



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and a Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, October 6, 2015 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Jason Thelin
- 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. PUBLIC HEARING – Hutchinson Property Exchange

A proposed exchange of property located along Canyon Crest Road near Ridge Drive will be presented to the Planning Commission. It is proposed that Alpine City exchange a portion of city-owned property for a portion of private property owned by Harvey Hutchinson. This exchange would allow for a sidewalk to be constructed along Canyon Crest Road and the ability to eventually widen the road. Some access easements would also be either granted to or retained by the City as part of the exchange.

B. PUBLIC HEARING – Dry Creek Trail Improvements

The Planning Commission will discuss a plan for trails in the middle of the City and improvements to the dry creek trail that would include paving the trail.

IV. COMMUNICATIONS

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

ADJOURN

Chairman Steve Cospier
October 1, 2015

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/pmnl/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: Hutchinson Property Exchange with Petersen Park

FOR CONSIDERATION ON: 6 October 2015

PETITIONER: Harvey Hutchinson

ACTION REQUESTED BY PETITIONER: Exchange Private Property with City Open Space

APPLICABLE STATUTE OR ORDINANCE: Section 3.16 (Open Space)

BACKGROUND INFORMATION:

The DRC was approached by Harvey Hutchinson (194 East Paradise Lane) with a land exchange option between himself and the City that would allow the City to build sidewalk along Canyon Crest Road, his rear property boundary. Doing so would help address safety concerns for pedestrian traffic along Canyon Crest Road between the intersections of Ridge Drive and Paradise Cove. Children walking to school from the Ridge Drive area currently are forced to cross Canyon Crest Road to be able to continue on sidewalk westward along Canyon Crest Road. Once they reach the round-a-bout, they then cross traffic again to either go to Timberline or Mountainville Academy. With a sidewalk connection as specified above, two street crossings would be eliminated for pedestrian traffic to schools. To modify or change the use of open space requires a recommendation from the Planning commission and City Council approval.

STAFF RECOMMENDATION:

We are in favor of the proposal as it will enhance the safety of pedestrian traffic through this corridor.

Memo



To: Alpine City Planning Commission and City Council
From: Alpine Development Review Committee (DRC)
Date: September 30, 2015
Subject: Peterson Park/Arboretum Open Space Modification

Background

The DRC was approached by Harvey Hutchison (194 E. Paradise Lane) with a land exchange option between himself and the City that would allow the City to build sidewalk along Canyon Crest, his current rear property boundary. Doing so would help address safety concerns for pedestrian traffic along Canyon Crest between the intersections of Ridge Drive and Paradise Cove. Children walking to school from the Ridge Drive area currently are forced to cross Canyon Crest to be able to continue on sidewalk westward along Canyon Crest. Once they reach the round-a-bout, they then cross traffic again to either go to Timberline or Mountainville Academy. With a sidewalk connection as specified above, two street crossings would be eliminated for pedestrian traffic to schools. To modify or change the use of open space requires a recommendation from the Planning Commission and City Council Approval.

Proposal Details

See attached Exhibit A for the following "area" references.

Area A (0.26 ac) contains properties currently owned by Harvey Hutchison. It is proposed to exchange this property for Area B (0.26 ac) which is part of City open space known as the Arboretum or Peterson Park.

