

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
October 6, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cospser

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospser, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin, Jane Griener, Steve Swanson

Staff: Jed Muhlestein, Jason Bond, Marla Fox

Others: Todd Anderson, Will Jones, Loraine Lott, Lon Lott, Peter Jensen, Alan Blake, Jake Bryant, Doug Hall

B. Prayer/Opening Comments: Judi Pickell

C. Pledge of Allegiance: David Fotheringham

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. PUBLIC HEARING – Hutchinson Property Exchange

The DRC was approached by Harvey Hutchinson (194 East Paradise Lane) with a land exchange option between himself and the City that would allow the City to build sidewalk along Canyon Crest Road, his rear property boundary. Doing so would help address safety concerns for pedestrian traffic along Canyon Crest Road between the intersections of Ridge Drive and Paradise Cove. Children walking to school from the Ridge Drive area currently are forced to cross Canyon Crest Road to be able to continue on sidewalk westward along Canyon Crest Road.

Once they reach the round-a-bout, they then cross traffic again to either go to Timberline or Mountainville Academy. With a sidewalk connection as specified above, two street crossings would be eliminated for pedestrian traffic to schools. To modify or change the use of open space requires a recommendation from the Planning Commission and City Council approval.

Jed Muhlestein showed on the map where the sidewalk would go between two rows of trees already planted on the north side of Canyon Crest Road. He said Mr. Hutchinson has also agreed to continue to take care of the landscaping surrounding the sidewalk and the city would put in and maintain the sidewalk. Jed Muhlestein said the city has looked at the project and believes they can put in the sidewalks without removing any of the trees. He said if needed, the first row of trees could be removed to widen the road in the future but in an agreement with Mr. Hutchinson, no trees can be removed without his approval. If this were to happen, and trees were taken out, the city would have to replace them with a sound barrier or small retaining wall.

Steve Cospser asked if the open space property is part of a PRD. Doug Hall said he has been a neighbor to this property for twenty three years. He said he believes this property was exchanged as open space by Gordon Taylor to the city to acquire a PRD for the Silverleaf subdivision. He showed on the map the borders of Peterson Park, the trail running through there and the trees that have been planted. He said Mr. Hutchinson has made improvements to Peterson Park by adding a bridge and trees. He said he supports the city trading part of the park for the strip of land for the sidewalk.

The Planning Commission asked if Mr. Hutchinson would be able to develop the property traded to him by the city. Jed Muhlestein said he would not because it will not have the frontage needed. He said the city will water and mow Peterson Park and Mr. Hutchinson would take care of the portion traded along with the side where the sidewalk would go.

Judi Pickell asked if the city approached Mr. Hutchinson about this trade. Jed Muhlestein said the city asked Mr. Hutchinson to do this deal about ten years ago when the city had plans to widen Canyon Crest Road but said Mr. Hutchinson wasn't interested in doing a land trade back then and that is why the road is more narrow in that section. Jed Muhlestein said Mr. Hutchinson approached the city about the trade now because he sees a need for the sidewalk because of the pedestrian issues.

Steve Cospier opened the Public Hearing. No comments were made.
Steve Cospier closed the Public Hearing.

David Fotheringham asked if the agreement with Mr. Hutchinson concerning the trees along Canyon Crest Road was for the life of Mr. Hutchinson or does it extend to the whole family forever? Jed Muhlestein said it would be until Mr. Hutchinson died. The reason is because he is pretty particular about his trees because he grows them from seeds. He said we wouldn't want to do anything with any of the trees unless we talked with him first. He said that an agreement has already been signed between Mr. Hutchinson and the city but we could ask David Church if the agreement would extend to his family and for how long.

MOTION: David Fotheringham moved to recommend to the City Council to approve the Hutchinson Property Exchange at 194 East Paradise Lane for the reason of pedestrian safety with the following conditions:

1. Talk to the City Attorney to get clarification on the agreement that was signed by Mr. Hutchinson and the City to see if the agreement ends upon Mr. Hutchinson's death.
2. Talk to the City Attorney to get clarification on what Mr. Hutchinson's role is in the property now that he is living and what will happen upon his death.

Bryce Higbee said he read the agreement and it states the Hutchinson's, so it's their entire family and not just one individual. Steve Cospier asked what would happen if the family sold the land. Bryce Higbee said this is a recorded document and Jed Muhlestein said it would go with the property.

