

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
March 1, 2016**

**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: Bryce Higbee

Staff: Jason Bond, Marla Fox

Others: Lon Lott, Loraine Lott, Ramon Beck, Carla Merrill, Will Jones, Roger Bennett, Dana Beck, Sheldon Wimmer, Matt McEwan

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

**C. Pledge of Allegiance:** Lon Lott

**II. PUBLIC COMMENT**

No Comment

**III. ACTION ITEMS**

**A. North Point View Revised Preliminary Plan and Final Plat B Plan**

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

North Point PRD received Preliminary approval in 2004. After Preliminary approval, North Point Plat A was submitted for Final, approved, and built in 2007. This consisted of 3 lots and some open space along the frontage of Heritage Hills Drive. The developer is now planning to move forward with Final on another phase (Plat B) but is seeking to adjust the design to make a better final product. Hence, this submittal is for a revised Preliminary and Final simultaneously.

To refresh memories, Jason Bond gave the Planning Commission the original Preliminary Review which discussed utilities in depth. He also gave them the approved Preliminary PRD plan as well as an exhibit showing the original plan overlaid onto the current conditions showing property boundaries, trails and aerial photo.

Jason Bond said the developer wants to realign the road and make improvements to the road and infrastructure. From the Engineers viewpoint, this is a good revised plan because of road grade, drainage, infrastructure in the roads and for snow plows.

Jason Thelin asked why this plan didn't have an expiration date. Jason Bond said the developer had an agreement with the city to bring this back when they were ready. Will Jones said they had to wait until Heritage Hills was developed and the road put in before they could start on their project.

The Planning Commission had a discussion about the trails system and how to connect the trail from this development to the trails in Heritage Hills. Will Jones said he proposed to take the trail along his property line on the north side and he would give a five foot easement along the fence line to the west and then head north to connect into the Heritage Hills trail. Judi Pickell asked if there could be some signage by the trail. Will Jones said the Trails Committee will discuss doing better with all the trail signage.

Judi Pickell asked how the intersection off Main Street could be improved. Jane Griener said we should discuss putting in a stop sign. She said there is an elevation change and a curve on the road. Jason Bond said this is more of a speeding issue and that's why the speed limit is twenty five miles per hour.

The Planning Commission asked about sidewalks in this development. Will Jones said the subdivision will have sidewalks on both sides of the street with the exception of a section at the entrance of the subdivision on the west side due to the slope of the land. He said the east side of the street will have a sidewalk as well as all the frontage of the subdivision. Will Jones said he will build a small parking lot and an overlook structure like a gazebo with benches.

**MOTION:** Jane Griener moved to approve the revised preliminary plan for North Point View Subdivision with the following conditions:

1. The developer address recommendations in the March 10, 2004 Preliminary Review Letter
2. A five foot trail easement go through the north side of Lots 10, 12, and 13 as discussed

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

Jason Thelin asked if there was a lighting plan for this development. Will Jones said there are three street lights in Heritage Hills and two in this subdivision. He showed on the map where they would be located within the subdivision. Jason Thelin wanted to have a discussion about the lights to make sure the light pointed downward. Judi Pickell said this should be in the General Plan because this is a common element with development. Jason Bond said some cities have a Starry Night Ordinance that addresses this issue. Will Jones said he doesn't have a problem doing this kind of lighting.

**MOTION:** Judi Pickell moved to recommend to the City Council that final approval of the proposed phase (North Point View Plat B) be granted with the following conditions:

1. The developer correct redlines on the plat
2. The developer meet the water policy
3. The developer provide a cost estimate for a Bond Letter
4. The developer provide a geotechnical report addressing construction of the roads and utilities
5. A five foot trail easement go through the north side of Lots 10, 12, and 13 as discussed
6. A street lighting plan be developed that points the light downward

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

## **B. General Plan Update**

In the last meeting, the Planning Commission requested that language in the 2007 General Plan related to the Land Use Element be gathered and provided to the Planning Commission members. The Planning Commission also requested to have the Land Use Element broken up into sections so that it can be more easily addressed and discussed.

