

**ALPINE CITY PLANNING COMMISSION MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**July 21, 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:

**B. Prayer/Opening Comments:** Jane Griener

**C. Pledge of Allegiance:** John MacKay

**II. PUBLIC COMMENT**

No Public Comments

**III. ACTION ITEMS**

**A. Election of Vice-Chair**

Austin Roy said The Planning Commission currently has a vacancy for the Vice-Chair position. A replacement for Bryce Higbee, previous Vice-Chair, has not yet been selected. Planning Commission should choose a new Vice-Chair to fill the vacancy. The Vice-Chair serves primarily as the back-up to the Chair and would conduct meetings in the Chairs absence.

The Chair and Vice-Chair positions are typically filled at the first meeting of each odd year. Chair and Vice-Chair may serve consecutive terms if re-elected.

Staff recommends that a new Vice-Chair be nominated and that the Planning Commission hold a vote to officially elect the nominee.

**MOTION:** John MacKay moved to nominated Alan MacDonald for Vice-Chair. Alan MacDonald said he would be happy to do the job.

Sylvia Christiansen 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

**B. Public Hearing – Plat Amendment – Heritage Hills Plat G**

Alpine City Staff and the Trail Committee are petitioning the Planning Commission and City Council for a plat amendment to lots 301 and 302 of Heritage Hills Plat F to create a better trail alignment into the surrounding open space. In order to do so, a plat amendment is required which involves Public Open Space. Any modification to Public Open Space requires a recommendation from the Planning Commission and approval by the City Council.

Jed Muhlestein said across the lots of 10, 12, and 13 there is a 5-foot public trail alignment. When the time came to build the trails, we ran into a few hiccups. The first problem is a Rocky Mountain power box in the middle of the 5-foot easement. The next problem is between lots 10 and 12 where there is a 9-foot concrete retaining wall which the lot owner would have to move. There is also a little road that has an 8-foot grade issue that would be difficult to work around. So, in the end, this turned out to be a terrible place to put the trail. Jed Muhlestein said if we move the trail 10 feet onto lot 301, all those issues go away.

Jed Muhlestein said Staff has talked to the property owner and the terms would be to move the water line in order to give the property owner more room for the trail. Basically, the easement would be for the water line and the trail. This protects the property owner from having trails on both sides of his property. By doing this, it would take a small amount of open space away and that requires approval. Will Jones from the Trails Committee said they are in favor of this plan because it will save a lot of money by not having to move the power box.

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

**MOTION:** Troy Slade moved to recommend that Heritage Hills Plat G be approved as proposed.

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 – General Plan and Land Use Regulations – Gateway Roads and Streets**

Austin Roy explained 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 pertain to gateway streets and roads going in and out of the City. Austin Roy said the City has 180 days to review this and no applications will be taken until the review time is up.

As far as amendments to the General Plan are concerned, staff recommends that the Planning Commission begin by looking at both the Transportation Element and Street Master Plan, in addition to any other applicable land use ordinances.

We recommend that amendments to the General Plan and land use ordinances include the following:

- Define “Gateway”.
- Clearly state which streets are considered “Gateways”.
- If a future proposed connection is NOT shown in the City’s plans, an amendment to the Street Master Plan shall be required before a future proposed connection is allowed.
- Previously planned future connections will not be affected by the above proposed changes.
- Address other code sections as necessary.

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

Jane Griener read the Transportation & Traffic Circulation Goal #1 which states: *Create and maintain a multi-modal transportation system that is pedestrian friendly, safe, and efficient.*

Jane Griener read the Policies which state:

- 1.1 Promote safe and efficient traffic circulation by following the Street master Plan.*
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.*
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements and regional integration.*
- 1.4 Emphasize the maintenance of roads to ensure a high-quality road system.*
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.*

The Planning Commission had a discussion about where to add the definitions of Gateway and Arterial Roads and updating the Street Master Plan.

Alan MacDonald said he didn’t think trying to brainstorm on a Zoom meeting was the best way to accomplish this goal. Jane Griener said when the Planning Commission previously worked on the General Plan, they did go through each section and talk about ideas and then the City Planner took the ideas and drafted a plan. The plan was then brought back to the Planning Commission to make other suggestions and changes.

Alan MacDonald said he thinks we should table this item and ask Staff to come up with language to bring back to the Planning Commission for further discussion. Austin Roy said the bullet point already given are from the Staff.

**MOTION:** Ethan Allen moved to recommend tabling changes to the City’s General Plan and Land Use to give Staff and Planning Commission more time to research this issue.

