

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

I. GENERAL BUSINESS

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

Staff: Jason Bond, Marla Fox

Others: Councilman Lon Lott, Loraine Lott, Jim Hobbs, Ed Bush

- A. Prayer/Opening Comments:** Carla Merrill

- B. Pledge of Allegiance:** By Invitation

II. PUBLIC COMMENT

No Comments.

III. ACTION ITEMS

- A. PUBLIC HEARING – Amendment to the Subdivision Design Standard Ordinance (Article 4.7)**

Alpine City has very few private streets that were approved several years ago. In more recent years, the City has planned and worked with developers with the assumption that private streets are not allowed. However, there is mention of private streets in one spot of the development code. This proposed ordinance change would clean up that section of ordinance which indicates that private streets may be allowed after a recommendation from the Planning Commission and approval from the City Council. This change would be in harmony with the intentions that Alpine City has for not wanting private streets. The few private streets that do exist in the City would be considered non-conforming if private streets are prohibited in the ordinance.

Jason Bond said moving forward we will need to have some language addressing private driveways and the specific size and specifications. He said existing private streets will be grandfathered in and will still be in use. Jane Griener asked about gated communities and Jason Bond said Alpine City does not allow for gated communities.

Steve Cosper opened the Public Hearing.

Jim Hobbs said he lives on a private street and came tonight to make sure his street would be grandfathered in. Steve Cosper said for all intensive purposes, Mr. Hobbs private lane is more like a long driveway because the City does not plow or maintain it.

Steve Cospers closed the Public Hearing.

Jane Griener asked about private streets and private lanes. The Planning Commission had a discussion about this and said Mr. Hobbs property has been there for a long time and he doesn't have frontage on a public street. They said, currently, you have to have frontage on a public street to have a private street or a private lane. They also discussed lots with double frontages.

MOTION: David Fotheringham moved to recommend that Article 4.7 of the Development Code be amended as proposed.

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

B. PUBLIC HEARING – Amendment to the Fence Ordinance (Section 3.21.6)

Alpine City recently amended the fence ordinance to address fences on top of retaining walls. The intention was to regulate the circumstance where a fence and wall made of similar materials would create a very tall, sheer surface that would be unsightly for the neighbors. After a few months of applying these new regulations, it was determined that there could be some further language to help alleviate some specific situations that created safety concerns. This proposed ordinance would clarify a way for someone to put a fence on the same plain as the wall but only if the fence were an open style.

Jason Bond reviewed the proposed changes to the fence ordinance. The Planning Commission had a discussion about the wording of the proposed ordinance and made suggestions for changes.

Steve Cospers opened the Public Hearing.

Ed Bush, a resident, said he doesn't like the word solid because someone could put a wood plank privacy fence up which is not solid and still block the view of somebody. He said a privacy fence does take into effect both solid as well as planked materials that are put next together.

Steve Cospers closed the Public Hearing.

Jason Bond read from the proposed changes to the ordinance. The Planning Commission had a discussion and made these changes:

Under no condition shall a privacy fence and wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall.

MOTION: Carla Merrill moved to recommend that Section 3.21.6 of the Development Code be amended as discussed.

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, John Gubler and Carla Merrill all voted Aye.

IV.COMMUNICATIONS

Jason Bond told the Planning Commission his last day with Alpine City will be this Friday June 23rd as he has taken another job with Santiquin City as the Community Development Director. He said he has had great experiences and been able to do and be part of good things here in Alpine. He said he will look back fondly and he leaves with good memories. He said it's been a privilege and he appreciates working with the staff, Planning Commission and City Council.

Steve Cosper said Jason Bond has done a fantastic job as the City Planner, he said the Planning Commission has appreciated his work and what he has accomplished. The Planning Commission wished him well in his endeavors.

Jason Bond said there will not be a Planning Commission meeting on the 4th of July so the next meeting will be on July 18, 2017.

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 6, 2017

MOTION: Jane Griener moved to approve the Planning Commission Minutes for June 6, 2017, as written.

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

Adjourn

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 7:35p.m.