1. Developer provide an engineer's cost estimate
2. Developer meet the water policy

John Gubler seconded. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Alan MacDonald
 John MacKay
 David Fotheringham
 John Gubler
 Sylvia Christiansen

Nays:

None

B. Major Subdivision Final Plat Review – North Point Plat D – Marcus Watkins

Austin Roy said North Point View Preliminary was approved back in 2004 and the way it was approved was that they could come back for Final whenever they wanted to; there was no expiration on that. Normally you have to finalize within a certain time frame, but that was not the case with this subdivision.

Austin Roy said the Developer came in last year and did a three lot addition to this subdivision and that was approved and finished with a new road installed. He said this will be the last plat of the North Point View Subdivision. He said the developer is seeking approval for North Point View Plat D, which consists of 7 lots on 3.96 acres. Lots Range in size from 0.46 to 0.57 acres (20,0028 to 24,970 square feet). Plat D is located in the CR-20,000 zone.

Austin Roy said all lots meet the width and area requirements and are proposed for single residential homes. He said there are a few structures on the south end of the property that would need to be removed or provide a bond prior to getting approval because they interfere with the setbacks and will not be able to remain on the property.

Jed Muhlestein said the streets and frontage improvements meet the ordinance. The water, pressurized irrigation and sewer connections will come from the intersection they built last summer. He said there are two things that were brought to the forefront during the review. One is the existing Northfield Ditch that runs around the outer edge of the property. The ordinance requires that any time you have a development on or near the property of the development, the development is required to pipe the ditch through the property. Jed Muhlestein said this was brought to the attention of the Developer and they did give us a draft of a design to pipe the ditch. At this time, as part of the motion, the Developer will need to bring a design to be reviewed and

approved for piping the Northfield Ditch that Lehi Irrigation and the City can sign off on. Jed Muhlestein said this needs to be done prior to this coming back to City Council because City Council can't approve something that we don't know if Lehi Irrigation is going to agree to or not.

Jed Muhlestein said the second issue is there is an existing well on the property that has a bunch of rocks stuck in it. The State requirements will require the well to be sealed prior to development and the City will require it as well to protect our aquifer from contamination. Jed Muhlestein said the Developer will need to address redlines on the plat and plans and meet the water policy.

MOTION: John MacKay moved to recommend approval of the proposed Plat Amendment – North Pointe View Plat D Subdivision with the following conditions:

1. Bring a design to be reviewed and approved for piping the Northfield Ditch that Alpine City Engineering and Lehi Irrigation can sign off on. This is something that needs to be done prior to City Council approval
2. Developer seal the existing well on Lot 29 during construction
3. Developer address redlines on the plat and plans
4. Developer meet the water policy
5. Developer remove all buildings that will conflict with future property lines, or provide a bond to do so prior to recording the plat

John Gubler seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Alan MacDonald
 John MacKay
 David Fotheringham
 John Gubler
 Sylvia Christiansen

Nays:

None

C. Major Subdivision Final Plat Review – Conrad's Landing Plat C – Steve McArthur

The developer is seeking final approval for Conrad's Landing Plat C, which consists of 7 lots on 4.19 acres. Lots Range in size from 0.46 to 0.60 acres (20,0058 to 26,046 square feet). Plat C is located in the CR-20,000 zone.

Austin Roy said all the lots meet the width and area requirements and said this will be a residential development which is consistent with the zone. There are existing structures that will need to be removed or a bond provided for the removal of them before the plat could be recorded.

Austin Roy said one of the lots will be double fronted and on the plat it will have to be shown that there is no access on the Alpine Highway side. Austin Roy said the ordinance states that double fronted lots shall be landscaped by the Developer or property owner. The City would expect to see some landscaping on the lot that fronts Alpine Highway.

Austin Roy said the plans show a detention basin and an easement, so that may limit what they can do with the landscaping. Bryce Higbee asked if we could put the Alpine City sign on this easement and Jed Muhlestein said he brings up a good point because this property is within twenty feet of where the sign used to be. Austin Roy said the easement is owned by the Metropolitan Water District and they are very strict with what they want to do here.

Alan MacDonald what area would the homeowner be responsible to maintain because they would most likely put up a fence. Jed Muhlestein said they would be responsible for the five foot strip between their property line and the sidewalk. He showed some examples of what the City would like done.

Jed Muhlestein said they have the correct right-of-way and frontage improvements proposed where they need to have them specifically on the lot just discussed. He said there is no sidewalk currently on the lot that fronts Sunset Drive but their plans do show frontage improvements there to put the sidewalk in.

Jed Muhlestein showed on a map the intersection where they will get their water and PI secondary water services from. He said they originally proposed to run the sewer straight out and tie into the existing sewer manhole that's in Alpine Highway. Jed Muhlestein showed on a map green lines and said they denote Metropolitan Water Property and said he found out through the review process that in order to even enter their property, the City would incur land use fees. He said we don't know what those fees are but we do have that same situation in other parts of town and know they are substantial. The developer proposed an alternative plan to bring the sewer to the north and connect into Sunset Drive which would be a win for the City so we wouldn't incur those fees. Alan MacDonald asked what substantial meant and Jed Muhlestein said in the tens of thousands each year.

Jed Muhlestein said by changing the route of the sewer, it may require two lots to pump their sewer to the gravity system in the street. He said staff will need time to review and approve the sewer design. He said having ejector pumps on a single lot is not uncommon and these would just be the basement.

Jed Muhlestein said the Developer would have to meet the water policy prior to recording, and redlines on the plat and plans need to be corrected.

MOTION: Bryce Higbee moved to recommend approval of the proposed Conrad's Landing Plat C Final Plat with the following conditions:

1. Developer provide an alternate design for the sewer line for review prior to City Council
2. Developer address redlines on the plat and plans
3. Developer meet the water policy
4. Developer remove all buildings that will conflict with future property lines or provide a bond to do so prior to recording the plat
5. The back of Lot 304, a double frontage lot, be landscaped where possible and as permitted given possible limitations due to the easement and storm drain pond

6. Developer work with the City to install the Alpine City sign and to have the City maintain the surrounding area.

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Alan MacDonald
 John MacKay
 David Fotheringham
 John Gubler
 Sylvia Christiansen

Nays:

None

IV. Communications

David Fotheringham talked about process and procedures when making motions and when it's appropriate to have a discussion and how to make a counter motion. Sylvia Christiansen said she likes to ask questions and have a discussion because it helps her decide how she's going to vote. Austin Roy said the Planning Commission can make up to three motions; he said there will be an opportunity to talk about the motion. Alan MacDonald said to get the motion on the table and then talk about the particulars. He also said he likes the sample motions and feels they are very helpful. David Fotheringham said he thought it would be a good idea to come up with some procedures and get them in writing.

The Planning Commission thanked John Gubler for his service as this is his last meeting.

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 15, 2019

MOTION: Bryce Higbee moved to approve the minutes for January 15, 2019 with changes made by Jed Muhlestein

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Alan MacDonald
 John MacKay
 David Fotheringham
 John Gubler
 Sylvia Christiansen

Nays:

None

The meeting was adjourned at 7:45 pm.