



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, January 19, 2016 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- | | |
|-----------------------------|---------------|
| A. Welcome and Roll Call: | Steve Cosper |
| B. Prayer/Opening Comments: | Judi Pickell |
| C. Pledge of Allegiance: | By Invitation |

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

III. ACTION ITEMS

A. Fort Creek Riverbottom Concept Plan- Approximately 700 North 100 West – Quayle Dutson

The Planning Commission will review a concept plan for the proposed subdivision which would consist of 9 lots on 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acres of private open space. The City Council recently approved the request for subdivision to be developed as a Planned Residential Development (PRD).

B. PUBLIC HEARING – Ord. No. 2016-02 – Flood Plain Clarification (Section 4.7.18)

The Planning Commission will review an amendment to the Subdivision Ordinance that will clarify the requirements for areas of a lot that are within a flood plain. In Section 4.7.18.2.3.f, the first word of the paragraph “Existing” will be amended to say “Proposed and existing”.

C. General Plan Update

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the format.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 5, 2016

ADJOURN

Chairman Steve Cosper
January 15, 2016

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Fort Creek Riverbottom Concept Plan

FOR CONSIDERATION ON: 19 January 2016

PETITIONER: Quayle Dutson

ACTION REQUESTED BY PETITIONER: Approve the Concept Plan

APPLICABLE STATUTE OR ORDINANCE: Article 3.9 (PRD)
Article 4.6 (Major Subdivision)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 9 lots ranging from 17,900 s.f. to 39,200 s.f. on a site that is 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acres of private open space.

The City Council recently approved the request for this subdivision to be developed as a Planned Residential Development (PRD).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Fort Creek Riverbottom concept plan provided the following items are addressed:

- **The small area at the northern end of the subdivision be included in the subdivision plans or a boundary line adjustment happen prior to the preliminary plan of the subdivision to exclude that area.**



Date: December 21, 2015

By: Jason Bond
City Planner

**Subject: Planning and Zoning Review
Fort Creek Riverbottom Concept Plan (Quayle Dutson)
Approximately 700 North 100 West – 9 lots on 8.63 acres**

Background

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 9 lots ranging from 17,900 s.f. to 39,200 s.f. on a site that is 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acres of private open space. The applicant is requesting that the subdivision be developed as a Planned Residential Development (PRD).

In the fall of 2013, the Planning Commission and City Council reviewed a previous concept plan and it was determined that the subdivision should be developed as a PRD. The process for this development didn't go any further at that time.

General Remarks

The current parcel that is proposed to be subdivided includes a small area of land that is at the northern end of the subdivision. Because it is within the same parcel, this area needs to be included in the subdivision. It appears that the intent of the applicant is to utilize the street frontage of the smaller area and combine it with another larger parcel to the north. This would be acceptable but a boundary line adjustment would need to happen before the subdivision is approved to keep the larger parcel out of the Fort Creek Riverbottom Subdivision.

It is proposed that Whitby Woodlands Drive be extended and stubbed at the edge of the property near Fort Creek with an 80' diameter temporary turnaround. A concrete box culvert is proposed to be installed within Fort Creek and a 16' wide gravel emergency access would extend east from the temporary turnaround to Main Street. The adjacent property is also owned by the applicant but is a separate parcel in the TR-10,000 zone and is planned to be developed in the future. A secondary access is not required because this area is not located within the Urban/Wildland Interface Overlay. This emergency access would be above and beyond what the ordinance requires.

The applicant proposes to designate the open space as private open space. The Planning and Zoning Department is in support of this open space being private. There are no plans for public trails in the area and it doesn't appear that there would be a need for a connection for public trails in the future. There appears to be no need for public open space in this area.

Other than the small area at the northern end of the subdivision that needs to be addressed, the Planning and Zoning Department sees no issues with the proposed concept plan provided the City determines that this subdivision be developed as a PRD and the engineering department verifies the PRD calculations.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed Fort Creek Riverbottom concept plan provided the following items are addressed:

- **The Planning Commission make a recommendation and the City Council make a determination on whether or not this subdivision should be a Planned Residential Development (PRD).**
- **The small area at the northern end of the subdivision be included in the subdivision plans or a boundary line adjustment happen prior to the preliminary plan of the subdivision to exclude that area.**



Date: December 21, 2015

By: Jed Muhlestein, P.E. 
Assistant City Engineer

Subject: ENGINEER'S REVIEW
Fort Creek Riverbottom PRD Subdivision Concept Review
9 lots on 8.63 acres

Background

The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 9 lots ranging from 17,900 s.f. to 39,200 s.f. on a site that is 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acres of private open space. The applicant is requesting that the subdivision be developed as a Planned Residential Development (PRD).