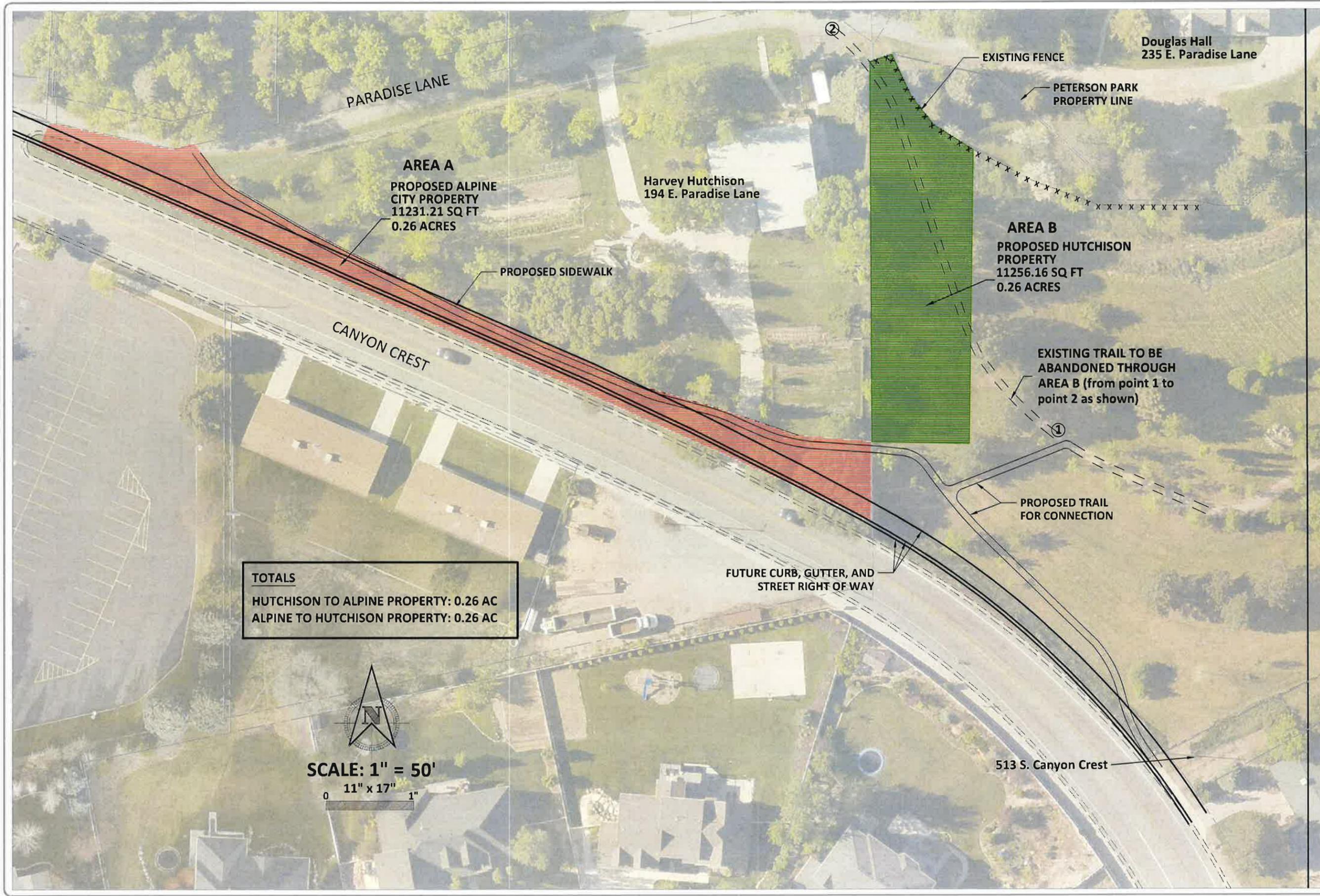
We would anticipate this proposal/project to be completed in two phases. Phase 1 would be exchange of property deeds. Once funding is available the city could construct that sidewalk and trails as shown. Phase 2 would be to expand and build Canyon Crest to meet the standard arterial asphalt width of 42 feet. The road narrows to approximately 32 feet wide in this area today.

The specifics of the proposal are outlined in an agreement between the City and Mr. Hutchison attached as Exhibit B.

The DRC has worked with Mr. Hutchison extensively to be able to present this to the Planning Commission and City Council. We are in favor of the proposal as it will enhance the safety of pedestrian traffic through this corridor.

EXHIBIT A

Alpine City
20 North Main • Alpine, Utah 84004



PARADISE LANE

AREA A
 PROPOSED ALPINE
 CITY PROPERTY
 11231.21 SQ FT
 0.26 ACRES

PROPOSED SIDEWALK

CANYON CREST

Harvey Hutchison
 194 E. Paradise Lane

EXISTING FENCE

Douglas Hall
 235 E. Paradise Lane

PETERSON PARK
 PROPERTY LINE

AREA B
 PROPOSED HUTCHISON
 PROPERTY
 11256.16 SQ FT
 0.26 ACRES

EXISTING TRAIL TO BE
 ABANDONED THROUGH
 AREA B (from point 1 to
 point 2 as shown)

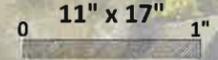
PROPOSED TRAIL
 FOR CONNECTION

FUTURE CURB, GUTTER, AND
 STREET RIGHT OF WAY

TOTALS
 HUTCHISON TO ALPINE PROPERTY: 0.26 AC
 ALPINE TO HUTCHISON PROPERTY: 0.26 AC



SCALE: 1" = 50'



513 S. Canyon Crest

REMARKS

1. Revised (7-7-10) Profile Labels for SDMH-A2 & SDMH-B4

LAND EXCHANGE EXHIBIT
 September, 2015

Proposed Trail Plan

Engineering File
 Number.

Drawing: -

Sheet: 1 of 1

EXHIBIT B

Alpine City
20 North Main • Alpine, Utah 84004

**LAND EXCHANGE AGREEMENT BETWEEN HARVEY L. AND VARO C.
HUTCHINSON AND ALPINE CITY**

This Land Exchange Agreement ('Agreement') is made as of this ___ day of October 2015, by and between Harvey L. and Varo C. Hutchinson of 194 East Paradise Lane, Alpine, Utah 84004 (the owners of herein defined Parcel 1 identified as "Hutchinsons") and the Alpine City, a Utah Municipal Corporation, (the "City", the owner of herein defined Parcel 2).

