

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
January 17, 2017**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm 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, Carla Merrill, John Gubler

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Councilman Lon Lott, Councilman Roger Bennett, Will Jones, Ray Warner, Griff Johnson, Jeff Smith, Jackie Smith, Richard Miller, Vanay Ashby

A. Prayer/Opening Comments: Jane Griener

B. Pledge of Allegiance: Will Jones

II. PUBLIC COMMENT

No Public Comment.

III. ACTION ITEMS

A. Alpine West Meadow Subdivision Final Plat – Griff Johnson

The proposed Alpine West Meadow Subdivision, previously known as Westwood, consisted of 25 lots on 16.23 acres. The development was in the CR-20,000 zone north of Westfield Elementary and west of Timberline Middle School.

Jed Muhlestein said the developer had decided not to phase the property but to develop it all at once.

MOTION: Jason Thelin moved to recommend Final Approval of the Alpine West Meadow Subdivision with the following conditions:

1. The Developer fix some minor redlines on the plat.
2. The Developer meet the water policy.
3. The Developer provide the City a construction cost estimate.

Jane Griener seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Carla Merrill, and John Gubler all voted Aye.

B. PUBLIC HEARING – Annexation Policy Plan Amendment – Proposed to include Schoolhouse Springs Area (Lehi Property) & The Cove

Jason Bond explained that the Mayor had asked that the City consider amending the annexation policy plan and map. At this point, the proposal was that The Cove area and the School House Springs be added to the plan. There were other areas that had been discussed as part of a potential amendment of the plan and map, but these areas needed more extensive review and consideration. The Cove was already developed and the Mayor was in communication with Lehi City who owned the land in the School house Springs area for use of the water. Lehi City had no intentions of developing the property except for utility reasons, and had indicated they were willing to be considered for annexation into Alpine City.

Utah State Code required that the Planning Commission hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on the matter. The Planning Commission needed to accept and consider any additional written comments from affected entities until ten days after the public meeting. They subsequently needed to make modifications to the proposed annexation policy plan which the Planning Commission considered appropriate based on input received. The Planning Commission would hold a public hearing and make a recommendation to the City Council.

Jason Bond said this amendment was updating the plan, and would be changing names from family property names to general names, as well as adding a couple new areas. He said one of the areas was The Cove and this property was already developed. The other area was Schoolhouse Springs and this area would not be developed. He reminded everyone that just because these areas were added to the plan didn't mean they would automatically be annexed. He said it just meant they could possibly, in the future, be annexed.

Steve Cospers asked if there were any more areas planned to be added to the annexation plan.

Carla Merrill asked why the County rejected the annexation of The Cove. Jason Bond explained it was because The Cove wasn't in the City's annexation plan.

Councilman Lon Lott explained what happened at the County level.

Mayor Wimmer said Alpine City rejected the annexation because the City didn't meet the annexation requirements. He said Charmayne Warnock, the City Recorder, sent a letter to the County informing them that requirements hadn't been met.

Jane Griener asked what the plans were for Schoolhouse Springs. Mayor Wimmer said he would like to see this area in Alpine City limits so the City had some control over the area.

Steve Cospers opened the Public Hearing.

Ray Warner noted he was the Chairman of the Homeowners Association of The Cove. He said he was told by his Realtor, Will Jones, that the land north of the Cove would never be developed. He said he purchased this property because of the peaceful nature of the area. He said his concern was additional traffic flooding this part of the City.

Mr. Warner said there were two conflicting parties in the Cove. He reviewed the petition that some of the Cove members submitted. He had questions about the signatures on the petition and said the petition was falsified. After further deliberation, Jed Muhlestein explained the State Law on this subject.

Councilman Lon Lott apologized for the misinformation.

Jackie Smith said she and others in The Cove had concerns with the petition that was submitted because of inaccuracies.

Mayor Wimmer said the petition was reviewed and met the State standard and was accepted by the City Council.

Jane Griener asked why the Melby property had not been added in the annexation plan. Mayor Wimmer said they had not requested to be added; rather, the two subject properties were the only ones that had requested to be part of the annexation plan.

Richard Miller said there were a few residents in The Cove who wanted to remove their names from the petition after certain facts had been made known to them.

Steve Cospers closed the Public Hearing.

Jason Bond said the two subject properties were the only ones being considered as part of the amendments to the annexation plan. However, they would not be discussing annexing any property tonight. He said the two subject properties were being added to the plan at this time because the property owners had expressed interest in the matter. He opined that eventually all the properties would be included the plan.

Jason Thelin asked if The Cove had to have a majority of land owners who wanted to annex before the City annexed them. Jed Muhlestein said that was correct.

MOTION: David Fotheringham moved to recommend to the City Council approval of the proposed Amendments to the Annexation Policy Plan.

Bryce Higbee seconded the motion. The motion passed with 4 Ayes and 3 Nays. Bryce Higbee, David Fotheringham, Steve Cospers and Carla Merrill voted Aye. Jane Griener, John Gubler, and Jason Thelin voted Nay.

IV.COMMUNICATIONS

Jed Muhlestein briefly discussed funds for a salt shed at the Public Works building.

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 3, 2017

MOTION: Bryce Higbee moved to approve the Planning Commission Minutes for January 3, 2017, as written.

David Fotheringham seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Carla Merrill, and John Gubler all voted Aye.

Adjourn

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:10 p.m.