In the fall of 2013, the Planning Commission and City Council reviewed a previous concept plan and it was determined that the subdivision should be developed as a PRD. The process for this development didn't go any further at that time.

PRD Requirements

From an engineering stand point we are in favor of the concept plan as shown. The plan is consistent with the Open Space ordinance which requires flood plains to be left as open space. The developments south of this location were also developed as PRD's and included the flood plain areas in open space.

Engineering has completed a slope analysis that results in a base density of 9 lots. The plan shows a little over 25% of the property as private open space, but is not showing more lots than the base density. At the concept level the property lines are not typically finalized. Once a lot layout is finalized, the developer can perform a detailed analysis of the slopes to guarantee that all lots meet the slope ordinance.

Utilities in general

A detailed utility plan is not required at concept. Having said that, some general observations are mentioned:

Sewer System. There is an existing 8-inch sewer line in Whitby Woodlands Drive that could be extended to serve the development. Sewer laterals would be required for each lot.

Culinary Water System. The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently an 8-inch water line in Whitby Woodlands Drive and a 6-inch line in Main Street. Connection to these lines would be required and is proposed. This would result in a “looped” water system which would be beneficial to the area. Based on previous analysis, 8-inch water lines would be required throughout the subdivision. The Fire Chief will need to approve the location of the proposed fire hydrants as the plan moves forward. 1-inch water laterals will need to be constructed for each lot.

Pressurized Irrigation System. There is currently a 10-inch pressurized irrigation line in Main Street and a 6-inch line in Whitby Woodlands Drive. Connection at each of these locations would be required and is proposed. As proposed, the plan would create a “looped” system similar to the culinary system. Previous calculations, as shown on the pressurized water system model, require a minimum 6-inch pressurized irrigation main with 1-inch laterals to each lot.

Storm Water Drainage System. The storm drain system could be designed to outfall to Fort Creek through a controlled outlet/detention basin. A box culvert is proposed as a bridge to cross Fort Creek.

The concept plan proposes to deed 775 North to Alpine City with a 16-foot wide gravel access. The deeding of this area will open up the possibility for a much needed storm drain system from Main Street to Fort Creek. There is currently no piped storm drain system in Main Street at this location. This proposal would provide a great opportunity for the City to take advantage of the access for a storm drain project at some future point.

General Subdivision Remarks

A portion of Westfield Ditch runs through this property. As shown on the proposed plan, and required by ordinance, this portion of the ditch will be piped through the property. The proposal to pipe the ditch takes a different alignment of the existing ditch to accommodate building pads. We do not see any issues with the proposed alignment of the ditch as shown but the Developer will need to have that looked at and commented on in a geotechnical report. The ditch is currently in bad condition and non-functional. In addition to that, access to repair the ditch is very difficult. This proposal to re-align and pipe this portion of the ditch would be beneficial.

Section 3.12 of the City’s development codes outlines the requirements for areas considered as sensitive land. The applicability of this ordinance to lands is based on hazard maps that have been adopted by the City showing the location and extent of potential hazards with the City and

other factors. Upon reviewing the hazard maps, it appears that there are two issues that need to be addressed. First, half of the property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are fault, debris flow, rock fall and slide hazards.

Environmental studies will be required that show the lots are not in danger or what needs to be done to mitigate the potential hazards. We recommend that the documents be kept on file and disclosed to potential lot buyers.

The FEMA Flood Plain runs through the property. The developer has previously submitted and received approval for Letters of Map Amendment to the Flood Plain. Section 3.1.11 of the development code outlines the requirements for when property falls within this area. The issues outlined in this section of the code appear to be addressed, mainly showing all flood plain areas in open space, not within a lot.