WHEREAS, Hutchinsons are the owners of the real property shown on Exhibit A hereto in red which borders Canyon Crest Road in Alpine City Utah ("Parcel 1") which is more particularly described as follow:

Commencing at the southeast property corner of a real property located at 194 E. Paradise Lane, Alpine, Utah 84004, (serial number being 110230163 as recorded and on record at the Utah County Recorder's Office, see also Entry 130462:2001), said point also being North 1296.79 feet and West 251.36 feet from the East quarter of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along said property boundary the following 3 distances, N65°48'00"W 522.775', N24°10'54"E 15.188', S77°39'56"E 71.333', thence N76°22'00"E 13.690' to a point on the northerly property line of said property, thence S36°31'15"E 21.146', thence S49°23'19"E 15.241', thence S59°54'48"E 46.762', thence S63°34'18"E 82.111', thence S66°25'42"E 100.665', thence S65°19'35"E 29.312', thence S73°38'06"E 45.711', thence S70°54'42"E 46.468', thence S84°55'58"E 43.197' to a point on the easterly property boundary of said property, thence S00°17'22"W 44.857' to the point of beginning.
Area contains 0.26 acres.

; and

WHEREAS, the City is the owner of the real property shown in Exhibit A hereto in green Alpine City Utah ("Parcel 2") more particularly described as follows:

Commencing at a point being located North 1340.435 feet and West 194.496 feet from the East quarter of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence N88°45'35"W 56.046' to a point on the westerly property boundary of Alpine City property (serial number being 525780030 as recorded and on record at the Utah County Recorder's Office, see also Record of Survey Entry #06-357); thence N00°12'22"W 217.660' along said property line to found rebar and cap from said survey marked LS 317443; thence N72°14'00"E 13.440' along said property boundary to an existing fence; thence along said fence the following three distances, S24°33'08"E 25.883', S38°06'07"E 21.487', S57°56'15"E 26.650'; thence S00°52'43"W 168.394' to the point of beginning.
Area contains 0.26 acres.

; and

WHEREAS, Hutchinsons and the City wish to exchange their properties under the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. DEFINITIONS. Parcel 1 and Parcel 2 are sometimes individually referred to hereinafter as the "Exchange Property" or collectively as the "Exchange Properties"

A party who is intending to convey title to an Exchange Property at Closing is sometimes referred to hereinafter as "Grantor Party" and a party who is intending to accept title to an Exchange Property at Closing is sometimes referred to hereinafter as "Grantee Party."

2. THE EXCHANGE TERMS. The City and Hutchinsons acknowledge that Parcel 1 and Parcel 2 are of like kind and equal value. Pursuant to this acknowledgement, Hutchinsons will convey Parcel 1 to the City and the City will convey Parcel 2 to Hutchinsons at Closing. At Closing, Grantor Party will execute and deliver a statutory quitclaim deed conveying marketable title to the Exchange Property to Grantee Party. Hutchinsons shall convey Parcel 1 to the City together with any easements or restrictions of record which do not interfere or prevent the City from utilizing it, but free and clear of all liens, encumbrances, encroachments and special assessments levied or assessed. The City shall convey Parcel 2 to Hutchinsons together with any easements or restrictions of record, but free and clear of all liens, encumbrances, encroachments and special assessments levied or assessed.

3. DEDICATIONS AND EASEMENTS. After the date of this Agreement, but prior to Closing, Grantor Party shall not dedicate, gift, transfer, mortgage or convey any interest in Grantor Party's Exchange Property without written consent from Grantee Party, which may be withheld for any reason.

4. ADDITIONAL COVENANTS BY THE CITY. The City agrees that as a condition of this exchange that Hutchinsons shall retain all right to the trees within Parcel 1 that are outside of the necessary future curb, gutter, and street right of way; that the City will not remove any trees for the installation of the sidewalk without Hutchinson's prior approval; when the City decides to expand Canyon Crest Road, the City agrees to provide a six foot masonry wall as a sound barrier in exchange for trees that need to be removed for the road widening.; and that while Hutchinsons will continue to maintain the landscaping of Parcel 1 (mowing, weeding, etc.), the City will maintain the sidewalk it installs with no obligation of participation from the Hutchinsons.

5. TITLE INSURANCE. Neither party shall furnish the other with title insurance for the Exchange Property. If either party wish to obtain title insurance for the property that party shall receive it may do so at its own cost and expense.

6. TAXES. Real estate taxes as applicable on the Exchange Property prior to the date of Closing shall be paid by Grantor Party. Real estate taxes as applicable on the Exchange Property after the date of Closing shall be paid by Grantee Party. The taxes for the year of the date of Closing shall be prorated based upon the then most current property valuations and upon the most current tax rate as applicable and as determined by law.

7. CLOSING. Closing shall occur within sixty (60) days from the date this Agreement is approved by the Alpine City Council.

8. RISK OF LOSS. Risk of loss or damage to the Exchange Property shall rest with Grantor Party until the time of delivery of possession.

9. NO REAL ESTATE COMMISSION AND FINDER'S FEE. The parties agree that no party hereto shall be liable for any real estate broker's commission, agent's commission, or finder's fee, in connection with the transaction contemplated by this Agreement. Each party warrants to the other party that it shall indemnify and hold harmless for any and all claims of any person for broker's or agent's commissions or finder's fees in connection with this transaction.

