

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
August 4, 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,

Excused: Sylvia Christiansen

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Troy Slade

C. Pledge of Allegiance: Ed Bush

II. PUBLIC COMMENT

Austin Roy read a public comment from Benton Collins. Mr. Collins had concerns about Sycamore Lane being a busy Thoroughfare with many people speeding and people not stopping at the stop sign. He said this jeopardized the health and wellbeing of the citizens and the children walking to school. At the time there were no speed limit signs on Sycamore Lane. He recommended a three-way stop sign at the intersection of Long Drive and Sycamore Drive, and a speed limit sign be installed. \ He was also concerned about parking for sporting events at the Junior High school. He said many people were coming from out of town and did not respect the surrounding area. He said they littered and urinated in the street. He suggested installing a higher fence around the Junior High to limit access, and to add to the area no parking signs on Long Drive and surrounding side streets. These signs should have verbiage that stated violators would be ticketed or towed. Mr. Collins also suggested reducing the amount of sporting events held at the Junior High School.

Austin Roy said he would forward the message to the City Council and Jane Griener said she would respond to Mr. Collins and let him know they passed along the suggestions.

Alan MacDonald said football season would bring even more traffic leaving little room to get through the area. He said at Burgess Park, the City painted one curb on one side of the road red to keep parking to just one side of the road.

III. ACTION ITEMS

A. Discussion – General Plan and Land Use Regulations – Intermunicipal Connecting Streets

Austin Roy said 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 pertained to streets and roads entering in and out of the City. Staff drafted some language as a proposed update to the General Plan for discussion and feedback. Austin Roy said Staff wrote additional language for review and adoption, as follows:

1.3 Take out the verbiage: *and regional integration.*

1.6 *New street connections to other municipalities or areas outside the City boundaries shall be conditional at the City Council's discretion and require an update to the General Plan, Street Master Plan, and applicable ordinances.*

1.7 *Preserve the closed nature of Alpine City by limiting intermunicipal connecting streets to existing planned connections only.*

1.8 *Connections to outside municipalities shall only be allowed if the City Council finds that proposed connections are compatible with the goals and policies of the City General Plan.*

Jane Griener and Ed Bush both said they agreed with taking *regional integration* out because it could look like the City was trying to connect with other cities, and it could be interpreted in many ways. Ed Bush said he thought the Planning Commission should ask the City Attorney about 1.6. Reason being, the verbiage sounded like this item was conditional based upon the City Council's discretion, and implied that they could override land use laws. Ed Bush had reservations about the comment in 1.7 about the closed nature of Alpine City. He thought the Planning Commission should approach it in the nature of traffic flow, safety, and emergency access roads not relying on other cities. Alan MacDonald and Jane Griener agreed.

Alan MacDonald said the General Plan indicated that the obligation of the City Council was to preserve views, look out for the public safety, and other data points. He said they needed a policy statement to parrot the stated obligations of the City Council with respect to health, safety, welfare, open spaces, view corridors, etc. and incorporate those into these policies.

Jane Griener thought it was over-kill to have three more points. She said their main goal was to maintain the small-town, rural atmosphere that embraced agricultural uses, open spaces, and the mountains surrounding the City. She said the overarching theme of each of these elements was to serve the citizens but to also maintain the reason why people came to Alpine. Item 1.5 gave instruction to beautify the three gateways into the City and do so in a way that made it clear an individual was entering Alpine.

The Planning Commission talked about traffic and safety. Jane Griener said they would always have an A-rating because the traffic studies lumped all roads into the same category and calculated how long a person had to wait at a stop sign. She felt like there should be a better way to calculate traffic because all roads were not the same.

Austin Roy said it was important to be cautious using the safety reasoning because if a citizen were in the hillside community and there was a wildfire, they could use that as an argument for building municipal connections.

Jane Griener suggested on 1.6 to take out *City Council's discretion* and instead have it read as *conditional on City Council approval and an update to the General Plan, Street Master Plan, and any applicable ordinances.*

The Planning Commission had a discussion on stub streets shown on the Street Master Plan. They said the stub streets that were on the map would be residential streets and not gateway roads. Austin Roy showed on a map where the current stub streets were located in the City.

Jane Griener said any road or stub street that was not already on the Street Master Plan should have to meet the definition of 1.6. Alan MacDonald said to combine 1.6 and 1.8 to say: *Street connections to other municipalities outside the City boundaries must be compatible with the goals and policies of the General Plan, and shall require City Council approval and an update to the General Plan, Street Master Plan, and applicable ordinances.*

Ed Bush said if a developer wanted to bring in a new street, he did not think this language could stop them because new streets were built within subdivisions all the time. Austin Roy said the Alpine City Street Master Plan was a living document that was constantly updated. He said they had made changes over the years as annexations had occurred, as new subdivisions came in, and the City was built out.

Jed Muhlestein said all new streets that got approved were added to the Street Master Plan. Ed Bush said it seemed like the Street Master Plan was a reactive document rather than a proactive document. Jed Muhlestein said he disagreed with that assertion. He said there were some residential streets that were key and were shown on the Master Plan as future. He said arterial and collector roads were also shown on the Street Master Plan. He said those had been planned out through a transportation study that Horrocks Engineering did for the City. For these reasons, he reiterated that it was definitely not reactive. The residential streets that were typically added to the subdivision process were allowed by ordinance to be created. If a development was created where a collector road ran through that area, then they were required to build that road as part of the development. This would make them follow the Master Plan for that development.