Engineering recommends approval of the concept plan

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Ordinance No. 2016-02 Clarifying Flood Plain Requirement

FOR CONSIDERATION ON: 19 January 2016

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Recommend to the City Council
Adoption of Ord. No. 2016-02**

APPLICABLE STATUTE OR ORDINANCE: Article 4.7.18

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

At the last Planning Commission meeting, a need for a clarification was discussed concerning the flood plain requirement. Currently, paragraph 4.7.18.2.3.f states that “Existing lots that contain land in the floodplain area shall contain a minimum area outside the floodplain corresponding to the underlying zone.” The amendment is proposed to add the words “Proposed and” to the beginning of the sentence.

RECOMMENDED ACTION:

We recommend to the City Council that Ordinance No. 2015-12 be adopted which would clarify the requirement for proposed and existing lots that contain land in the floodplain area.

ORDINANCE NO. 2016-02

AN ORDINANCE ADOPTING AMENDMENTS TO SECTION 4.7.18 OF THE ALPINE CITY DEVELOPMENT CODE RELATING TO THE FLOOD PLAIN REQUIREMENT FOR BOTH PROPOSED AND EXISTING LOTS .

WHEREAS, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the ordinance to clarify the flood plain requirement for both proposed and existing lots; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW, THEREFORE, BE IT ORDAINED BY THE ALPINE CITY COUNCIL THAT:

The amendments to Section 4.7.18 contained in the attached document will supersede Section 4.7.18 as previously adopted.

This Ordinance shall take effect upon posting.

Passed and dated this 26th day of January 2016.

Don Watkins, Mayor

ATTEST:

Charmayne G. Warnock, Recorder

4.7.18 STORM DRAINAGE AND FLOOD PLAINS

1. Drainage System. Complete drainage systems for the entire subdivision area shall be designed by a professional engineer, licensed in the State of Utah and qualified to perform such work, and shall be shown graphically. All existing drainage features which are to be incorporated in the design shall be so identified. If the Final Plat is to be presented in sections, a general drainage plan for the entire area shall be presented with the first section, and appropriate development stages for the drainage system for each section indicated.
2. Design. The drainage and flood plain systems shall be designed to:
 - (1) Permit the unimpeded flow of natural water courses.
 - (2) Ensure adequate drainage of all low points.
 - (3) Ensure applications of the following regulations regarding development in designated flood plains:
 - a. Construction of buildings shall not be permitted in a designated flood way with a return frequency more often than a 100-year storm.
 - b. Building construction may occur in that portion of the designated flood way where the return frequency is between a 100-year and a maximum probable storm provided all usable floor space is constructed above the designated maximum probable flood level.
 - c. Where flood way velocities are generally determined to be under five feet (5') per second and maximum flood depth will not exceed three feet (3'), such uses as cultivated agriculture, nurseries, parks and recreation facilities and accessory parking may be permitted.
 - d. Any use of land is prohibited where flooding would create a public health hazard or problem. This includes shallow wells, uncased deep wells, sanitary land fills, septic tank and on-lot sewage disposal systems, water treatment plants, and also sewage disposal systems not completely protected from inundation.
 - e. Any contemplated flood plain encroachment or channeling shall be thoroughly analyzed and its effect on stream flow determined before such encroachment is undertaken. Any construction, dumping, and filling operations in a designated flood way constitutes an encroachment and must be approved by the Planning Commission, before accomplishment.
 - f. Proposed and existing lots that contain land in the floodplain area shall contain a minimum area outside the floodplain corresponding to the underlying zone. For example, a lot in the TR-10,000 zone must have at least 10,000 sq. ft of land which is an elevation at least two feet above the elevation of the 100-Year Recurrence Interval Flood. CR-20,000 lots in a floodplain must have at least 20,000 sq. ft. of land that is two feet above the 100-Year Recurrence Interval Flood. A CR-40,000 lot in a floodplain must have at least 40,000 sq. ft. of land that is two feet above the 100-Year Recurrence Interval Flood. Whenever 100-Year Recurrence Interval Flood data is not available, the required area as described above will be five feet above the elevation of the maximum flood of record. (Ord. 2004-13, 9/28/04)
 - (4) Insure that lots are adequately drained into the city storm drain system as required by the City Engineer. (Ord. 2004-13, 9/28/04)

