

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Apr 07, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Steve Swanson, Judi Pickell

Commission Members Not Present: Steve Swanson

Staff: Jason Bond, Jed Muhlestein

Others: Louise Innocenti, Michael Innocenti Jr, Mark Wells, Paul Kroff, Jane Griener, Erin Darlington, Tricia Zippi, Greg Zippi, Everett Williams, M Eric Grant, Todd Smith, Sheldon Wimmer, Craig Skidmore, Logan Hunter, Roger Bennett, Will Jones, Lon Lott, Lawrence Hilton, David Warwick

B. Prayer/Opening Comments: Judi Pickell

C. Pledge of Allegiance: By Invitation (Michael)

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

A. East View Plat F final Plan – Patterson Construction

The proposed East View Plat F subdivision has received Preliminary approval for 9 lots on 4.15 acres. The developer proposes to phase the development and is seeking final approval for 6 of the 9 lots on 2.26 acres. The remaining future lots have structures on them which the developer wishes to leave in place for the time being. The proposed 6 lots range in size from 10,029 to 16,383 square feet. The development is located south of East View drive and west of Quincy Court and is in the TR-10,000 zone.

Jed Muhlestein said the culinary water system will come from an existing line in Eastview Drive that will serve this subdivision. He said the same thing applies to the secondary irrigation line and there are two 2 inch irrigation services currently running off that irrigation main to serve this property. Jed Muhlestein said both of those lines would be capped at the main line on East View Drive. One line would be terminated and the other line would be relocated to a common point of access.

Jed Muhlestein said there is a drainage issue at an intersection near this property. He said the City would connect a storm drainage system that would flow into the development where it would go into an existing drainage system and then flow out through an existing easement through Quincy Court and into Grove Drive. Jed Muhlestein said there is an existing sewer system that runs through Eastview Drive to the top of Patterson Lane. He said all of the utilities are straight forward.

Jed Muhlestein said it was mentioned that a right-of way on lot 9 would be deeded to the City. Jason Bond said it is just a little sliver of about 500 feet. Jed Muhlestein said all of the properly boundary line issues have been taken care of with the surrounding neighbors so it will be able to be platted and recorded. He said the applicant wants to use credits for their water to meet the water policy. Jed Muhlestein said this piece of property has been irrigated with Alpine Irrigation shares. He said typically when a property has been watered with Alpine Irrigation shares; we ask that the property meet the water policy. Jed Muhlestein said the Fire Marshall has approved the location of the fire hydrants.

Judi Pickell said the road should have a different name than Patterson Lane because it does not connect and even if it does in the future, it won't be a straight road. She said it will be confusing to have two roads named Patterson Lane.

MOTION: Jason Thelin moved to recommend approval of the proposed East View Final Plat F with the following conditions:

1. The Developer address the redlines and provide an updated cost estimate.
2. The Developer meet the water policy with Alpine Irrigation Company shares.
3. The proposed road “Patterson Lane” be changed to a different name due to it not being connected straight across from the current Patterson Lane.
4. The southwest corner of lot 9 as shown be dedicated to the City as right-of-way.

David Fotheringham seconded the motion. The motion was unanimous and passed with 5 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers and Judi Pickell all voted Aye.

B. Eagle Pointe – Exception regarding 5% of a lot having a slope of more than 25%

Jason Bond said Preliminary approval was given for Eagle Pointe but there was a list of 4 or 5 exceptions the Planning Commission had made recommendations for. The applicant went to the City Council and the City Council went through those exceptions one by one and they got a little hung up on this exception.

Jason Bond said the wording of the ordinance states that an exception may be made by the Planning Commission and doesn't make any reference to the City Council. He said that was left out of the ordinance and now needs to be amended. Steve Cospers said he remembered there being some concern from the City Council on two of the lots. Jed Muhlestein said the developer did come back and alter some lot lines but Jed Muhlestein said he prefers the plan that came through Preliminary approval.

