

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
May 2, 2017**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm by Chairman Steve Cospers. The following Commission members were present and constituted a quorum.

Chairman: Steve Cospers

Commission Members: Jason Thelin, David Fotheringham, Steve Cospers, John Gubler

Staff: Jason Bond, Marla Fox

Others: Councilman Roger Bennett, Gail Rudolph, Councilman Lon Lott, Loraine Lott, Sylvia Christiansen, Will Jones

- A. Prayer/Opening Comments:** John Gubler

- B. Pledge of Allegiance:** By Invitation

II. PUBLIC COMMENT

Jason Thelin asked about the road width and curb on 300 north and said it didn't look right. Jason Bond said he would look into it.

Steve Cospers asked why Alpine doesn't have a color ordinance on homes at a certain elevation because white homes stick out like a sore thumb. Jason Bond said we don't regulate those types of things. He said some CC&R's will regulate color on homes within the subdivisions.

III. ACTION ITEMS

A. PUBLIC HEARING – Amendment to the Minor Subdivision Ordinance (Article 4.5)

Minor Subdivisions have been required to go to both Planning Commission and City Council for obtaining approval. A lot of Minor Subdivisions are straightforward but the process for approval can be cumbersome for the applicant. The proposed amendment would allow the City Planner and City Engineer to approve Minor Subdivisions and streamline the process. Therefore, time would be saved for the applicant and the Planning Commission and City Council will have more time to spend on other issues.

A motion (recommending for or against approval) needs to be made for the proposed amendment. The Planning Commission may make recommendations in the motion that would alter the original proposal. The Planning Commission's recommendations will be considered by the City Council.

Jason Bond said a Minor Subdivision consists of three lots or less and usually don't create any new roads. He said this proposed ordinance would take out the approval of the Planning Commission and the City Council and turn it over to the staff for administrative approval. He said they would have the same requirements.

Steve Cospers opened the Public Hearing

Gail Rudolph said she is all for efficiency but has a concern if trail access would be lost.

Councilman Lon Lott said these sorts of things don't go to Planning Commission or City Council in other cities but are handled by the staff. He said we shouldn't burden the staff with bringing these sorts of things forward to the Planning Commission and the City Council.

Steve Cospers closed the Public Hearing

The Planning Commission members had a discussion and said they like to see these things come to them so they are informed about what is going on. They also said they understand the efficiency side of it.

MOTION: Jason Thelin moved to recommend leaving the current ordinance as written.

John Gubler seconded the motion. The motion passed with 3 Ayes and 1 Nay. Jason Thelin, Steve Cospers, and John Gubler, all voted Aye. David Fotheringham voted Nay.

Steve Cospers asked to table this item until they get More Planning Commission members to the meeting.

B. PUBLIC HEARING – Amendment to the Site Plan to Comply Ordinance (Article 4.14)

Site plans for single family residential dwellings not located in an approved subdivision have been required to go to both Planning Commission and City Council for obtaining approval. A lot of site plans for single family residential dwellings are straightforward but the process for approval can be cumbersome for the applicant. The proposed amendment would allow the City Planner and City Engineer to approve site plans for single family residential structures and streamline the process. Therefore, time would be saved for the applicant and the Planning Commission and staff will be able to spend more time on other issues.

The proposed amendment will also clarify the site plan process for commercial structures in a separate section from single family residential dwellings. There are no proposed changes to the approval process for commercial structures.

Steve Cospers opened the Public Hearing.

Steve Cospers closed the Public Hearing.

Steve Cospers tabled this item until they get more Planning commission members to the meeting.

C. Alpine Olde Towne Centre Lot B Condominium Conversion – Larry Hilton

Larry Hilton has received approval of a building to be built at 341 South Main Street, Lot B of the Alpine Olde Town Centre Planned Commercial Development. The construction of the building is just finishing. Mr. Hilton is requesting that the building be converted into three separate condominiums. The same building previously received approval for 2 separate condominiums at the end of 2015.

Chapter 6 of the Alpine City Development Code lays out the requirements for the conversion of a building to condominiums. The ordinance requires several documents and that it go through the same process “as set forth in City ordinances dealing with major subdivisions.” (Section 6.6)

Mr. Hilton was given the Condominium Conversion Policy Ordinance and is now before the Planning Commission with the necessary documents for consideration of his request.

Steve Cosper asked about the State Laws for condominiumizing the building. Larry Hilton said he didn’t know anything about that. Mr. Hilton explained how the building will be split up into the different condominiums.

Jason Thelin had questions about the parking requirements with adding a new business to the building. Jason Bond said the building will still be office space with the same square footage so the parking requirement will not change.

MOTION: Jason Thelin moved to recommend approval of the Alpine Olde Towne Centre Lot B Condominium Conversion into three separate Condominiums.

David Fotheringham seconded the motion. The motion passed with 4 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cosper, and John Gubler, all voted Aye.

D. General Plan Update – Dry Creek / Fort Creek Area master Plan

The City open space that runs along Dry Creek and Fort Creek has been discussed by both the Planning Commission and City Council. Direction has been given to staff to start working on improvements to the trail. With the central location in the City, this trail and open space has incredible potential to be a venue for community events, create a variety of recreational opportunities, and support future development on adjacent vacant land.

The City should create a master plan for this open space to properly preserve and improve it. The Planning Commission and City Council members are encouraged to visit the area and start providing their ideas and input. A draft master plan will be provided at the meeting to offer some ideas and initiate discussion. The Planning Commission should prepare for a public hearing at a future meeting and a recommendation to the City Council.

Jason Bond said money has been budgeted for this project and said he wants to have a master plan so the city knows how to move forward with the project. Jason Bond showed on a map the location

of this trail and pinpointed areas along the trail for improvements. He is calling this area The Corridor because it runs along the creek. He said some of his ideas include paving the trail to make it easier for moms with strollers, bikers, and walkers. He said he would like to see flowers planted, new bridges, parking lot and trailhead, and a natural playground. He explained his vision for the trails to connect within the city connecting the parks and schools.

Jason Bond said that some of the trail is on private property and said he is working with the owners to do a land swap or get the land donated so the trail can be completed.

Gail Rudolph said this is the best proposal she's heard in years. She said we all need to get out and walk. She also said it would help with parking for the sporting events at the schools.

Loraine Lott said there is nowhere to walk to get out of her neighborhood without crossing the highway. She said she would like a sidewalk to help get to this new trail.

Councilman Lon Lott said they are trespassing on neighbor's property if they try to cut through to get to the trail. He said we need to make sure the future plan will connect his neighborhood with the new trail.

IV.COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: April 18, 2017

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for April 18, 2017, as written.

John Gubler seconded the motion. The motion passed with 4 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cosper, and John Gubler, all voted Aye.

Adjourn

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:10 p.m.