3. Drainage System Plans

- (1) The drainage system shall be designed to consider the drainage basin as a whole and shall accommodate not only runoff from the subdivision area but also, where applicable, the system shall be designed to accommodate the runoff from those areas adjacent to and "upstream" from the subdivision itself, as well as its effects on lands downstream.
- (2) All proposed surface-drainage structures shall be indicated on the plans.
- (3) All appropriate designs, details, and dimensions needed to clearly explain proposed construction materials and elevations shall be included in the drainage plans.
- (4) Detention basins must be designed to accommodate the 50-year storm. The basins must be designed to drain at a controlled rate, not to exceed 0.2 CFS per acre.
- (5) The minimum allowable pipe size for any portion of the storm drain system shall be fifteen inches.

4. Detention and Retention Basins. Detention basins shall be designed to accommodate a 50-year storm. Retention basins shall be designed to accommodate a 100-year storm. The basins shall be designed to drain at a controlled rate, not to exceed 0.2 CFS per developed acre. Detention/retention basins shall be graded to a 4:1 slope and seeded_and sprinkles shall be installed upon recommendation of the City Engineer and the Planning Commission to the City Council. (Ord. 2002-14)

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan Update 2016

FOR CONSIDERATION ON: 19 January 2016

PETITIONER: Staff

**ACTION REQUESTED BY PETITIONER: Provide Direction for
Updating the General Plan**

APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

At the last Planning Commission meeting, the format of the General Plan update was discussed and it was requested that a proposed format be presented to the Planning Commission for their consideration. See attachment regarding the General Plan format.

GENERAL PLAN UPDATE



Date: January 15, 2016

By: Jason Bond
City Planner

Potential Format

The General Plan format would be very simple. The different elements would be separated into different sections. The goals and policies of each element would be laid out and the applicable master plans and/or maps would be referenced. The Table of Contents would appear as follows:

ELEMENT

PAGE #

1 - Land Use

Goal & Policies

Appendix A – Land Use Map

2 - Transportation (Circulation)