Steve Cospers asked if this will now have to go the City Council for approval. Jason Bond said all the exceptions need to be approved by the City Council but because that wording was left out of the ordinance, the ordinance needs to be amended. He said these two lots need to be addressed and the exceptions approved before the development can move to Final. Jed Muhlestein said the other exceptions have been addressed but because of the technicality in this ordinance, it had to be send back to the Planning Commission for clarification.

The Planning Commission had a discussion about the two different plans brought in by the developer. One plan showed uneven lot lines created by the slope. The other plan showed the lot lines straightened up to make the subdivision look cleaner. Jed Muhlestein said people will put up fences from one corner of the lot to the other anyway even if they encroach onto open space and it's hard to regulate.

MOTION: Bryce Higbee moved to approve the exception for the proposed Eagle Pointe Subdivision regarding 5% of a lot having a slope of more than 25% as long as the lot can meet the current ordinance without the exception. Bryce Higbee also moved to approve an additional 5% exception that is needed in the subdivision making it a total of 10%.

Judi Pickell seconded the motion. The motion was not unanimous but passed with 4 Ayes and 1 Nay. Bryce Higbee, David Fotheringham, Steve Cospers and Judi Pickell all voted Aye, Jason Thelin voted Nay.

C. Public Hearing – PRD Ordinance Amendment

Jason Bond said this ordinance (Section 3.9.4.3A) was recently amended. However, the language did not reflect what was intended. Judi Pickell said the proposed ordinance might clarify some procedure but it still gives guidance on what would justify granting an exception. Its only criteria is that the lot otherwise meets the zoning ordinance requirements and that the exceptions should be given in all instances. Then the question is why would it be an exception, why not just make it allowed in all cases? What is the Planning Commission and the City Council to evaluate? She said as long as the lot can meet the current ordinance without the exception its vague and circular. If it can meet the ordinance, why does it need an exception? Jason Bond said it would be more of a tool than an exception because it would be use to straighten lot lines.

The ordinance states:

- A. An exception may be made by the Planning Commission that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20 and CR-40 zones as long as the lot can meet current ordinance without the exception.
- B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)
- C. An exception may be made by the Planning Commission that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance without the exception.

Steve Cospier opened the Public Hearing and then closed it when there was no public comment.

Jason Thelin said he felt like the reason the ordinance was written this way was to protect the hillsides and to put some limits on where developers can build. He said if we automatically give the 10%, then it takes the decision away from the Planning Commission and the City Council and makes it easier for building on the hillsides.

Jason Bond said that is a great point and when the Planning Commission talked about this before, it was decided to have the lot lines in place first, and then go back in and straighten out lot lines if needed. The purpose of this ordinance is not to give developers more space on each lot, but to have the ability to make slight changes that make sense for the subdivision. Bryce Higbee said he likes the exception because it requires a work through with staff to come up with a good solution.

Jed Muhlestein said the engineering department does not want a developer to come in with a plan showing the 10% right up front. He said if they come in with crooked lines, we should try to work within the 5% to straighten them out and then in certain circumstances, look at an exception to give the 10%. Judi Pickell said we don't have clear criteria in our ordinance of when an exception will be granted and we need to have that. Jason Thelin said what if we don't allow a 5% or a 10% exception then it limits to some degree where you can build subdivisions in the hills. Judi Pickell said she would be in favor of that and said the word exception is not allowed in ordinances but you can provide criteria. Bryce Higbee said the ordinance does give criteria and it is for a very specific reason and that is to straighten lines.

The Planning Commission had a discussion on how they thought the ordinance should be worded and if they should keep the exception. Steve Cospier reminded the Commission that the straightening of the lot lines was the City Engineers idea because they wanted to keep the subdivisions cleaner and have more defined areas so home owners wouldn't encroach into open space. Jason Bond said when these lots lines are adjusted, some lots lose space and others gain. He said this is not done to make all the lots bigger, developers have to take from one lot to give to another. Jed Muhlestein said so far, these changes have helped the City and have not come from the developers. Steve Cospier said staff will still have to work out how the exception is implemented; they still have to come in and get approval for their lots. He said if they are trying to gain something, it will have to be justified by the staff.