10. CONDITION OF EXCHANGE PROPERTY. Grantor Party acknowledges that its representatives or agents have examined the Exchange Properties prior to entering into this

Agreement. This Agreement is based upon Grantee Party's inspection of the Exchange Property and not upon any representation or warranties or conditions by Grantor Party's agents. Grantee Party acknowledges Grantor Party is conveying the Exchange Property on an "as is" basis, except for the warranties and representations as provided in this Agreement and in the statutory quitclaim deed.

11. DEFAULT. In the event either party fails to comply with any of the material terms hereof then the other party may declare a default and seek any remedy at law or in equity without notice or demand, including specific performance.

12. ASSIGNMENT. This Agreement will not be assignable by either of the parties.

13. SEVERABILITY. If any non-economic mutual term or provision of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

14. FURTHER ASSURANCES APPROVAL OF CITY COUNCIL. Each undersigned party will, except as otherwise provided herein, whenever it shall be necessary to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, documents as may be necessary or proper to effectuate the covenants, contingencies and agreements herein provided. The Hutchinsons and the City agree to use their best efforts in cooperation to carry out the intent of this Agreement and to provide quality and efficient development sites for both Hutchinsons and the City. Notwithstanding these assurances, the ability of the parties to effectuate this Agreement is subject to the approval of the Alpine City Council.

15. INTERPRETATIONS. Any uncertainty or ambiguity existing herein shall not be interpreted against either party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.

16. CONSTRUCTION. Whenever used herein including acknowledgments, the singular shall be construed to include the plural, the plural the singular, and the use of any gender shall be construed to include and be applicable to all genders as the context shall warrant.

17. NON-MERGER. All representations and warranties made herein are intended to survive Closing and shall not be merged in the deed unless otherwise stated in this Agreement. This Agreement shall not be canceled at Closing.

18. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties relating to the transaction contemplated hereby, and all prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are merged herein. This Agreement cannot be modified or altered unless reduced to writing and consented to by all the undersigned parties.

19. NOTICE AND DEMANDS. Notice, demand, or other communication mandated by this Agreement by either party to the other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested, or delivered personally to the office at the address stated below.

For Hutchinsons:
194 E. Paradise Lane
Alpine City, Utah 84004

For the City:
Alpine City
Atten: City Administrator
20 North Main Street
Alpine City, Utah 84004

20. EXECUTION IN COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

21. GOVERNING LAW. All aspects of this Agreement shall be governed by the laws of the State of Utah.

22. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legatees, devisees, personal representatives, successors and assigns.

[SIGNATURE BLOCK ON FOLLOWING PAGES]

In witness whereof, we have hereunto set our hands this _____ day of _____
2015.

Alpine City

By its Mayor

Attest: City Recorder

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the _____ day of _____, 2015
personally appeared before me Don Watkins, and Charmayne Warnock who, being duly sworn, did
say that they are the Mayor and City Recorder, respectively, of Alpine City, and that the foregoing
instrument was signed on behalf of same.

Notary Public

In witness whereof, we have hereunto set our hands this 1 day of Oct. 2015.