Goal & Policies

Appendix B – Street Master Plan

3 - Historic Preservation

Goal & Policies

Appendix C – Gateway Historic Guidelines

4 - Public Facilities

Goal & Policies

Appendix D

5 - Parks, Recreation, Trails & Open Space

Goal & Policies

Appendix E – Trail Master Plan

Appendix F – Moyle Park Master Plan

6 - Moderate Income Housing

Goal & Policies

Appendix G – Moderate Income Housing Report

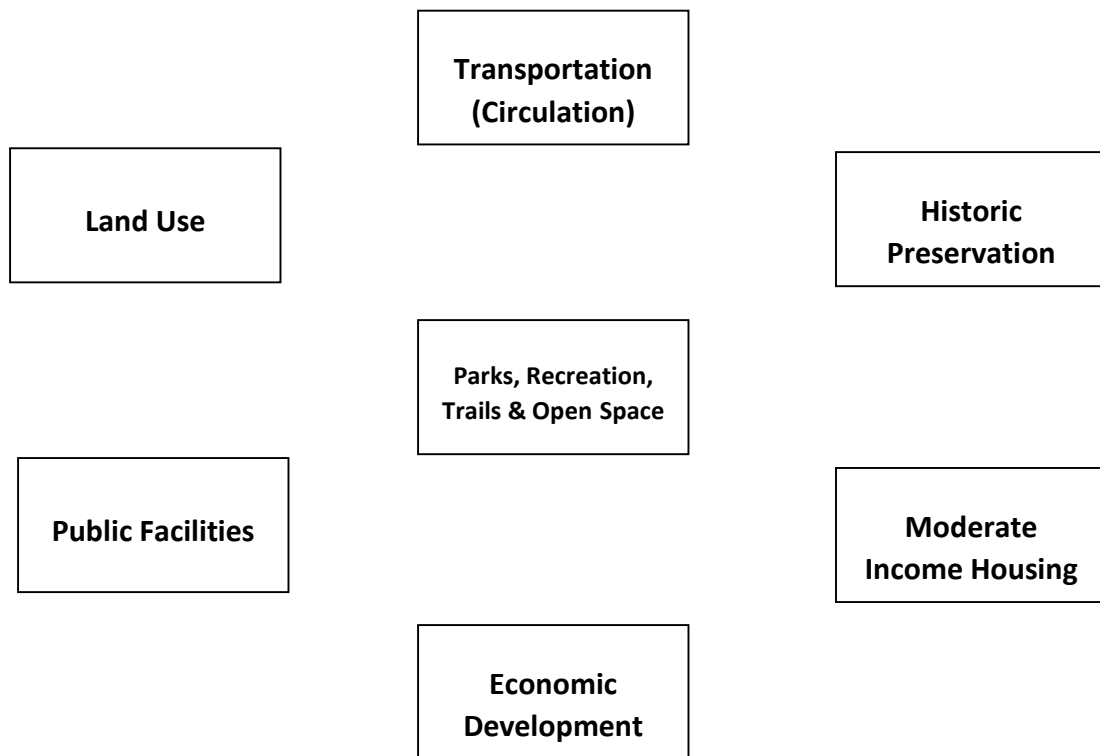
7 - Economic Development

Goal & Policies

Appendix H

Appendix I

The format below could be used for the website to help the public easily reference the different elements. This would be more user friendly than the long pdf document that would need to be navigated.



**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
January 5, 2016**

I. GENERAL BUSINESS

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

Chairman: Steve Cospers

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

Commission Members Not Present:

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Andy Diamond, Bonnie Diamond, Morale Lind, Adam Lind, Jeff Lind, Quayle Dutson, Kimberly Huish, Michael Huish, Scott Schauerhamer, Gale Rudolph, Ed Gifford, Ramon Beck, Sheldon Wimmer, Loretta Stevens, Chris Johnson, Will Jones, Ed Fechner, Sherry Mont

B. Prayer/Opening Comments: Steve Swanson

C. Pledge of Allegiance: Jason Thelin

II. PUBLIC COMMENT

Andy Diamond said he was upset about the deer being killed. He proposed deer crossing signs be posted on all major roads to make drivers aware and to charge a fine to distracted drivers. Steve Cospers advised Mr. Diamond to come to City Council to express this concern. Jason Bond said the deer are a hot topic and will be an agenda item on the next City Council.

III. ACTION ITEMS

A. PUBLIC HEARING – Fort Creek Riverbottom Concept Plan – Quayle Dutson

The Planning Commission will review a concept plan for the proposed Fort Creek Riverbottom subdivision which is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 9 lots on 8.63 acres. The site is located in the CR-20,000 zone. The development is proposed to include 2.16 acres of private open space. The applicant is requesting that the subdivision be developed as a Planned Residential Development (PRD).

In the fall of 2013, the Planning Commission and City Council reviewed a previous concept plan and it was determined that the subdivision should be developed as a PRD. The process for this development didn't go any further at that time.

Jason Bond said we are right at the beginning of the subdivision process with the Concept Plan. He said the process could take a couple of months to complete with the Preliminary Plan and the Final Plan. He showed on a map where this proposed subdivision will be located which is just west of Main Street and an extension of Whitby Woodlands Drive. He said the City Council has to approve the PRD before approval of the Concept Plan.

Quayle Dutson said it has taken two years to work with FEMA on creek bed and flood plain issues. He said the creek has been narrowed and boundaries changed. Jason Bond said the proposed private open space would be the flood plain area of Fort Creek. Steve Cospers asked if some of the lots were in the flood plain and Jed Muhlestein said by ordinance, they can't have any lots in the flood plain.

Jane Griener asked if this subdivision was approved as a PRD the last time it was proposed. Jason Bond said it was approved as a PRD but because of the time that has passed and a few changes made, we are starting over with the Concept Plan. He also showed on the map a little sliver of land that will not be part of the subdivision, but will be part of a future single family lot and said some sort of lot line adjustment will need to be done. The Planning Commission discussed a secondary access road. Jason Bond said the subdivision doesn't require a second access road because it's not in the wildland interface zone and will have a stub street.