Jason Bond said the purpose of this ordinance change was to take the burden off of the Planning Commission and give it to the City Council to decide if a change of design for a subdivision is justified.

MOTION: Jason Thelin moved to recommend approval of the proposed changes to the PRD Open Space Amendment with the following changes:

- A. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain

ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance ~~without the exception.~~

B. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the Development Review Committee (DRC) to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)

C. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Sections 3.9.4.3.A or 3.9.4.3.B) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance ~~without the exception.~~

Bryce Higbee seconded the motion. The motion was not unanimous but passed with 4 ayes and 1 Nay. Bryce Higbee, David Fotheringham, Jason Thelin and Steve Cospers all voted Aye. Judi Pickell voted Nay.

D. Dominion Insurance Office Building Site Plan

The proposed Dominion Insurance office building is located at approximately 341 S Main Street. The office building is proposed to be located on lot B within the approved Planned Commercial Development known as Alpine Olde Towne Centre. The designated building footprint is 3,938 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. This plan shows 3 levels (including basement) with a total of 7,491 square feet.

This option proposes to include office space (Dominion Insurance, Precious Metal Exchange Service call "Namx" and additional tenants) and/or evening and weekend dining space.

The Gateway Historic zone will also apply to this proposal. The Gateway Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval. (Section 3.11.3.3.5).

Jason bond said the new plan incorporates a door on Main Street and they tried to implement some other suggestions that the Planning Commission made at the last meeting in terms of the architectural rendering. Jason Bond said on the plat, it shows a 20 foot setback on the north property line and there is a drive-thru that goes through there. He said the drive-thru is covered with a balcony on top and it will require an exception for the balcony to stay within the setback. Steve Cospers asked if that exception will need approval from the neighbors. Jason Bond said no, it will only need a recommendation from the Planning Commission and approval from the City Council because it is in the Business Commercial zone.

Jason Bond said the plan shows dining space on the top and the parking ordinance is written to show square footage for parking goes by the number of seats in the dining space. He said if the basement is not calculated in the square footage and a deed restriction was put on that, they would be able to meet the ordinance and have 16 seats in the dining space.

Judi Pickell thanked Mr. Hilton for taking the Planning Commissions ideas and working with them. She said she loves the rhythm, materials, art, human scale, windows and the front entrance on Main Street. She said this was a very good job. Lawrence Hilton said he feels good about this project and said this has been a positive development for them.

Lawrence Hilton said he looked at different images of Main Streets to come up with his new building. He said he still has the division between the bottom and the top of the building; he kept the arches and the tower and has a similar roof as the school down the street. Mr. Hilton said he will keep the drive-thru covered as it has already been approved on the plat. Bryce Higbee asked how this already approved. Jason Bond said this is a recorded plat in a

Commercial Development and it has already been approved. Bryce Higbee said this concerns him because both of the drive-thru's in this area are really tight. He asked if a traffic study had been done on it. Jed Muhlestein said he didn't know if a traffic study had been done but it has already been approved. Bryce Higbee said the landscaping may need to be adjusted to keep the views from being obstructed. Judi Pickell said it needs to be a right turn only. Steve Cospers said that might cause more problems because people will then make U-turns to get out of Alpine. He asked if there was a turn lane on that portion of Main Street. Jed Muhlestein said there is not a turn lane.

Mr. Hilton said most of the building would be used for the insurance business. He said the northwest corner would have a gold depository with a vault in the basement. The basement would be non-inhabitable space with a deed restriction on that. On the upstairs floor there would be a small dining space with a small kitchen area.

Mr. Hilton brought up the possibility of shared parking after hours when other commercial businesses would be closed. That way he would be able to host larger gatherings and use more than 16 seats. Jason Bond said the way off street parking works for dining spaces is not based on square footage, but on the number of seats. 16 seats would convert into four parking spaces. He said shared parking is not specified in our ordinance but said although he thinks it's a wonderful concept, in a city this size, we don't have the staff to be able to police or monitor it.