Harvey L. Hutchinson
Harvey L. Hutchinson

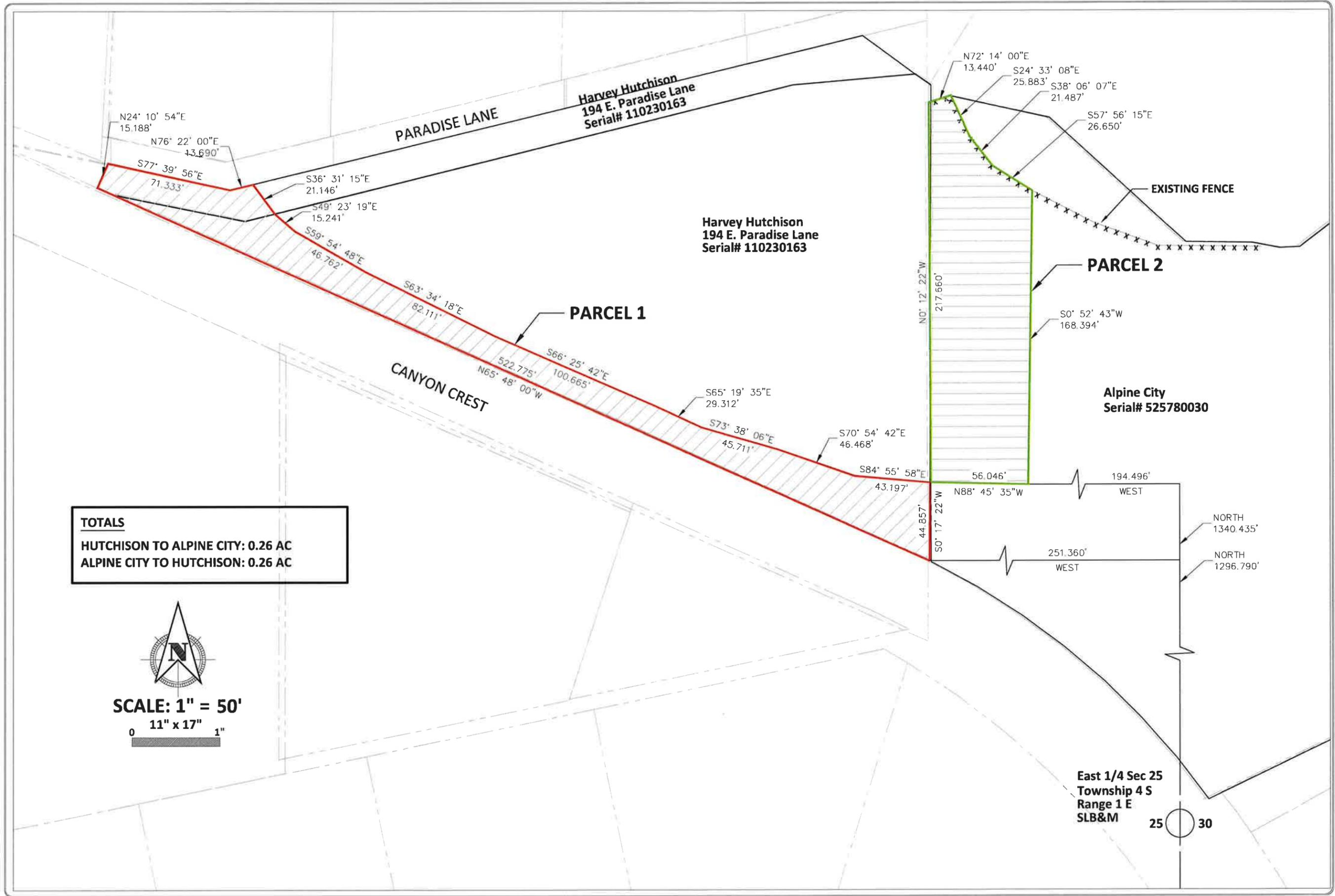
Varo C. Hutchinson
Varo C. Hutchinson

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 1st day of October, 2015, personally appeared before me Harvey L. Hutchinson and Varo C. Hutchinson, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Charmayne G. Warnock
NOTARY PUBLIC





REMARKS

1.

EXHIBIT A

Engineering File Number: -

Drawing: -

Sheet: 1 of 1

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Dry Creek Trail Improvements

FOR CONSIDERATION ON: 6 October 2015

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Begin Trail Improvements

APPLICABLE STATUTE OR ORDINANCE: Section 3.17 (Trails)

BACKGROUND INFORMATION:

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

Improvements to the trail would probably be done in phases. The City can maximize the efforts of service projects to prepare the trail for a hard surface and improve the trail when financial resources are available. Attached is a conceptual master plan of the trails in the area and a proposed first phase.

STAFF RECOMMENDATION:

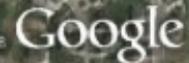
That the Planning Commission discuss the proposed trail improvements and make any necessary recommendations to the City Council.



ALPINE CITY CENTER TRAIL MASTERPLAN (DRAFT)