1
2 Steve Cosper opened the Public Hearing.
3

4 Ed Gifford is the Engineer for the Fort Creek subdivision. He said he engineered Whitby Woodlands and said the
5 open space is private open space. He showed on a map where Fort Creek runs through the property. He showed
6 where the roads will connect in the future with an agreement to make a turnaround at the end of the gravel road. He
7 said the plan is to have private open space and the open space will exceed the requirement. Mr. Gifford said he has
8 worked with the engineers on the slope because some of the bench area goes in and out of the 25% requirement. He
9 said they have to come up with a line that would be in the lot and which would be in open space.
10

11 Mr. Gifford said Mr. Dutson decided to have bigger lots because they would fit in better with what is already to the
12 south and also be more marketable. Mr. Gifford showed on the map three lots that have slope issues and said they
13 may have to be combined into two lots. He said all of the lots will exceed the minimum lot size requirement of
14 10,000 square feet.
15

16 Mr. Gifford said the Westfield Ditch is being maintained by Whitby Woodlands and they have agreements with
17 Central Utah Water. He said he worked with the city staff and based on the location and topography it is proposed
18 to pipe a section of the ditch and then put it back into the existing drainage.
19

20 Mike Huish said his concern is the traffic on Main Street because Heritage Hills and Fort Canyon all feed onto Main
21 Street. He said there needs to be a plan for those homes on Main Street by making the road wider or reducing speeds
22 to protect the children who live on that street.
23

24 Gale Rudolph said there are 59 homes going in up Fort Canyon that will increase the traffic.
25

26 Ed Fechser said his concern is with traffic and the speed coming out of Fort Canyon. He feels a stop sign is needed
27 at the intersection of Fort Canyon and Heritage Hills. He also said he doesn't want a road being built next to his
28 home because it would increase traffic of people taking a short cut to Main Street. He said he understands the
29 developer has a right to develop his property, but it's going to change the feel of what he thought he purchased. He
30 said if a road has to be built, he would like a privacy wall built.
31

32 Ed Gifford said he feels bad that the neighbors didn't know there would be a street in that location but Mr. Dutson
33 has been planning this area for over ten years and there has always been a plan to have a street there. He said the
34 city could consider putting in a round-about at the intersection of Fort Canyon, Heritage Hills and Main Street for
35 safety reasons.
36

37 Sherry Mont said her concern is the fire hazard because there is no fire access for a couple of the homes built in the
38 gully and there is a huge risk of a fire taking out homes. She suggests a road be put in as a fire access. She also said
39 there is heavy flood potential in the gully and is a danger to future homeowners. She said some of the private open
40 space is land locked and not accessible to the other homeowners in the subdivision without trespassing on private
41 property. She suggested adjusting some lot lines to make an access to this open space and to provide an access to the
42 gully areas.
43

44 Ed Gifford said they can dictate where the houses are built and said he has never had a problem with runoff in all
45 these years but will provide natural ways for water runoff to get to the street. He said they can also look into an
46 easement access road.
47

48 Loretta Stevens said she is happy that Westfield Creek will be repaired so the ditch will once again have water
49 running through it. Ed Gifford said they will have a retention pond holding water and then pipe the ditch. He
50 showed on a map where water will flow. Loretta Steven's said her concern is that she doesn't want the water to
51 flood on her property.
52

53 Steve Cosper closed the Public Hearing.
54

55 Judi Pickell asked how many lots could be built if the subdivision is not a PRD. Ed Gifford said there would be 7 or
56 8 lots because of the slope issues but would include property along Fort Creek as part of the lots. Jed Muhlestein

1 said the ordinance will not allow the flood plain to be included in the lots. Ed Gifford said there are other properties
2 in the city that include the flood plain including Loretta Stevens's property. Jed Muhlestein said there was a change
3 in the ordinance that doesn't allow any flood plain within the lot boundaries.

4
5 Will Jones said the ordinance states that the lot has to meet the lot size requirements first and then you can add flood
6 plain area to it but the lot has to stand alone first. He said the best way to preserve and maintain the creek is to keep
7 it in private open space and not in private ownership. He said once you cross the creek and include it in a lot, people
8 think they own it and make changes to it just like what has happened up Fort Canyon. He said if you take a walk up
9 the creek in Fort Canyon, you'll see ponds, bridges, diversions of water that has been taken out of where it originally
10 was because people own both sides of the creek and want it brought into their yard.

