

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

**I. GENERAL BUSINESS**

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

Chairman: Steve Cosper

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

Commission Members Not Present: Jason Thelin

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Lon Lott, Loraine Lot, Erin Darlington, Ramon Beck, Gabriel Waters, Robert Peterson, Will Jones

**B. Prayer/Opening Comments:** Jane Griener

**C. Pledge of Allegiance:** Ramon Beck

**II. PUBLIC COMMENT**

No comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Public Works Building and Pickleball Renderings**

Staff has been working on a concept plan and renderings for a site located at approximately 545 East 300 North. This plan includes a new public works building and pickleball courts. A design for the building and other specifics will be finalized in the coming weeks before the Planning Commission makes a recommendation to the City Council to be considered for approval.

Jason Bond showed on the map the city owned property that is being proposed for a new city shop and pickleball courts. He said the city inquired about other land for sale to house the park maintenance equipment but nothing worked out. The city had some renderings drawn up to show how this city owned property might work.

The rendering shows a solid concrete fence and a lot of trees to block the maintenance building and any noise from the pickleball courts. The entrance would look more like a park with parking for the pickleball courts. This property is desirable because of its central location and the close proximity to Creekside Park because of the need for park maintenance equipment.

Jason Bond showed the site plan of the property and how it would be laid out. He said he delivered notices to neighbors to come to the Public Hearing to discuss any issues they have about this proposal.

Steve Swanson asked if there would be any lighting in this plan. Jason Bond said the pickleball courts would not have lighting but there would be lighting by the shop for security reasons. Jed Muhlestein said the only thing that would need to be where it is located on the map is the building. He said it has to be there because of an easement and for security reasons. Steve Swanson asked if trees could be planted to block the lights from the neighbors. Jason Bond said the lights would be facing down and the wall and trees would help block the light.

Judi Pickell asked what would happen to the current city shop building. Jed Muhlestein said the city will still use the building but have a need to expand. The Planning Commission asked if there is any way to expand on the current building. Jed Muhlestein said there isn't any room without cutting into the cemetery and the parks department needs more room.

Steve Swanson asked how much noise the trucks would cause. Jed Muhlestein said the parks department would take the trucks out with the mowers in the morning and return them at the end of the day. He said the salt will not be stored at that location so no need of trucks coming in and out for that during a storm.

Jane Griener said she was concerned at first until she visited the site. She said she likes the rendering and said the use of this property for this reason would have less impact than many other uses. Bryce Higbee said we have a huge demand for grass fields for the use of our youth. He said we should turn this area into grass fields. He said we can't use Creekside as fields and said he doesn't agree with the use for pickleball courts. He said soccer, football, lacrosse Frisbee and other sports need fields and with the schools not giving access anymore, we are in need for fields.

Steve Cosper opened up the Public Hearing.

Gabriel Waters lives on 300 North just west of the proposed property. He said he is worried about safety and crime because he's seen interesting characters doing interesting things. He said he is wondering how police would police this area and he said another park isn't needed because Creekside is close by. Mr. Waters said trucks would cause a lot of noise and mentioned that this area is a deer crossing.

Erin Darlington said she wasn't sure the pickleball courts are the best use of space and agreed that the city is in need of more grass fields. She said we need a dog park and thought this area could work for that. She said you really need about an acre for a dog park but said we could explore this idea.

Robert Peterson said in terms of pickleball he is not concerned. He said he is concerned about parking and offsite parking cannot be allowed because the road is too narrow. Mr. Peterson said he is concerned about salt being stored there and trucks going back and forth with children going to school. He said a stipulation needs to be in place for what machinery can be stored on the property and the times they can come in and out of the property.

Jed Muhlestein said the pickleball courts would be phase II. He said it is not set in stone but the courts fit the space. He said gravel or road base would be stored at this site. This would also be a staging site for projects. Steve Cosper asked why the current city shop area is out of space. Jed Muhlestein showed on the map where the city wants to install a salt shed. He showed the parking area and said there isn't enough room for staging road projects. He said parks equipment often has to be kept on trailers because there isn't enough room to store them on site and that isn't good for the equipment.

Steve Swanson said he didn't think this area would work for a sport park because of the narrow entrance and exit area. He also said he is concerned about the truck traffic.