The Planning Commission had a discussion about this and Judi Pickell said she thinks sharing the parking after hours is a good idea. Bryce Higbee said maybe it could be controlled with a Business License. David Fotheringham asked if the property association was okay with this plan and Mr. Hilton said yes. The Planning Commission had a discussion about the parking and how much Mr. Hilton would need if he didn't do the dining room and taking away the square footage of the basement.

Judi Pickell expressed concern about the drive-thru and asked if there could be some sort of crosswalk across the sidewalk especially since this will be so close to the school. She said we need stripes or signage or something warning drivers of children in the area.

Judi Pickell asked if the dining space would be open during the day or only at night and on weekends. Mr. Hilton said his intention would be to have it open during the day and also evenings and weekends if he gets approval for that. Steve Cospers said if Mr. Hilton moves forward with afterhours dining, he may need a commercial kitchen. He said that will require approval from the Health Department and other requirements that are out of the Planning Commission's jurisdiction. Mr. Hilton said he would like to use the space to the full capacity. Judi Pickell said she thought it would bring some life into the City and she said it was a great idea.

Steve Cospers asked if the Planning Commission was okay to move forward with this without seeing a board with building materials. Mr. Hilton said the outside of the building would be brick and stucco and showed a rendering of it. The Planning Commission said they are okay to move forward with what they have seen.

David Fotheringham asked if the setbacks will be met. Mr. Hilton said they are slightly off on the side setback by .7 feet. He said the building meets the setback on the north side but the cover does not. Judi Pickell asked what the signage would look like. Mr. Hilton said the association has to approve all signage and they haven't had that conversation with them yet. He said he would like to have something on the building and possibly a monument. Jason Bond said the city would have to approve that sign permit as well.

MOTION: David Fotheringham moved to recommend that the Dominion Insurance Building site Plan be approved with the following conditions:

1. An exception be considered by the City Council regarding the north setback which currently shows a covered drive-thru with patio space on top a few feet from the north property line.
2. The City Council consider approving shared parking for the dining space for evening and weekend hours.
3. The preliminary architectural design drawings be approved by the City Council.
4. A grading and drainage plan is provided for the drive-thru showing no conflicts with the existing storm drainage system.
5. A bond be provided for the drive-thru roadway improvements.
6. That appropriate signs, to be approved by staff, designate a crosswalk for the drive-thru.

7. That trees do not obstruct any sightlines on Main Street.

David Warwick asked for approval to plant mature trees that were tall enough so that no branches or limbs obstructed the view.

Judi Pickell seconded the motion. The motion was unanimous and passed with 5 Ayes and 0 Nays.

E. Obereee Annexation Discussion

Jason Bond said that the City Council has asked that some discussion take place between the land owners/developers and the City to discuss the terms of annexation for the Obereee area. To help facilitate the discussion, staff has asked that 4 main topics be addressed in helping the City make a decision on annexation of this area.

1. Density – how many lots are you proposing for the subdivision?
2. Roads – How are you accessing the subdivision? Because you are in a sensitive lands overlay, you will need at least two accesses to the site.
3. Utilities – How will water and other utilities be provided?
4. Open Space – Where will open space be and how will it be designated?

Jason Bond said this property has already gone through the petition stage with the City and has been accepted. He said now we are at the discussion point and need to negotiate the terms. Steve Cosper said there was a very good discussion at City Council about annexation and some great points were brought up by David Church. He said we can go back and read those minutes and Jason Bond said they are on the website.

Paul Kroff said he is here to answer any questions that anyone may have. He said he wrote a letter that states the property has been anticipated, proposed, expected and even previously approved by the City for some type of development. In November of 2007, the Alpine City Planning Commission and City Council granted approval of the Alpine Canyon Estates Project. In May of 2009 the City Council approved the Annexation Declaration Plan which includes this particular property. Mr. Kroff said the development proposal they are seeking is consistent with lot size and density that was anticipated for the property. Mr. Kroff said he needs a strong indication from the Planning Commission and then of course from City Council whether his request for annexation and a simultaneous rezone from current CE-1 to CR-40,000 with designation to allow them to do a PRD be supported by the City.