11
12 Bryce Higbee asked if there was a concern with maintenance with private open space vs. public open space. Will
13 Jones said if it's private open space, there are HOA fees that will help to maintain the creek and then the city doesn't
14 have to maintain or pay for it. He said the HOA will have a requirement to maintain the creek and it has worked just
15 fine in the Whitby Woodlands neighborhood and if there's a problem, we just call the HOA.

16
17 Steve Swanson asked if there is debris in the creek that has to be cleared. Will Jones said there is and the
18 homeowners have to come in about every two years and clean it out. Jason Thelin asked if water runs down Fort
19 Creek. Will Jones said water runs down Fort Creek all year long.

20
21 Jason Thelin said we need to see both options of a PRD vs. a non PRD so the Planning Commission can make a
22 good decision. Will Jones said they only get 8 lots either way. Jed Muhlestein said the base density on the slope
23 analysis is a 9 lot maximum. The Planning Commission said lot line adjustments will need to be made if this
24 subdivision is not a PRD.

25
26 Jane Griener asked why the developer wanted a PRD. Ed Gifford said it benefits the homeowners by creating some
27 amenities that would be really nice. He said by keeping private open space, it prevents any construction or changing
28 of the slope. He said it protects the slope and the vegetation but if it's in a private lot, the homeowner can do
29 whatever they want to with the property.

30
31 Quayle Dutson said a bridge will be put in over the creek with a park on the other side to be used by the
32 homeowners. It would be maintained by the HOA. The Planning Commission had a discussion about the old
33 Westfield irrigation ditch and David Fotheringham said the head gate would be improved so it becomes functional
34 and the ditch will be piped.

35
36 Jane Griener said she thinks the Fire Marshall should take a look at this plan if there are safety concerns. Steve
37 Cosper said the Fire Marshall will look at this at a future time.

38
39 Jason Thelin said we need to follow the ordinance and doesn't want to give a PRD unless it is consistent with the
40 ordinance even if we only increase density by one lot. He said giving a PRD just to give one goes against the spirit
41 of what the PRD is about. Quayle Dutson said he is concerned about build ability on the first three lots and having
42 enough frontage. He said he would rather have two good buildable lots rather than three.

43
44 Judi Pickell said we can approve a PRD to increase variety and style and quality of residential dwellings available in
45 the city. She said preserving the access to the creek does that. She said this preserves the recreational, scenic and
46 public service needs required in a PRD.

47
48 Ed Gifford said they are trying to be consistent with all the other development that is already there and this is just a
49 small piece they are trying to fit in. He said the biggest component to making this private open space is the creek
50 area and they feel like a PRD is in the best interest of the city but if it's not, they will look at a standard subdivision.

51
52 Jason Thelin said he looks at the PRD ordinance as a benefit to the city and not just the few homeowners in a
53 subdivision. Judi Pickell said by opening up that space, it creates value. She said she lives in a PRD and said she
54 has a park which is private open space. She said this alleviates the use of other parks in the city because there's a
55 park in her backyard. Steve Cosper said even if this area is private open space, it still keeps green views and
56 aesthetics wise, it helps and the city won't have to maintain it.

Steve Swanson said the creek will be in an area that is enclosed by homes and the public won't even see it or have much interest in.

Ed Gifford said the city needs to decide if keeping this area private open space has any value. Quayle Dutson said at one time about ten years ago, the Mayor and former Commissioners walked the property with him and he discussed selling the property to the city for a park. He said this area would have made a wonderful park and no other property compares to it until you get up to Will Jones property in Fort Canyon and that east side is phenomenal. He said the city wasn't interested in buying the property or bonding for it. He said it is gorgeous and should have been a park but that wasn't an option so they will develop it.

Steve Swanson said he agrees with Jason Thelin on PRD's but feels like this situation is different as both plans would have the same amount of lots. He said he likes the fact that the private open space will be maintained by the homeowners.

MOTION: Judi Pickell moved to recommend to the City Council, that the proposed Fort Creek Riverbottom be developed as a PRD with the finding that Private Open Space and access to the stream be a benefit to the City.

Jane Griener seconded the motion. The motion was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

B. General Plan Update

The Alpine City Council and Planning Commission have made an emphasis on updating the City's General Plan. The City Planner has reviewed some other city's plans and looked closely at what could be done to improve Alpine's own plan. A time schedule has not been laid out with the hope that the focus will be put on the content of the plan rather than completing a task to update it. Hopefully, a discussion about what the plan should look like will make the process to update it easier. A process for completing an update should still be discussed at the meeting.

