

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 06, 2020

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Co Chairman Alan MacDonald. The following were present and constituted a quorum:

Chairwoman:

Commission Members: Alan MacDonald, Ethan Allen, John MacKay, Troy Slade, Ed Bush

Excused: Sylvia Christiansen, Jane Griener

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Gayle Rudolph

B. Prayer/Opening Comments: Ethan Allen

C. Pledge of Allegiance: John MacKay

II. PUBLIC COMMENT

Ralph Reyes, resident, asked where he could get a copy of the tree guidelines. Austin Roy said the tree guide is on the Home Site on the Alpine City website. He said you will look for a tree with snow. He said existing trees will be addressed on a case by case basis. He said the City can trim the trees or remove the trees and replace the sidewalk at the homeowner's expense if there is a problem with the tree roots ruining the sidewalk.

Gayle Rudolph, resident said full disclosure should be included from the Trail Committee. She wanted to know if they served on any other committees or worked for a developer.

III. ACTION ITEMS

A. Public Hearing – Res. No. 2020-15 Trail Master Plan

Jed Muhlestein, City Engineer, said the Trail Master Plan is need of an update. Many of the proposed trails shown on the currently adopted Trail Master Plan have been built and should be updated to show accordingly on the Trail Master Plan.

Jed Muhlestein said we've done three things with the Trail Master Plan. First, proposed trails that had been completed were updated to reflect that they are now existing trails; Second, trails were traced onto the updated map according to aerial photos from the County, and Third, recently proposed trails were added. Developments which changed from proposed to existing include Northpoint, The Ridge at Alpine, Alpine View Estates, and Heritage Hills trails. He said the current aerial map from the County, is from 2019. The Trail Committee are proposing three new trails in Three Falls. There will be a beginning, medium and expert trail. A trail will follow the contours with switchbacks for a walking path as well. There will be a trail head with parking with a kiosk with maps.

Jed Muhlestein said a trail access will be labeled but will not have parking. He said he doesn't think the map should be labeled with trail access because there are so many places, it would make the map difficult to read.

Breezy Anson, from the Trail Committee, said the flow trail connected to the Three Falls trail has sections for intermediate and advanced bike riders. He said he would like to see more trail signage, so the public knows where the trails are.

Alan MacDonald opened the Public Hearing. There were no comments and Alan MacDonald closed the Public Hearing.

Alan MacDonald asked if the downhill trails would be one way downhill. Breezy Anson said yes, that is correct. He said they would be one way because of the speed, and they want to keep people safe. He said there is no shuttle point and a rider would have to ride up in order to ride down.

Ed Bush asked if another parking area will be built. Jed Muhlestein said we need to work with the Trail Committee and fine tune some of the labels because other parking areas have been labeled and will not be built.

Ed Bush said he would like to name the trails. Jed Muhlestein said he agrees to name some of the larger ones, but on the small ones, just name them Alpine City Trails.

MOTION: John MacKay moved to recommend that Res. No. 2020-15 Trail Master Plan tabled to remove trail head designations and bring back after Staff has made changes.

Troy Slade seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Ed Bush
Troy Slade
John MacKay

Nays:

B. Public Hearing – Ord. No. 2020-18 Written Notification of Zone Change

Austin Roy said State Code requires that a zone change shall be noticed in writing at least ten (10) days before a public hearing. The Alpine City Development Code contradicts this and says seven (7) days. Staff have addressed this issue with the City Attorney and have been informed that the City Code cannot be less restrictive than the State Code. The proposed ordinance would fix this issue so that City Code matches State Code.

Austin Roy said the State Law states we have to post a notice 10 days prior to a Public Hearing so we need to change our ordinance to be in compliance with the State Law.

Alan MacDonald opened the Public Hearing. There were no comments and Alan MacDonald closed the Public Hearing.

MOTION: Ed Bush moved to recommend that Res. No. 2020-18 Written Notification of Zone Change be approved as proposed.

Ethan Allen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Ed Bush
Troy Slade
John MacKay

Nays:

C. Public Hearing – Res. No. 2020-16 Construction Standards Specifications and Details

Jed Muhlestein said The City Construction Standards Specifications and Details needs to be updated. Included in the updates is a new dark sky profile for the City street lights that the Planning Commission has indicated they would be in favor of changing. Planning Commission should review the changes and make a recommendation to City Council.

Other changes include curb cuts for driveways. They need to be 6 inches away from the property line.

Fire Hydrants need to be located on property lines to minimize conflicts with driveways. The height needs to be 2 inches minimum and 7 inches maximum.

Utilities need to be installed prior to paving. For new construction, paving shall not occur until gas and power utilities are installed.

City will not accept anything less than what developers agreed on for the full depth of asphalt.

Jed Muhlestein showed examples of a dark sky lamps for City light poles. He said we would propose a more common style for cost savings.

Alan MacDonald opened the Public Hearing. There were no comments and Alan MacDonald closed the Public Hearing.