Mr. Kroff said they simultaneously submitted an application to the County to rezone and they went before the County Planning Commission on March 17, 2015. He said a few days before that meeting; the County received a letter from the Alpine City Council, signed by all members of the City Council stating that they wanted to talk to the developer and to please not continue with the rezone process. Mr. Kroff said they agreed to take some time away from the County to talk to the City and the time frame they were give was mid-May. He said they are just about 30 days into that process and that is why he came to the meeting tonight.

Jason Thelin said he remembers the Pack family getting this property approved and it was slated to be annexed into the City and then it was sold. The development was put on hold, did some stuff in the conservation easement for tax purposes. Mr. Kroff said Mr. Thelin has some of the facts correct but not in the right order. He said David Church mentioned in the last City Council meeting that at that time, Alpine Canyon Estates was pulled off the table partially due to the off site development restrictions or requests put on the property. Given the market conditions and the requests from the City for offsite improvements, it wouldn't have been financially viable. Subsequently, it was sold to another owner and then sold to the current owner so there have been two transactions since that time.

Jason Thelin asked if it has already come through and been approved by the City, including the annexation plan, why not just bring it back to the City instead of going to the County. Mr. Kroff said they started the annexation process with the City Council back in November of 2014. He then said a very strong message was sent by some members of the City Council, and some would say by the community at large, that what they were proposing to do by rezoning CE-1 property would not be supported by the City of Alpine. He said they felt like there opportunity to work with the City was going to be impossible so that's why they started the process with the County.

Jason Thelin asked if lots and open space was affected by the conservation easement. Mr. Kroff said the conservation easement was put in place as a step toward what would ultimately be dedication to open space. He said

they are requesting it to be private open space. He said the benefits of preserving the hillside and allowing public access to the property could be accomplished by that. Jason Thelin said it has been put through a conservation easement, the tax benefit has been gained by them and to some degree the City is limited in what they can do in that area. Mr. Kroff said the developer is limited as well and he said the current owner wasn't the one who put the conservation easement on the property that was a previous owner. Steve Cosper asked what would be the difference in lots from 2007 to today. Mr. Kroff said it was proposed in 2007 to have 89 lots and with today's limits it would be approximately 60 lots.

Mr. Kroff showed on a map where this property is located and he showed the area they were interested in developing. He said the land has already been graded by a previous owner and the land is naked of vegetation. He showed on the map where the conservation easement would be dedicated to private open space. He said if this area was kept as private open space it would be consistent with what is currently prohibited and allowed in a conservation easement.

Mr. Kroff said they would like to develop the property in 2 phases with the north portion being the first phase. He said this phase would consist of approximately 40 lots. The second phase would be the southern portion of the property and would consist of approximately 20 lots. Mr. Kroff showed where the access point would be off of Grove Drive. He said there are a number of solutions to the hairpin curve they are willing to consider and work out with the City or the County. He said the secondary access would come out through the Cove and this would be an emergency access point and they would improve this access to whatever code the City, County or Cove requests. Mr. Kroff said a third access point would be when the second phase was completed; a road could connect with Elk Ridge Lane.

Mr. Kroff said he believes the water would have to be brought in from somewhere up near the Rodeo Grounds and he said they would pay for that as a credit against the impact fees. Steve Cosper asked how water for an annexation would get to the property. Jed Muhlestein said this is something the City would have to look at to see if current water tanks would serve this area.

Mr. Kroff said there are two possible solutions for the sewer line. One option would be to connect into the main line on Elk Ridge Lane and another is a line in the easement. Mr. Kroff said as far as the open space goes they have plenty of property to dedicate as open space and would be able to fill that requirement. Jason Thelin said the reason the City does PRD's is to protect the hillsides but because this property already has a conservation easement in place, doesn't it make more sense to not do this as a PRD? He said it doesn't look like we're getting anything more other than a trail access.