Data SIO, NOAA, U.S. Navy, NGA, GEBCO

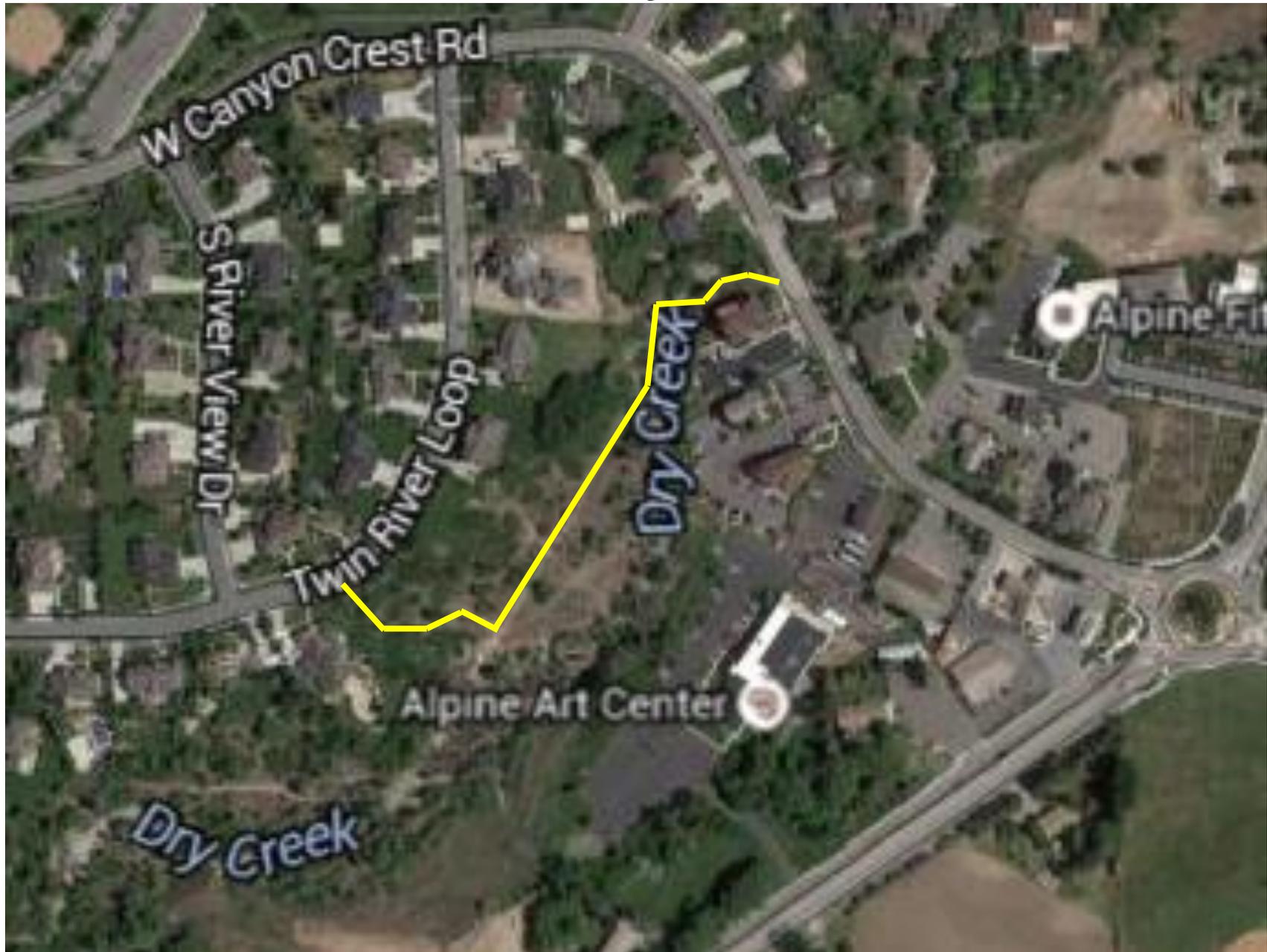


40°26'56.47" N 111°46'42.62" W

Jun 5, 2013

Eye alt 2.40 km

Phase 1 – Dry Creek Trail



**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
September 1, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cospser

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

Commission Members Not Present: Judi Pickell, Steve Swanson

Staff: Jed Muhlestein, Jason Bond, Marla Fox

Others: Roger Bennett, Lon Lott, Will Jones

B. Prayer/Opening Comments: Bryce Higbee

C. Pledge of Allegiance: Steve Cospser

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. PUBLIC HEARING – Westfield Zone Change Request

Residents with property located along Westfield Road and 200 north are requesting that the zoning for their property be changed from CR-40,000 zone to CR-20,000 zone. The ordinance requires that the Planning Commission make a recommendation to the City Council. The City Council may approve or deny the proposed amendment to the zoning map, either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.

Jason Bond said the boundary request has expanded and he showed a list of the neighbors who signed a petition for zone change and showed where this zone is on the map. Jane Griener asked how many acres were included in the area. Jason Bond said approximately forty eight acres.

Steve Cospser asked what the potential for future growth of the remaining raw land was. Jed Muhlestein said he would look into it to find an accurate answer. Jason Bond showed on the map all the one acre zones and said rezoning this Westfield area wouldn't set a precedence because each application is different and up to the Planning Commission and City Council to decide the outcome. The Planning Commission had a discussion about the surrounding neighborhoods and if open space would be needed through a PRD. Jason Bond said he didn't see a reason for it because the property is right next to Burgess Park.

Steve Cospser opened the Public Hearing.

JoAnn Burgess Chilton said she and her husband donated the land for Burgess Park and she said the ground for Timberland Jr. High School was also their property and it was under condemnation. She said her ground has already been given and donated to the city.

Clive Walters said he owns the largest parcel in this area which is just over sixteen acres. He said given the area this property is in, it makes sense to zone to half acres. He said fanning out from one acre lots to half acre lots would be appropriate.

Kip Egan said he would like to appeal to the Alpine leaders to provide affordable housing to the second generation. He said we have a lot of expensive large lots and homes and housing for seniors, but nothing for the younger generation who grew up here and would like to stay here. He said we are replacing Alpiners for people who don't know about our history and culture.

Dana Beck said when he purchased his property it was zoned half acre. He said Mayor Barnes had the area rezoned and didn't know his property was rezoned for four or five years. He said by rezoning this property back to half acre, it would fit in with the surrounding area and complete the original bullseye planning.

Gail Rudolph said she travels down Westfield several times a day and said rezoning to smaller lots will create a lot of traffic and will use a lot of water which we all have to share and use on certain days. She said we would go from forty eight houses to one hundred houses and said that's way too many homes to go into that area. She said it doesn't fit with the character of the Master Plan because the Master Plan advertises low density.

