

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

Chairwoman: Jane Griener

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

Excused: Ethan Allen

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

**B. Prayer/Opening Comments:** Troy Slade

**C. Pledge of Allegiance:** Alan MacDonald

**II. PUBLIC COMMENT**

There were no public comments.

**III. ACTION ITEMS**

**A. Res. No. R2020-15 Trail Master Plan**

Jed Muhlestein, City Engineer, said the Trail Master Plan needed an update. Many of the proposed trails shown on the currently adopted Trail Master Plan had been built and should be updated to show accordingly on the Trail Master Plan. The Planning Commission held a public hearing on this item two weeks ago but did not take action on it because they wanted to clean up the labeling of the trail heads. Jed Muhlestein said they had separate labels for parking: with and without restrooms present at trail heads.

**MOTION:** Alan MacDonald moved to recommend that Res. No. 2020-15 Trail Master Plan be approved as proposed. Ed Bush seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**

Alan MacDonald

Jane Griener

Ed Bush

Troy Slade

John MacKay

Sylvia Christiansen

**Nays:**

None

**B. Public Hearing – Ord. No. 2020-21 Trail Committee**

Austin Roy said the City was seeking to formalize the Trail Committee and make the group an official body. Staff prepared a new ordinance which established the committee and set forth the criteria by which it should operate. Austin Roy said they separated the City representatives from the Trail Committee members so the distinction between staff and resident members was clearer.

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

Ed Bush said the Planning Commission should change the verbiage to: “At large members of the committee to be appointed to a three-year term.”

Sylvia Christiansen said the Planning Commission needed to make clear that the trails were to be used for more than just bikes. Ed Bush said the City Council would have the ultimate discretion to choose the representatives for this committee. Jane Griener said the Planning Commission could add verbiage that stated more specifically how the trails would be cross utilized.

The Planning Commission had a discussion about how long committee members should serve.

**MOTION:** Ed Bush moved to recommend that Res. No. 2020-21 Trail Committee be approved with changes.

- 1. Modify item 3 ii
- 2. Section 5

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

**Ayes:**

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

**Nays:**

None

Jane Griener said she would like something in the future that addressed the City’s parks and recreation.

**C. Public Hearing – Res. No. 2020-19 Outdoor Lighting**

Austin Roy said staff prepared a draft ordinance based on feedback from the Mayor and subsequent discussions held by the Planning Commission. The proposed ordinance would place restrictions on outdoor lighting in Alpine City. He then explained that the Outdoor Lighting Ordinance dealt with two main sections which were sports courts and house and accessory structures. The verbiage mentioned downward lighting and limitations for lighting operation to between the hours of 7:00 AM and 11:00 PM.

Jane Griener opened the Public Hearing.

Kyle Tykert, 757 Alpine Hwy, suggested the verbiage read as “dawn” instead of a specific hour, such as 7:00 AM, because of the sun’s rising during different seasons. Jane Griener agreed.

Jane Griener closed the Public Hearing.

Ed Bush said if the City were to allow lights to be on until midnight, the ordinance needed to be changed to read “12:00 AM.” He said he thought this time was too late.

John MacKay said in the summer, owners wanted to use their courts. Alan MacDonald agreed and said there needed to be a compromise.

Jed Muhlestein said he had up lights that shone up into his trees and did not want this ordinance to include landscaping lights. Landscape lighting was exempt. Jane Griener said soffit lights should be on a timer to turn off at a certain time and they should be directed downward.

Troy Slade said he thought 6:00 AM was too early since the noise ordinance started at 7:00 AM. He thought the lights and noise ordinance went hand in hand.

**MOTION:** Ed Bush moved to recommend that Res. No. 2020-19 Outdoor Lighting be approved with changes made.

1. Change 12:00 PM to 12:00 AM
2. Change sports court light to 11:00 PM

The motion died because of a lack of a second.

**MOTION:** Alan MacDonald moved to recommend that Res. No. 2020-19 Outdoor Lighting be approved as proposed. Troy Slade seconded the motion. There were 5 Ayes and 1 Nays (recorded below). The motion passed.

**Ayes:**

Alan MacDonald  
Jane Griener  
Troy Slade  
John MacKay  
Sylvia Christiansen

**Nays:**

Ed Bush

**D. Public Hearing Discussion – Ord. No. 2020-20 Garage doors**

Austin Roy said staff prepared a draft ordinance based on feedback from the Mayor and subsequent discussions held during Planning Commission meetings. The proposed ordinance would limit number and type of garage doors on a property. Austin Roy said this ordinance would only apply to the CR-20,000 and CR-40,000 zones.

*Garage doors: The width of an attached garage facing the street shall not exceed sixty percent (60%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors. Each lot shall be limited to a maximum of two (2) garage doors with a height greater than eight (8) feet facing the street.*

Austin Roy said he thought the Planning Commission should change the last sentence to read: “two garage doors with a height no greater than ten (10) feet.”

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

Jane Griener said she was concerned about corner lots and garages on both sides. Austin Roy said corner lots still had to meet the 60% rule.

Troy Slade asked if the Planning Commission needed to include the space on the side of the garage and not just the between portion. John MacKay said that would make it more restrictive.

**MOTION:** John MacKay moved to recommend that Res. No. 2020-20 Garage doors be approved with changes made.

1. Change eight (8) feet to ten (10) feet

Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**

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

**Nays:**

None

**IV. Communication**

There would be no meeting on November 3, 2020 for Election Night.

Jane Griener asked about the Montella development and why it was stalled. Jed Muhlestein said they were waiting for a soil report and the development had also changed ownership.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: October 6, 2020**

**MOTION:** John MacKay moved to approve the minutes for October 6, 2020 with corrections made by Sylvia Christiansen. Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**

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

**Nays:**

None

**MOTION:** Sylvia Christiansen moved to adjourn the meeting.

Ed Bush seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**

Alan MacDonald  
Jane Griener  
Troy Slade  
Ed Bush

**Nays:**

None

John MacKay  
Sylvia Christiansen

The meeting was adjourned at 8:22 p.m.