Jason Bond said there already is a trail access in the conservation easement. He said the stipulation of the trail is that Three Falls must be completed. Jason Thelin wanted to know what the density would be if they were not given the PRD. Jed Muhlestein said it would be approximately 40 lots but there are a few things that have to be factored so he can't give an actual number. Jason Bond said the City Council needs to decide if they will allow the conservation easement to be included in the open space as bonus density. Jed Muhlestein said his concern with bringing this property in as a straight subdivision is the secondary water. He said this property would be in the City's high zone and that zone is the most problematic zone for secondary water. He said if all of these lots were one acre, it would require a lot of water. If the PRD was allowed, it would reduce the size of the lots that need to be watered. Mr. Kroff said this property does not have native scrub oak on it and is bare, each lot would require new landscaping whether it be one acre, or half acre it will require water from the City or County.

Jason Thelin asked if we have ever put limitations on lot size due to not being able to serve the area due to low water pressure. Jed Muhlestein said he wasn't sure and the City will have to look into that. Jason Thelin also asked if it was still in the plans to widen Grove Drive. Mr. Kroff said if the City wanted to improve Grove Drive up by the curve, they would provide their share of the improvement. He said their added improvements would not require additional improvements to Grove Drive. Steve Cosper said staff will need to provide some direction as far as additional traffic on Grove Drive. Judi Pickell said you can't do this yet until we know if this will come through as a PRD or a regular subdivision. Jed Muhlestein said we could run both hypothetical's to get those numbers.

Mr. Kroff said the trail easement is pretty restrictive right now but said they would like to open up the trail for the public to use to access the mountains. Mr. Kroff said this subdivision would be the lowest density up in this area

compared to four other surrounding subdivisions. Bryce Higbee asked why they want to keep the open space private versus public. Mr. Kroff said the property owner; Steve Zolman is a resident of Alpine and lives on this property and will be living next to these homes and would like to keep it private.

Todd Smith said he lives in the Cove and his back yard is adjacent to this property. He said he doesn't see a great benefit to granting the PRD and increasing the density. He said the numbers should be run on the actual property that is being developed and not include the conservation easement. He said the benefit from the conservation easement has already been received by a tax benefit so there should be some other benefit to the City like a park or other open space if a PRD is granted. Mr. Smith said the reason there is no vegetation is because the landowner has scraped this property bare as if to get it ready for development. He said his neighborhood calls it the land of Mordor because every tree has been dug up and burned. He said this didn't need to be done if you were only grazing sheep.

Mr. Smith said this scraping and digging up of vegetation has been so aggressive that Mr. Zolman has encroached onto his neighbor's property and taken out trees that were not on his property. Mr. Smith said they have had the property line recorded and it is staked with bright orange and pink stakes showing where the property line is, but Mr. Zolman doesn't recognize that line and said he is going by an old fence line and took out the trees anyway. He said his proposal would be to let the property owner know he needs to work out his property lines before he makes an application for a development. Mr. Kroff said he didn't think this was a City issue and the property owners need to work it out.

Craig Skidmore said he thought it would be beneficial to compare that last proposal to the new proposal to see what the differences. He said he personally likes the old proposal better but he understands that the current owner wants to do something different with the bottom part of his property. Mr. Skidmore said the reason he likes the old plan better is because down lower on the property you have smaller lots and then they get larger the farther up you go.

Greg Zippi said Mr. Smith is not alone in what he just expressed. He said none of the neighbors were notified that Mr. Zolman was taking out all of the trees and it was very aggressive. He said Mr. Zolman has not been a good neighbor even though when you speak with him he says he wants to do what is right. Mr. Zippi said they have spent thousands of dollars on this property line but Mr. Zolman said it's his property and just went ahead and did the work without talking to them. Steve Cosper said that those issues would have to be worked out on the plat when it comes in.

Judi Pickell asked if the County was in favor of this plan using the conservation easement. Mr. Kroff said the Counties ordinance supports this layout. Jed Muhlestein said even if the owner developed in the County, the conservation easement is held in Alpine City's name. Mr. Kroff said Alpine City is the holder, but the owner can still use the land.