Jason Bond said he had a conversation with David Fotheringham about adding a Vision Statement before each goal. He said his thought was that he feels like the goals are Vision Statements in and of themselves and the General Plan is a Vision Statement as well. Steve Cospers said he would like to move forward and then come back at the end and tweak it a bit and add statements if needed. He said he would like to concentrate on the guts of the document first. David Fotheringham said that was great because that gave him time to study it a little bit more.

**THIS IS WHERE WE LEFT OFF IN THE FEBRUARY 16, 2016 MEETING - Goal #2**

2.5 Land zoned as CR-40,000 shall include the territory generally located around the periphery of the City considered appropriate for low density residential development. These areas which as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow or earthquake potential, wildfire hazard or similar critical and sensitive natural conditions are considered environmentally fragile.

2.6 Land zoned as CE-5 shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas which as a result of the presence of steep slopes, unique soil characteristics, wildfire hazard or similar natural conditions are considered environmentally sensitive.

2.7 Requests for a zone change shall be considered only upon demonstration of adequate infrastructure, resource availability, amenities and benefit to both the City and the residents of the project.

Jason Bond said at the last meeting, the Planning Commission wasn't happy with the wording of 2.7 so he reworded this section to read: Requests for a zone change shall be considered only upon demonstration of adequate infrastructure, resource availability, amenities and benefit to both the city and the residents of the project. He said that maybe this criteria should be in the ordinance as well.

Steve Swanson said he likes the way this has been put together because it shows a request that will be considered. He said that leaves it open ended for the city to make that determination. Jason Bond said a zone change will always be a Legislative Act and will be at the sole digression of the city whether or not that happens. David Fotheringham said this just lets the reader know there's a process.

Jason Thelin said nothing Legislative should be in our General Plan. He said the General Plan should give us a broad direction of how we want to go as a city, but all Legislative items should be in our code. Jason Bond said maybe we need to put something like this in our actual Ordinance. He said our Ordinance just says that you have to have a sign and send out notification letters and go through Planning Commission and City Council. It doesn't say anything about criteria for the city considering a zone change request.

Judi Pickell said she agrees with Jason Thelin that this doesn't belong in the General Plan. She said if we're talking about what opportunities we want to provide for different land use, and then we state that we have these different zones, we don't give a procedure on 2.7 telling people what to do. She said all the other ones are definitions showing what we have provided as a plan. Steve Swanson said except this way we give a definition of what the zones are. Steve Cosper said maybe in the General Plan instead of being Legislative and instructive, have it be more broadly worded listing the different zones we have. Jason Bond said we need that language somewhere whether it's here or in the Ordinance. Judi Pickell said we could put in the plan that we don't want any changes to the city, or put the other extreme and say we want to be open to other zones. She said those are position statements.

The Planning Commission had a discussion on whether language detailing criteria on how to get a zone change should be in the General Plan. Jason Bond said he is fine to take it out but it should at least be in the Ordinance. Steve Cosper said once we are done with the General Plan we will have work to do on the Development Code as well.

Jason Thelin said the Vision Statement here is not that we want zone changes. He said our Development Code already allows us to do zone changes following a procedure. He said he doesn't think this verbiage needs to be in the General Plan when it's already in the Development Code. Jason Bond said that verbiage is a lot more helpful to people who are requesting a zone change. Jason Thelin said his biggest problem with it is when he reads this it looks like we are trying to tell applicants how they can get a zone change.

Jason Bond said the wording states that a zone change would only be considered, not approved. He said we need to give some guidelines of what we need in order to consider it. Steve Swanson said that this is a list

of criteria of how someone could get a zone change. Jason Bond said this is a tool to give us more information to help us consider the application. He said before, it was just a shot in the dark of whether we want to change a color on a map.

Judi Pickell said anything we do for Alpine to improve the consistency and criteria of making decisions in our ordinances will make us stronger instead of just making a decision on our feelings at that time. She said if we judge it on these five criteria, it makes our ordinance and our processes stronger.

Jane Griener said this verbiage is misleading because an applicant might think if they meet this list of criteria, they should get a zone change. David Fotheringham said he believes something needs to be mentioned in the General Plan so when an applicant reads this they know what the process is. He said the General Plan is there to help introduce someone to what's going on in the city.