Jed Muhlestein said we are busy with road projects for one or two weeks during the summer and other than that parks equipment will be coming in and out. He said the busy time for this property will be during the summer when the kids are out of school. During school, the parks department will be leaving at 7:00 in the morning before school starts and finish after 4:00 when school is out.

Jane Griener asked if a 4 way stop sign could be put in. Bryce Higbee said he thought that would be more dangerous because cars would back up. Jed Muhlestein said a traffic study was done and the results did not warrant a stop sign on that road. David Fotheringham said maybe a big mirror could be put up as trucks are entering the street.

Jane Griener asked about funding of the project and Jed Muhlestein said that would be taken care of by the City Council. Jed Muhlestein said the water shed would be painted, the fence moved and the curb and sidewalk redone for a driveway into the property.

Jane Griener asked if the pickleball courts at Burgess Park were being used. Jed Muhlestein said they get a lot of use. Bryce Higbee said pickleball courts could be built in Creekside Park right next to the tennis courts because that park can't be used for anything else.

#### **B. PUBLIC HEARING – Ord. No. 2015-12 – Development Review Committee (DRC) Amendment**

It is proposed that the Development Review Committee (DRC) be eliminated from the Alpine City Development Code. With an understanding that an official committee created by ordinance would need to post agendas and keep minutes, staff feels that it is in the best interest of the City to amend the ordinance to give the authority and responsibilities of the DRC as written in the code to individual staff members. The DRC consisted of the City

Administrator, City Engineer and City Planner. These three staff members were responsible for the DRC's decisions and recommendations and will continue to be over what the DRC was once responsible for. The proposed amendments include Article 2.4 (DRC) and anywhere else in the Development Code that references the DRC.

Jason Bond said he went over the Development Code and said it could be reworded to say the City Planner and the City Engineer instead of the DRC. He said the city wants to avoid the liability of not having recorded minutes of the meetings. The Planning Commission said they want the City Attorney's take on this. David Fotheringham asked Jason Bond if he wants to shoulder the responsibility of having his name attached to this. Jason Bond said there is nothing that he solely approves. The City Engineer has to sign off on everything as well. Bryce Higbee asked why the city doesn't require the city attorney to sign off on decisions. Jason Bond said we sometimes have to hire outside council and sometimes we want to protect the attorney.

Steve Cospers opened the Public Hearing.

Ramon Beck said the DRC does a good job and he feels good about this change.

**MOTION:** Bryce Higbee moved to recommend to the City Council to adopt Ordinance No. 2045 -12 which would eliminate the Development Review Committee (DRC) and any references to it anywhere else in the Development Code. The DRC's land use authority will be deferred to individual staff members depending on the subject matter with the following condition:

1. Reviewed by the City Attorney before it goes to the City Council

Steve Swanson seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

### **C. 2016 Annual Meeting Schedule**

The Planning Commission went over the 2016 schedule and discussed the dates. It was decided to leave the dates as they are and make changes as needed during the year due to holidays or other conflicts.

**MOTION:** Jane Griener moved to recommend approval of the dates for Planning Commission meetings on the 2016 Annual Meeting Schedule as proposed.

David Fotheringham seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

### **COMMUNICATION:**

Judi Pickell asked what can be done about RV's being parked on someone's front lawn. She asked if it would make a difference if there was a cement pad poured. She wanted to know if we had an ordinance that covered such things.

David Fotheringham said he would like to come up with some goals and objectives for the new year. Steve Cospers said the plan is to break up the General Plan in pieces and discuss it thoroughly. He said he would like to see it put on the agenda. Judi Pickell asked if we could get professional help and if we had money for that. Jason Bond said he would talk to the City Administrator about it.

Jason Bond said he would like our General Plan to be really easy to read and understand so we have a guiding principle. He asked the Planning Commission to read other cities plans and pull ideas from them. Jane Griener said we would then have to quickly update the ordinances so they match the General Plan.

Judi Pickell said the Planning Commission should give Jason Bond topics such as transportation to tackle in our meetings.

David Fotheringham asked for a list of conferences and training opportunities.

**VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** October 20, 2015

**MOTION:** Bryce Higbee moved to approve the Planning Commission Minutes for October 20, 2015 subject to changes.

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

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:31 pm.