Jed Muhlestein said a resident commented earlier in a Public Comment section about Sycamore Lane being a residential street not meant for a lot of traffic. Jed Muhlestein said Sycamore Lane was actually a collector street and it was intended for higher volumes of traffic. Speaking to Ed Bush's point, he explained that smaller roads in new developments may be reactive, but many roads had been planned for and were on the Street Master Plan.

Ed Bush said his fear was that he did not think 1.6 was strong enough. He said 1.6 indicated it had to comply with the General Plan, required approval by the City Council, and then if it were approved, the Council would have to update the plan. The only thing it said was that it had to be compatible and fit with the goal and policies of the General Plan.

The Planning Commission said they would like to receive guidance from the City Attorney, David Church. Ed Bush suggested alternative language to 1.7 which stated: *Street connections shall be limited to intermunicipal street connections and shall be limited to existing plan connections only.*

The Planning Commission said they wanted to combine 1.6, 1.7, and 1.8 into one new point. They said to combine what Ed Bush and Alan MacDonald wrote: *Street connections shall be limited to intermunicipal street connections and shall be limited to existing plan connections only. Street connections to other municipalities outside the city boundaries must be compatible with the goals and policies of the General Plan and shall require City Council approval and an update to the General Plan, Street Master Plan, and applicable ordinances.*

B. Ordinance 2020 -13: Retaining Wall Drip Irrigation

Austin Roy said this item was returning to the Planning Commission after the City Council had concerns with City having responsibility for the maintenance of retaining wall drip irrigation systems. The Development Code required plantings on terraced retaining walls. Among the requirements was that the plants/shrubs shall be watered via drip irrigation. Staff recommended revised language to clarify responsibility of drip irrigation installation and operation per feedback from the City Council. Austin Roy said the City Staff was small and this could put a burden on them to take on this additional work.

Austin Roy said the proposed language to take out was:

1. *Shrubs shall be watered by drip irrigation to minimize erosion by property owner, not by Alpine City,*
2. *Where no HOA is present,*

3. *Alpine City will*

Austin Roy said by taking out this language, the responsibility to drip irrigate would be on the property owner and not the City.

Alan MacDonald asked if the Planning Commission had a definition for drought resistant vegetation. He said developers should have some type of guidance so they could comply with the ordinance. He said the Planning Commission should also get rid of the phrase *and when possible*. Austin Roy said the City Tree Guide may have a definition. Jed Muhlestein said that guide was for trees and not shrubs. Jane Griener said the Planning Commission could put a list of drought resistant shrubs on their website. Jed Muhlestein suggested the language read: *Drought resistant shrubs shall be drip irrigated.*

Jed Muhlestein said there were some areas that did not have pressurized irrigation and that should be eliminated. Austin Roy said the Planning Commission should just say the shrubs had to be drip irrigated and leave it at that.

Jane Griener said they should put in the code something about replacing dead shrubs.

MOTION: Ethan Allen moved to recommend Ordinance 2020-13: Retaining Wall Drip Irrigation be approved with this language given by Jed Muhlestein to read: *Drought resistant shrubs shall be drip irrigated to minimize water usage. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, an irrigation service and drip irrigation system shall be installed by the Developer. The Developer is responsible for the drip irrigation maintenance, establishment of vegetation, and cost of operation until the warranty period expires; after which the responsibility lies with the owner(s) of the property.*

Ethan Allen suggested adding verbiage that included drought resistant shrubs earlier in the document.

Ed Bush seconded the motion. There was no vote on this motion. The motion died.

MOTION: Ed Bush moved to recommend Ordinance 2020-13: Retaining Wall Drip Irrigation be approved with this language given by Jed Muhlestein to say: *Drought resistant shrubs shall be drip irrigated to minimize water usage. The responsibility of drip irrigation resides with the property owner on which the majority of the structure is built. If the majority of the structure is built on private or public open space, an irrigation service and drip irrigation system shall be installed by the Developer. The Developer is responsible for the drip irrigation maintenance, establishment of vegetation, and cost of operation until the warranty period expires; after which the responsibility lies with the owner(s) of the property.*

Ed Bush added language in Section F to say: *A minimum of five drought resistant shrubs.*

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

Ayes:

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

Nays:

None

IV. Communication

Austin Roy said the next Planning Commission meeting will be on August 18, 2020. Jane Griener said Alan MacDonald had put together a training document and he would like to review it with the Planning Commission to discuss it further. Jane Griener asked Austin Roy if he could find other training information that could be added to Alan's information. She would like to see this as an agenda item at the next meeting. She asked the Planning Commission members to read what Alan MacDonald provided and bring ideas to the meeting.

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 21, 2020

MOTION: Alan MacDonald moved to approve the minutes for July 21, 2020, with changes by Sylvia Christiansen and Ed Bush, as follows: Line 29 change vote to 4 ayes and 3 nays; Line 11 change to combining lots.

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

Ayes:

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

Nays:

None

MOTION: Ed Bush moved to adjourn the meeting.

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

Ayes:

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

Nays:

None

The meeting was adjourned at 8:56 p.m.