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

**Ayes:**

**Nays:**

Ed Bush	None
Ethan Allen	
John MacKay	
Jane Griener	
Alan MacDonald	
Troy Slade	
Sylvia Christiansen	

#### **D. Ordinance 2020-04; Business Commercial Setbacks**

Austin Roy said on May 5, 2020, the Planning Commission recommended reduced setbacks in the Business/Commercial zone. The City Council subsequently reviewed the recommendation at the May 12, 2020 City Council meeting and asked that the item return to the Planning Commission to address mixed use buildings and how setbacks should be applied.

Staff prepared proposed language regarding mixed use buildings for the Planning Commission to discuss. Austin Roy said the new proposed language would state: *Where a commercial use and dwelling unit occupy the same building (mixed use), the primary use shall determine the setback requirements. If the primary use is commercial, the building shall meet the setback requirements as outlined above. If the primary use is a dwelling, the building shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1).*

Austin Roy said the definition of Primary Use is: *The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary uses square footage.*

**MOTION:** Ethan Allen moved to recommend that Ordinance 2020-04 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  
Troy Slade  
Sylvia Christiansen

#### **Nays:**

None

#### **E. Discussion – Limitations on Size of Lots, Homes and Other Structures**

Austin Roy said we are continuing discussion from the June 2<sup>nd</sup> and June 16<sup>th</sup> Planning Commission meetings. At the last meeting (June 16<sup>th</sup>), the Planning Commission asked that staff investigate how other cities have handled the issue of lot, home, and accessory structure sizes. Per request, staff have put together information from other cities for discussion.

Austin Roy said the majority of cities don't have an ordinance addressing this issue. He said North Ogden City restricts the home to 35% of the lot. They do not have a limitation on combining g lots. They also say no more than 505 can be hard scape.

Austin Roy said these were some of the responses he got back from other cities:

Salt Lake City has a lot size that states a lot can only be 1.5 bigger than the largest lot in the subdivision. Lot coverage can only be 30-40% of the lot.

Holiday limits the size, height and setback based on the size of the lot.

Nibly City has a maximum size of the structure based on the lot size and can only occupy 25% of the back yard. Heber has a similar ordinance.

North Salt Lake City said they feel like people should be able to do what they want to with their property as long as it's not hurting anybody.

Jane Griener asked if any of these solutions could work for our city if residents combined multiple lots.

Sylvia Christiansen said the setbacks should account for room for landscape, but she isn't in favor of combining lots to build bigger homes in the TR 10-000 zone.

E Bush said he isn't in favor of combining lots unless the structure would fit into the buildable area of one of the lots.

John MacKay said our ordinance allows for bigger homes if the lots are amended.

Jane Griener said a percentage restriction would control that, but said she is torn because she feels like residents should be able to do what they want with their land but wants good planning as well.

Ethan Allen said he is in favor of the resident's rights to do what they want with their land.

Austin Roy said Alpine has bigger setbacks compared to other cities.

Alan MacDonald said if a resident is complying with the setbacks, that is his right. He said his issue is when lots are combined, and it is no longer consistent with the neighborhood. He said this looks out of character and block everyone's view.

Troy Slade said large homes can raise the value of homes in the area.

The Planning Commission had a discussion on what language would work that would be enforceable to control large homes on large combined lots.

Jane Griener asked the Planning Commission how they would vote and it was split in half with 3 in favor of creating an ordinance to control the size of lots and large homes and 4 in favor of leaving things alone.

**MOTION:** John Mackay moved to recommend to the City Council to not create ordinances that limit lot or home sizes.

Troy Slade seconded the motion. There were 4 Ayes and 3 Nays (recorded below). The motion passed.

**Ayes:**

Ethan Allen  
John MacKay  
Jane Griener  
Troy Slade

**Nays:**

Alan MacDonald  
Ed Bush  
Sylvia Christiansen

**IV. Communication**

Alan MacDonald said it would be a good idea for some training for new Planning Commission members to help them understand what their role is. He said there are short videos we could watch or if there was a training packet with this information in in, that would be helpful.

Austin Roy said it would be beneficial and if all the Planning Commission members could add to Alan MacDonald’s ideas then we could compile them into a document to help future Planning Commission members.

Alan MacDonald talked about the duties of the Planning Commission.

Austin Roy said our next meeting will be on August 4, 2020

Austin Roy said it would be a good idea to have a field trip to the Bangerter property and maybe this is something we could do for the August 4<sup>th</sup> meeting. Jane Griener asked Austin Roy if he would check with the City Council to see if they could come on that night as well.

Austin Roy thanked Alan MacDonald for putting the training packet together.

Jed Muhlestein said the Summit Point Developer is trying to build the 4 lot version that has been approved. He said if anyone receives calls, let the residents know they are only building what has been approved.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: June 16, 2020**

**MOTION:** Ethan Allen moved to approve the minutes for June 16, 2020, as written.

John MacKay 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 9:45 p.m.