

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
June 02, 2015**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm by Co Chairman Judi Pickell. 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: Bryce Higbee (Jane Griener joined the meeting via the phone)

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Roger Bennett, Erin Darlington, Paul Kroff, Myrna Grant, M Grant, Lon Lott

B. Prayer/Opening Comments: Steve Cospser

C. Pledge of Allegiance: Jason Thelin

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. Annexation Policy Plan Discussion

The current annexation Policy Plan was adopted May 26, 2009, the City Council has asked that the Planning Commission work on updating this plan.

Jason Bond said we want to focus on updating the Annexation Plan because it is out of date. He said we need some guidance from the Planning Commission along with following the State guidelines. Jason Bond said there are a few things in the plan that need to be discussed. He said there are some areas that are not in the plan and we need to discuss if we want those areas to be included in the Annexation Plan. He said there are a few areas in the County that need to be discussed to see if we want them added to the plan. He said an interesting thing in the State Code is there is no requirement to designate what the potential zoning of an annexation area would be. Jason Bond said the potential zoning can be misleading or not followed. He said as a Planner he feels it's wise to plan what we want these areas to look like; what we want the City to look like.

Jason Thelin said just because the plan is six years old doesn't mean it's outdated. He said adding density to the plan would only be to give direction to the owners; he wanted to know why the City Council asked the Planning Commission to redo the plan. Jason Bond said because we are starting to have developers come in and want to know if they can be annexed. He also said the City Council said the plan is out of date and asked the Planning Commission to get it up to date.

David Fotheringham said he didn't think we needed to change very much in the plan but to update property owners and some dates. Steve Cospser said the plan doesn't need a major overhaul because he said the plan follows the State Code pretty closely and follows all the rules. He said the map needs to be changed.

Steve Swanson asked how the City came up with the numbers they did in the current plan. He said he would be interested in costs and revenue. He said access to the northern properties needs to be addressed because Grove Drive can't handle the extra burden new developments would bring. Steve Cospser said that's where the traffic study comes in. Jason Bond said we could put in the plan that we would like to see at a time of an annexation request that a traffic study be done.

Steve Swanson said the biggest drawbacks on the annexation issues have been water and how we're going to commute. Other issues are hillsides and other protected areas. He said he would like to see in the plan a breakdown

of those studies that would allow us to have some decision making capabilities once somebody comes with a proposed plat.

Judi Pickell asked what other properties have asked to be annexed. She wanted to know if the City should approach owners to see if they want to be annexed. Jason Bond showed on a map what areas could come to the City to be annexed. He said Draper City has some land they feel would be better served by Alpine City. He also said there is land north of the Melby property that is owned by Lehi City.

David Fotheringham asked if it would be better to start with the Master Plan because decisions on the Annexation Plan should come from the Master Plan. Jason Bond said because of current issues coming up, he feels it would be better to focus on the Annexation Plan first.

The Planning Commission discussed the remaining land that is currently in the County. Some is already in the annexation Plan and some is not. Jason Bond said his recommendation would be to include all the properties in the plan.

Jane Griener asked why the City would want to annex a property that is already developed. Jason Bond said because of the proximity to the City it makes sense to have them included in the City. Jane Griener said these properties would have to come to the City and ask if they could be annexed, she said the City should not go to them. She said we need to find out if annexing some of these areas benefits the City in any way before they are annexed. She said there are safety issues and road issues and if there is no financial benefit, why would we do it.

Jason Bond said South Box Elder has been approved for development and asked if we want to include them in the annexation Plan. Steve Cospers said with recent history, he doubted anyone would want to annex. Jason Bond said they have already been in asking to be annexed and have actually built their subdivision to City standards.

Jason Thelin said it makes sense to add most of these properties to the plan with the exception of the Cove and the property on the Highland border. Jason Bond said by annexing the Cove it doesn't mean that they will automatically be annexed. Jason Thelin said it doesn't mean they won't be annexed either. Steve Cospers said just because we put these properties in the plan, doesn't mean they will be annexed in the property. Jason Thelin said he didn't see any benefit of annexing the Cove and it just opens up problems with those residents in the Cove that want to be left alone. He said we don't have to suck up every piece of County property. He said if the County wants to give increased density and provide services then that's their decision.