The Planning Commission had a discussion about the wording of this section and what they want to say. Jason Thelin said that he would like the General Plan to say that we don't encourage zone changes that would increase density. He said if this really is the vision of where we want our city to go, he doesn't see that reflected here. He said that's what the old General Plan stated all over it and all mention of low density verbiage has been taken out which he disagrees with. He said instead, it's been replaced with how to get a zone change.

Jason Bond said that is not true. He said low density is addressed in the different zones. For example, in the CR-40,000 zone it states that one acre lots are low density. He said he wants the General Plan to be more specific and define what low density means to us. He said this way we've defined low density as CR-40,000, very low density as CE-5, medium density is CR-20,000, and higher density is TR-10,000. He said that's actually directing us and guiding us.

The Planning Commission had a discussion about how they wanted Goal #2 worded.

2.8 Follow the Alpine City Annexation Policy Plan.

Goal #3 – Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands, historic districts and senior housing by using overlay zones which build on an underlying zone by setting additional or stricter standards and applying the standards of both zones.

3.1 The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures and preservation and protection of buildings of architectural or historical significance (See Gateway Historic District Design Guidelines).

Judi Pickell said we should take out the part that references architectural or historical significance. She said if we have any of those buildings or homes in the city, they will be protected by the State Historical Society and not by the Gateway Historic District. She said to just put that we want to preserve and protect those building in the Gateway Historic zone.

3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by diversity of sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, urban/wildland, geologic hazards, hillside) to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.

3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.

3.2.2 The Urban/Wildland Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.

3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.

3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, minimize erosion and to preserve the character of the hillsides.

Judi Pickell said she would like something added that addresses the lighting regulations for development on our hillsides.

3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility to assure that senior citizens can continue to contribute to the community and have an opportunity to socialize without having heavy yard care maintenance and without ignoring legitimate concerns regarding impacts on surrounding residential areas. Proper housing for senior citizens is a necessary component of a well-rounded and sustainable community.

Judi Pickell sent some language she liked better to Jason Bond. It reads: We recognize the need to create specialized types of senior housing and related services in a manner that recognizes and accommodates varied housing needs and desires of the community's senior population, while promoting independence and a high quality of life. The town also recognizes the minimal potential development impacts associated with senior housing development and therefore established this article to provide for increased density, flexible land use and design requirements through the use of performance criteria so that a variety of density and building types may be planned and developed through the town in order to provide for broad availability of senior housing options.

Judi Pickell said we should address the types of Senior Housing; are we talking about condos, townhomes, living centers, or homes? She also said we need to talk about the density because that's a big issue. She said our Plan doesn't mention how we want them developed and feels like we need to be more specific in the direction we want to go with.

3.4 The Assisted Living and Nursing Care Overlay zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents without ignoring legitimate concerns regarding impacts on surrounding residential areas.

The Planning Commission had a discussion on whether Assisted Living should be a separate category or just be added with the Senior Housing. Judi Pickell said they can look very different because Senior Housing could look like a small home and Assisted Living could look like a hospital. Jason Thelin said it doesn't hurt to keep them separate.

The Planning Commission had a discussion about schools, churches, public buildings and park and wanted to know if those topics should be included in the Land Use section.. Jason Bond said those things will be coming up later in a different section of the General Plan. He said if there's language that still needs to be here, then let's talk about it.

Steve Cospier asked Mayor Wimmer if he would like to see these drafts each time or wait until the General Plan Update is done. Mayor Wimmer said he doesn't want the General Plan piecemealed because you can't get the full vision. He said he would rather see it at the City Council level when it is finished.

Judi Pickell said she would like to see a transportation study done sooner than later so we have the information when it comes time to talk about transportation. Jason Bond said he will start working on getting the study done. He said the city will not do it but will have someone like Horrock's do the study.

The Planning Commission talked about trails and if it should be in the parks or transportation section. They talked about walking the trails to get a better feel of where they go and how they connect. They talked about taking a look at the trails map and updating it.

**COMMUNICATION:**

Jason Bond said two new buildings will be bringing in preliminary plans to the next Planning Commission Meeting.

**VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** February 16, 2016

**MOTION:** David Fotheringham moved to approve the Planning Commission Minutes for February 16, 2016 subject to changes.

Judi Pickell seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Jason Thelin, 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 9:05pm.