Kip Egan asked about water use and how much water it would take to support a one acre lot versus a half acre lot. Steve Cospers asked Jed Muhlestein to cover that topic during Planning Commission member comments.

Ms. Diamond said she purchased her home knowing the vacant lots behind her home would be one acre lots. She said she opposes half acre lots because it's double the density with more traffic.

Dale Fillmore asked if changing this zone will affect the schools and their planning and is it part of the master planning. He wanted to know what the impact would be to the roads, traffic and the schools.

Lloyd Wilson said he would love to live in Alpine but it is above his budget. He is part of the Burgess family and said he would like to be able to live on family property. He said it would be more realistic to reach his dream if this area was rezoned half acre.

Steve Cospers closed the Public Hearing.

Steve Cospers said he is confused about the argument of people not being able to afford living here. He said half acres are going for about \$300,000 and acre and one acre are going for about \$400,000. He said his daughter purchased an older home for under \$300,000. He said the second generation probably can't afford the home their parents have but they can still live in Alpine in a smaller existing home.

Jason Thelin said when the Loveland property wanted to build townhomes, we asked if they would be affordable to second generation and we were told no. So even if we put in smaller lots, it doesn't mean it will be affordable. Steve Cospers said Alpine needs to decide if they want more families here or more open space.

Jane Griener said new homes are not necessarily affordable and sometimes big homes are built on small lots. She said she herself had to buy an existing home in order to be able to afford living here. She mentioned that there is a lot of traffic getting in and out of Timberline and also wanted to know what happens when schools reach capacity. Steve Cospers said they would have to provide service and fortunately that is not our concern. Jason Thelin said if the Westfield properties are developed, it would decrease the traffic congestion because the development would create a new road and another way to get traffic in and out of the area. Bryce Higbee said Alpine is decreasing in school age children so the grades coming up will not be as full.

Jason Thelin asked Dana Beck what his reasoning was for rezoning his property. Dana Beck said he would like smaller lots because he has six children he would like to put on his property. He said he is an eight generation Alpiner and would like to see the ninth and tenth generations of his family be able to live here. He said smaller lots would be more affordable for those kids.

Jason Thelin said he sees this as a benefit for the land owners but outside of that it's not affordable from a cost perspective. He said the second problem is there is more culinary water use for half acres and the third problem is more traffic and that is not a positive trade for higher density.

Jed Muhlestein said the traffic studies that have been done that show Alpine roads have a quality of A which means great service. He said going from one acre to half acre isn't going to hurt the level of service. Jed Muhlestein said the water would be about a wash because these homes would use more culinary water but less secondary water which is harder to come by. Jed Muhlestein said the undeveloped land is being used for alfalfa which uses more secondary water than a landscaped yard.

Gail Rudolph said new growth on the north end of Alpine will also use Westfield Road adding to increased traffic. She asked the Planning Commission to consider that when making a decision to increase density. Bryce Higbee said there are other outlets for those people to get out of the city besides using Westfield Road.

Jane Griener asked how the Planning Commission liked using a survey to help make their decision. She said she can see how this could fit in the area but has concerns about rezoning without looking more closely at the Master Plan or gathering feedback from a survey. Jason Thelin said this situation hasn't come up too often but when it has, we have not downsized.

David Fotheringham said it doesn't hurt to take another look at the General Plan but he also wants to look seriously at this request because of the applicants. He said they are old Alpiners who have lived here forever and said this will need some consideration. Steve Cospers said this is a serious request and needs some serious consideration but said it feels rushed because it is such a big decision.

Jason Thelin said he is concerned because there is a tremendous respect for the families involved in this property, but with that said, he doesn't want to rush a decision or set a precedence because of who these families are. He said we have to make a decision that is good for all the city and for future decisions. Bryce Higbee said he doesn't think this goes against our General Plan. He said Alpine is not against half acre lots, the General Plan is talking about low density condos and apartments.

Kip Egan said Alpine is aging and thinks we need to downzone and bring the younger generation into the city. Alan Wood said he is not receptive to down zoning because he is concerned about traffic and the overall integrity of the area and would like the city to maintain the one acre zoning.

Steve Cospers said he thinks we need more time to make this decision. He said this feels too rushed and he wants to make a good decision. He said he respects the work that's been done but feels like there is more work to do.

MOTION: Jason Thelin moved to recommend to the City Council to deny the Westfield Zone Change Request to rezone properties located along Westfield Road and 200 north changing from CR-40,000 zone to CR-20,000 zone.

Jane Griener seconded the motion. The motion did not pass with 3 Ayes and 2 Nays. Jason Thelin, Steve Cospers, and Jane Griener, all voted Aye. Bryce Higbee and David Fotheringham voted Nay.

B. Business/Commercial Zone Boundary Discussion

The boundaries of the Business/Commercial zone have been discussed by both the Planning Commission and the City Council. This topic has come up because there are a number of residences that are in the B/C zone which conflicts with the legislative intent of the zone. At the last City Council meeting, the Council Members asked that the Planning Commission work on addressing the boundaries of the B/C zone. They were also not in favor of the idea of having the Gateway Historic boundaries different than the B/C boundaries.