Steve Cosper said he would like to see something on the secondary water and how that will work with a PRD versus a non PRD and what that would do to the size of the lots. He said he would like to see improvement to Grove Drive or a traffic study. Jed Muhlestein said they would not have time to do a full blown traffic study by the next meeting

Jason Thelin asked why the secondary road can't be a full size road. Mr. Kroff said they expect that people in the Cove will not want a road at all, but the developers know that a secondary road is required and the City ordinance will accept a smaller road as a secondary road. David Fotheringham said he would like to know how the impact fee credits work; what the city has to give, and what the developer has to give.

F. Trails Committee Report

The Ad Hoc Trails and Open Space Committee has recently been working on an approach to address the needs of Alpine City's trails. This includes an effort to repair, improve, and/or replace trails within the City. The committee has a goal to have some proposed trail standards adopted before Saturday, June 6th which is the annual National Trail Day. There are plans to have a huge volunteer effort on that day.

Everett Williams said the trails are increasing in terms of utilization and they need maintenance and we need better design and better standards. He said the Trails Committee is proposing to adopt the US Forest Service best practice standards. He said this will give the City some direction in terms of what type of improvements need to be made particularly in Lambert Park but other trails and open space in the city as well. He said most of the improvements

are not in compliance with this standard and that's why we have a maintenance problem. The standards are for signs, bridges, and trails and he said we have some immediate needs. He said what we need is traffic control and enforcement, signage letting people know where they can and can't go and fire restrictions. He said they have a proposed plan on how to address these issues.

Mr. Williams said we have standards for Eagle Projects from the Forest Service stating what's good and what isn't. He said we need to have a program where signs that have been taken down can be put up again. Steve Cosper asked if these projects would be done by scouts. Mr. Williams said no, the committee is proposing to have a National Trails Day the first Saturday in June. He said they are planning on 200 – 300 volunteers coming to the park to make improvements. He said some of these projects could be done for an Eagle Project, but the project would have to comply with the standard. He said he has a proposal for what they would need for a budget.

Mr. Williams said all of the bridges in the City are out of compliance and have maintenance issues. He said the trails need to be improved and the committee will go through all the trails and mark down what improvements need to be done. He said noxious weeds need to be taken care of and a better fire ring at the Bowery. He said rocks and dirt will need to be brought in and they have a whole list of things that need to be done. Steve Cosper asked if they had any budget numbers yet. He said not yet because they have to inventory the bridges and they will be the big capital. He said there is \$5,000 in the budget but they have some work to do to figure out how they will use the money and prioritize the things that need to be done. He said he is also hoping to get public support.

David Fotheringham said this year's focus is on Lambert Park and then next year the focus will expand out to other trails in the City. He said the committee will have to come back with more details about the volunteer day but tonight we need to decide if we want to adopt the standards. Jason Thelin and Bryce Higbee expressed some concern about the standards of the bridges because the standard requires a 54 wide bridge for multipurpose uses and they don't like the look of that.

Jason Thelin said a separate issue is all the kids on motorcycles in Lambert Park. He said he was up there last weekend and they were all over the place and they were not staying on the designated paths. Jason Bond said this is an enforcement issue and it is currently in the unresolved pile.

MOTION: Judi Pickell moved to recommend to the City Council:

1. Adoption of standards for ongoing utilization, maintenance and enhancement of City trails throughout the City.
2. Move all maintenance and improvement efforts to designated standard.
3. Expedite signage and traffic control improvements which includes:
 - Rock barriers for closed areas
 - Enhanced signage in at risk areas

David Fotheringham seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Jason Thelin, Steve Cosper and Judi Pickell all voted Aye.

V. COMMUNICATIONS

No comment

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Mar 17, 2015

MOTION: Bryce Higbee moved to approve the Planning Commission Minutes for Mar 17, 2015 subject to changes.

Judi Pickell seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, David Fotheringham, Jason Thelin, and Judi Pickell all voted Aye.

Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:30pm.