Steve Cospers said by annexing these properties, it would give us a tool to use to say this is what is required, it's not a commitment. He said it makes sense to include it all so we have a plan, but it may never come to fruition. Jane Griener said she doesn't want to annex properties that have already been developed in the County.

David Fotheringham said the State Code said and the Annexation Plan states that one jurisdiction should provide service to the development. He said we're splitting up an area to multiple service districts. He said the whole area should be served by the same services and managed together. Jed Muhlestein said that the Cove has their own water district and he agrees with Jason Thelin in that we should leave them be as they are. He said Box Elder South is already using all of the City services.

Jed Muhlestein said if we take on Box Elder South, are we taking on any flooding liability. Judi Pickell said that would be a bridge we would cross later. She said we could put it in the plan and if we're approached, that would be one of the contingencies or criteria. They would have to prove to us that we would not be liable. She said all of that can be figured out later. Jed Muhlestein said if a proposal comes in then the proof of burden would be on them.

Jason Thelin said developers are hesitant to say their development is not safe. An example is when there was a fire about thirteen years ago, the developer didn't do some things correctly within the development, but the City ended up paying for the damages in the end. Steve Swanson said there is a reason that some of these properties haven't been annexed and that's because they may not be safe to do so.

Jason Thelin said if the County wants to support putting homes in unsafe areas, then let them, he doesn't want to annex them later. He said he's fine to let that that property stay in the County. Jane Griener said we should look

back into history and find out why these properties were not annexed into the City. She said there is probably a good reason they weren't added in the past. She also said we need to find out if there is any benefit to the City and we need to be very careful that the City will not be liable.

Steve Cospers said he would like the staff to do a general update and then bring it back for the Planning Commission to review. Judi Pickell asked what the Fire Department would say about annexing these properties.

Jane Griener asked Jason Bond how far into the future this plan is projected for. Jason Bond said it would be about seven or eight years. Jane also wanted to know what the build out projections were. Jason Bond said it is projected to have about 5,000 more people with the land that is currently available. Steve Cospers said he doesn't think this many more people is possible. Jason Bond said the City took the developable land that is left and calculated an average household and that is the number they came up with.

Brian Thrapp asked about the Box Elder South Property. Jason Bond said that property is in the County and is being developed and doesn't match up with the annexation plan.

Erin Darlington it seems like there would be a little more weight to decisions and exceptions given when these properties come in for annexation and density discussions. She said the Planning Commission should make sure it benefits the City and the citizens.

COMMUNICATION:

Steve Swanson said he was approached by neighbors that live on Bald Mountain. He said the open space has a lot of overgrowth and wanted to know who was responsible to clean up the weeds. Jason Bond said that is City owned open space and is left natural. The City is responsible to clean weeds off of sidewalks, but the open space will be left natural with City trails running through it.

Steve Swanson said the neighbors are willing to cut or spray the weeds. Jason Bond and Jason Thelin both said no, this area should be left alone. These people most likely bought their property with the natural open space in place. Jason Thelin said that area is beautiful and others would be upset if the grass was cut down. He said this property was developed as natural open space and needs to be left as that. Jason Bond said the City doesn't have to man power to maintain this type of property, he said it was never meant to be a park.

Judi Pickell said going forward, if the City doesn't want to maintain open space, it could be put in a condition that the area be maintained and cleaned up by an HOA. She said she personally sees that this plan works in her own neighborhood. David Fotheringham said maybe the Stakes and Wards could help clean up within their own boundaries.

Steve Cospers asked what the outcome was with the Lot Line Adjustment at City Council. Jason Bond said it was approved and they did not require any payment for the land.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: May 19, 2015

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for May 19, 2015 subject to changes.

Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Jason Thelin, David Fotheringham, Steve Cospers, Steve Swanson, Jane Griener and Judi Pickell all voted Aye.

Judi Pickell stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:10pm.