Jason Bond showed on the map a cleaned up version of the Business Commercial zone that showed some residential area taken out. Steve Cospers asked if there is anyone in a residential home that would be upset about being taken out of the Commercial zone. Jason Bond said he hasn't talked to anyone in the zone about it. He said the Senior Housing area would still be included along with some residential mixed in with Commercial buildings.

Jason Bond said there are a few spots in town that straddle two zones that need to be cleaned up. He also wanted to know if the half acres in the one acre zone in Twin Rivers could be zoned half acre to prevent confusion. He said these lots are half acre because of a PRD but are still in the one acre zone.

Jason Thelin wanted to know if this is driven by the City Council. Jason Bond said yes, the Council asked the Planning Commission to look at the boundaries. He also said typically Commercial property is more valuable so he wonders if residential properties would like to remain in the B/C zone because they would have more options. He said he has never heard of someone saying to take them out of the Commercial zone.

Bryce Higbee said sometimes it could hurt the value of the residential home depending on where the home is located in the Commercial zone and what business it's next to. He also said it could affect the Commercial businesses

because they have to contend with a home in the back of their business. He said he doesn't like losing ground and trimming down the Commercial zone when we're not sure if we will ever gain any more in the future. He also said he likes having the road as a buffer between residential and commercial property.

Jane Griener said she would not like to see her property back up to a Commercial business because of safety reasons but said if the zone was smaller, it would force businesses onto Main Street.

Vaney Burgess Ashby said her family has live in Alpine for 100 years and she doesn't see her family home becoming a Commercial business. She said she sees the home being used as residential for many generations to come.

David Fotheringham said a business may have parking issues on Main Street and may need to use the lot behind the business for parking so he thinks those lots should stay in the Commercial zone. The Planning Commission discussed which areas they thought should stay in the Commercial zone and which ones should be taken out. Steve Cospers said it doesn't make sense to take out a few lots here and there and thought it best to leave it as it is.

MOTION: David Fotheringham moved to leave the Business Commercial zone as it is.

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

COMMUNICATION:

Jason Bond said Mayor Watkins asked him to create a survey about different issues in the city to go out to the citizens of Alpine. Jason Thelin wanted to know if this is being done to help with the General Plan. Jason Bond said this is Mayor Watkin's survey. Jane Griener said the Mayor wants to get a feel from the community. Steve Cospers said it still had the Planning Commission and the City Council on the top of the survey. Jason Bond said he thinks the Mayor wants the Planning commission and the City Council to learn something from the survey.

Jane Griener asked the Planning Commission what they think about surveys and do they think it would help in decision making. Bryce Higbee said this survey is good for City Council but not for Planning Commission because Planning Commission has to follow the ordinances no matter what the public opinion is. He said if 400 people vote a certain way and it goes against the ordinance, we have to follow the ordinance. He said the Planning Commission should not be swayed to vote a certain way based on public opinion.

Jason Bond said we have to be careful with public clamor because it can be a very harmful thing. He said if an applicant wants to do something according to our ordinance and you have the whole city show up with pitchforks and torches and they say they don't want that, and we make a decision to go against our own ordinance because of the public clamor, that's where we put the city in trouble.

Jane Griener said we have to be careful saying public opinion is public clamor because they are the citizens of the city. Jason Bond said public opinion is important when we're making law; when it's legislative. He said when it has to do with an ordinance, we have to follow the ordinance. Jane Griener said the benefit of a survey is to get all the peoples opinion and not just the people who come to the meeting. Bryce Higbee said you have to be careful because surveys can be worded in a way that can push people to respond in a certain way and that is harmful.

Steve Cospers said on the zone change, he would have rather had a Planning Commission discussion first and had the engineers research this before bringing in the property owners. He did say that he understand that the applicants had a right to be on the agenda and ask for the zone change but he felt pressured to make a decision and he said he feels like this issues needs more time. He said we need to use good planning principles for the future of the city and good planning is not swayed by public opinion.

Bryce Higbee said this is not the same Alpine he grew up in where he could ride his 4 wheeler on dirt roads. He said his kids will grow up in a different Alpine and he is okay with that. He said the city is eighty percent built out and if it can handle half acres with the extra traffic and water issues then why not down zone.

The Planning Commission had a discussion about the Master Plan, and if it should be updated because some of the definitions aren't clear. The Master Plan talks about high and low density but doesn't go into detail or explain what Alpine considers high or low density.

Jane Griener said we should be planning the city that the people want. She said the Master Plan should be updated so we feel confident in using it. She also said most of the people petitioning for a zone change are in real estate and have a vested interest in what happens with the property.

Jed Muhlestein said you need to focus on the facts like water, sewer, irrigation, and traffic to help make the decision.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: August 18, 2015

MOTION: Jane Griener moved to approve the Planning Commission Minutes for August 18, 2015 subject to changes.

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

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:05 pm.