Judi Pickell seconded the motion. The motion was unanimous and passed with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospier and Judi Pickell all voted Aye

B. PUBLIC HEARING – Dry Creek Trail Improvements

The trail in the center of town that runs along Dry Creek has been looked at and discussed over the past several months. It is proposed that this trail be addressed and improved in a way to accommodate more types of activities. If the current dirt trail would be improved to an 8 foot wide hard-surface trail, it would not just attract more types of recreational uses but it could be a great area for community events. Lighting should be considered to make it a safe place for users at all hours. More exposure and use of the trails would make it a safer route for kids that use it to get to and from Westfield Elementary and Timberline Middle School. These improvements would also enhance the center of Alpine City and promote pedestrian access to the heart of the business/commercial zone.

Improvements to the trail would probably be done in several phases. The City can maximize the efforts of service projects to prepare the trail for a hard surface and improve the trails when financial resources are available.

Jason Bond said this trail could be used by everyone from moms with strollers, bikers, walkers, kids going to school, etc. He said he proposes to make the trail eight to ten feet wide and asphalt it. He said a good first section to work on would be to start at the Water Wheel building going south over Dry Creek. He said this is an existing trail, in the center of town and could be amazing if improved.

Steve Cospier said beside cost, he doesn't see a reason we wouldn't want to improve the trail. He asked how many people use the trail. Jason Bond said he's not sure how many people know it's even there. He said we need to do a better job marking the trails so people know they're there.

Judi Pickell asked what Questsar is willing to do as far as a service project. Jason Bond said he's not sure, but he thinks they would use their staff and equipment. He said he is meeting with them tomorrow to see what they're willing to do. The Planning Commission wanted to see if this matched up with the current trails system. Judi Pickell

said she met with UDOT and they said they are willing to give a grant if we meet with MAG and apply for grants for our trails.

Lon Lott said he has been attending the Mountainland Association of Government meetings. He said there is a lot of money sitting there waiting to be issued to communities who have a plan. He said there is \$44,000,000 for future projects but our presence is necessary at the meetings so we can have input and make a proposal for our city. Lon Lott said we need to move on this because other cities are pulling the money in because it's there. He said also being at the meetings, we can encourage Highland City to apply for money to widen the road going into Alpine City.

Steve Cospser asked if we would use the trail committee to come up with the phases with a Master Plan. Jason Bond said we do have a trails committee and they would work on this to come up with a plan.

Steve Cospser opened the Public Hearing. No comments were made.
Steve Cospser closed the Public Hearing.

Judi Pickell said she would like to see signage on the trail stating that this trail goes to Timberline Middle School, etc. Jason Bond said absolutely, and we could also put the mileage on the sign as well so walkers and joggers know how far they've gone.

Steve Cospser asked if there is water in Dry Creek and if there was a safety issue. Jason Bond said there is minimal water running through there, but railings could be put in if there is a safety concern. Steve Cospser said we need to bring the City Council on board and then start on this. He said he would like to see a step by step plan on how this will be implemented and wanted to see a plan from start to finish. Jason Bond said the Mayor and Council members are all on board with this and want to get moving on this. He said one barrier is that some of this trail is technically on the Alpine Art Center property. It is on the other side of the creek and he said they have plans for that property but their plans could fit in with the trail. He said we would have to work out easements and property acquisition with them but said he has talked with the owners of the property and has started the process.

MOTION: Bryce Higbee moved to recommend approval of the Dry Creek Trail improvements as proposed in this conceptual Master Plan. He asked that Jason Bond move forward on phase one of the Dry Creek Trail and work with Questar. He asked that the Trails Committee be appointed to come up with a detailed, step by step, phased plan for the trail system.

David Fotheringham seconded the motion. The motion was unanimous with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospser and Judi Pickell all voted Aye.

COMMUNICATION:

David Fotheringham said he enjoyed the conference he attended for City leaders and felt the information was very good and said leaders should take the opportunity to attend these meetings when offered.

Steve Cospser read a letter from residents from Paradise Cove. They were concerned about overgrown trees and weeds that posed a fire hazard. They contacted Ezra Lee and Dana Goff and discussed their concerns. They said that Mr. Goff came in at his expense and removed the weeds and hired a company to trim the trees back and completely removed the overhanging tree. This was a big job and professionals worked most of the day. They said they are still concerned about the height, size and appearance of the building Mr. Lee is building, but are grateful for the work that was done to clean up the area. They said that Mr. Goff is a responsible property owner and they appreciate the work and expense that went into the project proving that he is a good neighbor.

Steve Cospser said that this is what good citizens do and it is a good lesson for all of us. He also mentioned that the Gateway Guidelines were approved at City Council and thanked Judi Pickell and the Planning Commission for their work.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: September 1, 2015

MOTION: Bryce Higbee moved to approve the Planning Commission Minutes for September 1, 2015 subject to changes.

Judi Pickell seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, and Judi Pickell all voted Aye.

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:00 pm.