Jason Bond said the General Plan has served a purpose but said there are areas that need to be taken out or cleaned up to make it easier to read and use. He said language could be added for an Economic Development Element. He also said he liked language he found in other cities where they got right to the point of what they wanted. For example, the plan just didn't say they wanted their city to be beautiful, it said how they wanted it to be beautiful: trees lining the streets, trails, parks, etc.

Jason Bond said we need to come up with goals of what we want each of our zones to look like. Steve Cosper reminded The Planning Commission that the City Council asked them to review and revamp the General Plan and it is their responsibility to do so.

Jason Bond said a great start would be to tackle Land Use. He said we could read it together and have a work session format and red line it and come up with how we want it. He said once we are done with Land Use we move on to Transportation and so on.

Steve Cosper said he would like to take a look at our maps as well. Bryce Higbee said he likes this process vs. making decisions when the public is here. Jason Bond said we want the public to come and participate but said we don't have to have a Public Hearing when discussing the General Plan. He said we can choose to take public input if we like but it's not required.

Jane Griener said she would like to list supporting documents on the website that show how the General Plan was developed. She said she wants the public to know what guided their thoughts into the decisions that were made. Jason Bond said the recent survey is currently on the Alpine City website for the public to review; it doesn't need to be in the General Plan.

Jason Thelin said we have always used the General Plan to back up decisions that are made. He said if an applicant wants to put apartments in we go to the General Plan and it states that we want lower density and single family residents and then we tell them no and that's how it's used. He said if the applicant has a problem with that, we back

1 it up with the survey results that show the majority of the residents don't want apartments. He said his concern is
 2 how to make the determination to pull out certain parts of the General Plan. He doesn't want developers on the City
 3 Council or in the city to make these decisions. He said he wants to know what the criteria is going to be to make
 4 these decisions. Jane Griener said we need to do surveys. Jason Bond said we need to consider good planning and
 5 what is best for the whole city. He said public input can be good, but it is only one part of it because public input
 6 usually comes in when it pertains to something happening in someone's backyard and they are upset about it. He
 7 said that is why we have a Planning Commission; to come together to make these decisions. He said all the
 8 Planning Commissioners live in different parts of the city but come to the meetings to do what's best for the whole
 9 city.

10
 11 Steve Swanson said he agrees because the Planning Commission has put in the time to understand what's going on
 12 and David Fotheringham said they have the background and the experience. Steve Swanson said surveys don't
 13 always paint the true picture because these things take time.

14
 15 Steve Cospers said this Planning Commission is diverse and have different backgrounds opinions and he values that.
 16 He said we also have a good staff and Planner and Engineers and said we need to review the General Plan. David
 17 Fotheringham said he thinks the Plan needs to be looked at every ten years because things change in a city. Jane
 18 Griener said we can always do surveys with good questions on certain issues and Judi Pickell said we can review
 19 other cities plans to get ideas.

20
 21 Sheldon Wimmer said you could bring in the public and scope what their feelings are on a certain subject and what
 22 their concerns are. He said you have to be careful to not to waste time on areas that nobody cares about.
 23 Steve Cospers asked Jason Bond to bring back some formatting ideas for the next meeting. Jason Bond asked the
 24 Planning Commission to look at the Plan and take a look at the Land Use. He asked them to red line things they
 25 want to change or have worded differently.

26 27 **COMMUNICATION:**

28 Jed Muhlestein said he has a clarification about the flood plain. He said the wording about not having flood plain in
 29 a lot is only mentioned in the PRD ordinance. He said in the PRD ordinance, it states that all open space has to
 30 contain the flood plain. He said there is a section in the design standards that states existing lots that contain land in
 31 the flood plain area shall contain a minimum area outside the flood plain. He said he thinks instead of saying
 32 existing lots it should say new, proposed lots.

33 34 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** December 1, 2015

35
 36 **MOTION:** Steve Swanson moved to approve the Planning Commission Minutes for December 1, 2015 subject to
 37 changes.

38
 39 David Fotheringham seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee,
 40 Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

41
 42 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the
 43 meeting at 9:00 pm.
 44