MOTION: Ethan Allen moved to recommend that Res. No. 2020-16 Construction Standards Specifications and Details be approved as proposed.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Ed Bush
Troy Slade
John MacKay

Nays:

D. Discussion – Ord. No. 2020-19 Outdoor Lighting

Staff have prepared a draft ordinance based on past Planning Commission meeting discussions. If the Planning Commission approves of the proposed ordinance a public hearing will be scheduled for the following meeting.

Austin Roy presented a Draft of an Outdoor Lighting Ordinance that states:

1. *Sport courts: All lighting shall be directed downward and shall not spill on to an adjacent property. Light operating hours shall be restricted to 7:00 am – 10:00 pm.*
2. *House and Accessory Structures: All lighting shall be directed downward and shall not spill on to an adjacent property. Light operating hours shall be restricted to 7:00 am – 12:00 pm. Security lighting that is on a timer shall be exempt from operating hour restrictions.*

Ed Bush said many people have up lights on their trees and solar lighting around their property that cannot be turned off.

Alan MacDonald said he thought both Sport Courts and House and Accessory Structures lighting hours should be more consistent. He thinks 10:00 is a little early and should both be 12:00 pm.

Ed Bush said he can see 11:00 pm but thinks 12:00 pm is too late.

Ethan Allen asked about homes that already have lights. Austin Roy said this ordinance would be retro active and everyone would have to comply with the new ordinance. He said it would be handled on a complaint basis.

E. Discussion – Ord. No. 2020-20 Garage Doors

Austin Roy said Staff have prepared a draft ordinance based on feedback from the Mayor. Planning Commission should review and discuss the ordinance and decide if this is something they would like to move forward with. If the Planning Commission approves of the proposed ordinance a public hearing will be scheduled for the following meeting.

Austin Roy said the proposed ordinance would state:

The width of an attached garage facing the street may not exceed fifty percent (50%) 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) large “RV-style” garage door facing the street.

Breezy Anson, resident and realtor, said the bigger and larger homes are required to have more garages in the CC&R's to get recreational vehicles off the street. He said this ordinance will be a problem. He said you need to be careful with this.

Alan MacDonald said homes in his neighborhood wouldn't be in compliance with this ordinance because they have three garages and he doesn't think they look out of place. He said it seems like we are looking for solutions without a problem.

Ethan Allen said he thinks we're addressing a one house problem and we don't need a new ordinance. John Mackay said he agrees.

Ed Bush said we need to keep control of what our neighborhoods look like and we need some kind of rules. He said detached garages don't fit into this ordinance and need to be looked at as well. Austin Roy said detached garages have a bigger setback and are behind the house and are less visible.

Troy Slade said we should put more rules on the accessory garage than the attached garage.

Alan MacDonald said he feels like the consensus is that the Planning Commission doesn't want an ordinance and it's not needed. Austin Roy said if that's the way you feel, then your recommendation can be that you don't want an ordinance.

Ed Bush said you could change the 50% to 60% and only on half acre lots or bigger. Austin Roy said anyone could buy multiple lots and combine them.

F. Discussion – Ord. No. 2020-21 Trail Committee Ordinance

Austin Roy said Staff have prepared a draft ordinance and are seeking feedback from the Planning Commission. If the Planning Commission approves of the proposed ordinance a public hearing will be scheduled for the following meeting.

Austin Roy said we would like to make the Trail Committee a more formal body of the City. The ordinance addresses how the committee will operate, appointing committee members, how long their term will be, removal of members, and determine a meeting schedule. There will be 5 voting members supported by City representatives. The City Council shall be responsible for creating bylaws, rules and regulations that the committee must adhere to.

Breezy Anson said the committee has in the past been comprised of volunteers of people who just get things done. He said he's concerned about losing someone good if they get kicked off after 4 years. Alan MacDonald said they can re-up after 4 years if they want.

The Planning Commission had a discussion and thought a three year term may be better.

G. Discussion – Training Materials

Austin Roy said In July 2020, City Councilwoman Jessica Smuin shared training videos from the Land Use Academy of Utah with the Planning Commission. Planning Commissioner Alan MacDonald has since drafted training material, based on the videos, for discussion.

The Planning Commission briefly discussed this item at the August 18, 2020 Planning Commission meeting. The item was tabled and Jane Griener, Chair of the Planning Commission, asked that the Planning Commission go through the document and make notes and any additions that would improve the document and it would return for further discussion. The item was again tabled at the September 15, 2020 meeting to allow time for the Planning Commission to review the Rules of Order adopted in 2019.

Alan MacDonald said he would like to table this discussion and bring it back after the Planning Commission discussed Robert's Rules of Order. He said he would rather have some discussion before a motion is made. Ethan Allen agreed.

IV. Communication

Alan MacDonald said he thought it would be a good idea to have a bio and professional background on the City Council and Planning Commission members for transparency reasons.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 15, 2020

MOTION: John MacKay moved to approve the minutes for September 15, 2020.

Ethan Allen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Ethan Allen
Troy Slade
Ed Bush
John MacKay

Nays:

None

The meeting was adjourned at 9:15 p.m.