

August 15, 2006

Minutes of the Alpine City Planning Commission meeting held August 15, 2006 at Alpine City Hall. The meeting was called to order at 7:00 pm by Chairman Jannicke Brewer. The following Commission Members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Kevin Cospers, Jason Thelin, Kimberly Bryant, Jim Tracy. Steve McArthur and Lincoln Watkins were not present.

Staff: Charmayne Warnock, Shane Sorensen, Ted Stillman, April Riley, Ron Devey.

Others: Tracy Wallace, Mike Russon, Sandy Name, Shelli Tracy, Debbie Robertson, Richard James, Michael Robertson, Matt Hodgen, Randy Hamilton, Craig Malouf, Renee Malouf, Michael Malouf, David Gowdy, Darin Vandecar, Spencer Moore, Michael Loudon, Jill Bergman, Rod Bergman, Craig Skidmore, Sandra Cottle, Michelle Anderson, Bill Turnbull, Michelle Smith, Carl Pack, Spencer Ashby, Laurie Bitten, Gary Cooper, April Cooper, Maureen Kirkland, Maureen Barrett, Brian Long, David Porcaro, Craig Jacobsen, Ross Welch, Redd Smith, Ron Madson, Todd Smith, Will Jones, Don Lyster, Mel Clement, Troy Elton, Diane Barber, Kristine Carlisle, Miles McCracken, Roger Whitby, Suzie Lundell, Chris Lundell, Kristen Arnold, Lynette Nygau, Richard Osbourne.

The prayer was offered by Kevin Cospers

1. PUBLIC COMMENT: In response to a question about water pressure on the west side of Alpine, Ted Stillman said staff was currently updating the Water Capital Facilities Plan and the Pressurized Irrigation Plan. They would be taking it to the City Council on September 12, 2006 and to the Planning Commission on September 17, 2006.

Scott Larsen said the neighbors in his area were concerned about subdivision applications on the table that would affect the water pressure in that area.

Shane Sorensen said one thing he'd noticed when he responded to complaints about inadequate water pressure was that the filter was dirty or had inadequate capacity. Also the sprinkler design was not adequate. He said he'd put a pressure gauge on the service and the pressure was fine.

Scott Larsen said Mr. Sorensen should come up to his home because when he turned it on, it actually sucked air. He said he had to sprinkle during the day in order to have any pressure and he used a booster pump. Other property owners in that same area had problems with sprinkling their yards. There were some times when the pressure was adequate and other times when there was none. It was very erratic and unreliable.

Jannicke Brewer told Mr. Larsen that the City was working on it and would have information on September 12 at the City Council meeting.

Rod Bergman said he wanted to express his appreciation to the Planning Commission and City Council for their time. He said he and his wife liked open space and liked making things pretty. He said he would rather combine two lots into open space than subdivide them. Most people came to Alpine because of the openness. He asked that the Commission consider that when they made their decision. He added that developers liked to threaten the City with creating quarter-acre lots if they developed in the County. He said that was a fallacy because the County had not approved any such developments in years because they couldn't service them. He said it was troublesome when developers acted like they were working on behalf of the City when in fact they were trying to make a profit. They also said that people didn't like acre lots because they couldn't take care of them. He disagreed, saying people would like larger lots but they weren't available. Everything was being approved with smaller lots.

Mike Russon said he would personally encourage the Planning Commission to adhere to the Master Plan that had been adopted. Many who moved to Alpine had looked at the Master Plan to see what they could expect and how they would be affected. He felt it was important that the City adhere to it and not just use it as a guideline. He said the roads and density was part of the Master Plan. They should look at have roads in place before approving more density. There were major subdivisions that had promised roads and they still were not in. Alpine Boulevard was still a dead end road. Before they created more stranded subdivisions and increased density, they needed to follow the Master Plan.

David Gowdy said he had moved around a lot over the years and had seen communities that worked and communities that did not. He said the communities that were successful seemed to have a strong planning commission and city council that balanced the desires of the developers with the needs of the community. He said developers had rights but they also had responsibilities. He said the Alpine officials had an opportunity to set a precedent that would set the vision for our children and grandchildren if they would stick to the zoning and the Master Plan. That balance needed to be achieved.

Jannicke Brewer said the Pack Estates Subdivision had been taken off the agenda by the developer because it was not ready.

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS:

Oh My Crafts, Inc. – 351 River Road – Sandra Cottle: Ms. Cottle requested a permit for her on-line scrap-booking business. She kept very little inventory because she shipped the good immediately. No customers visited the home.

Alpine Realty – 40. W. Main Street Court – Gary & April Cooper: They would be opening a real estate office in the new building under construction in Main Street Village and needed to take their application to the City Council for a business license.

MOTION: Jim Tracy moved to approve a conditional use permit for a home occupation for Sandra Cottle dba Oh My Crafts at 351 River Road. Kevin Cosper seconded. Ayes: 4 Nays 0. Motion passed.

3. DEVELOPMENT CODE – DISCUSSION: April Riley introduced the revised language for Section 3.21.10 Swimming Pools regarding requirements for fencing on swimming pools and Section 3.6.2 Preliminary Design Plan regarding the time frame for preliminary plat submittals.

The Planning Commission discussed the fencing requirement for swimming pools and made a motion to recommend the new language to the City Council.

MOTION: Jim Tracy moved to recommend Section 3.21.10 Swimming Pools to the City Council with the changes as discussed. Kevin Cosper seconded. Ayes: 4 Nays: 0. Motion passed.

Shane Sorensen said he had looked at the submittal requirements for preliminary plats and revised it. For developments with more than 15 lots or with complex issues such as geologic hazards, etc. additional time beyond the 14 days may be required. In such cases the developer may work with staff to determine an acceptable schedule. Incomplete applications would not be placed on the Planning Commission agenda.

MOTION: Kevin Cosper moved to recommend Section 4.6.2 Preliminary Design Plan as proposed to the City Council. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

4. SOUTH BOX ELDER ANNEXATION PETITION: Ted Stillman explained that the area under consideration for application was the 40 acres immediately south of Box Elder Subdivision. It was bounded by Lambert Park on the south and west and by Forest Service on the east. The City

Council had accepted the annexation petition and sent it to the Planning Commission. He said that the current Annexation Policy Plan designated the 40 acres as a future park to be included in Lambert Park in the CE-5 Zone. He said the Planning Commission could go one of two directions with the application. They could recommend to the City Council that they adhere to the Annexation Policy Plan and not annex the property at this time, or schedule a public hearing on the development.

Jannicke Brewer said a lot of flyers had been sent around the community regarding this issue. The property had been misnamed however. The flyers referred to it as Lambert Park, and while many citizens may have thought that the 40 acres was part of Lambert Park since it was undeveloped and adjacent to the park, it was in fact private property in Utah County. At the meeting of July 18, 2006, Don Watkins had approached the Planning Commission and asked for an extension on the public hearing to give him an opportunity to investigate the possibility of purchasing the land. The Planning Commission voted to postpone any action for 30 days.

Don Watkins thanked the Planning Commission for the 30 days in which he was able to talk to Ross Welch and James Patterson about the land. He said he understood that technically the 40 acres was not part of Lambert Park, but most citizens had regarded it as such. He said he had minimal opportunity to inform people about the issue, but those he did talk to were surprised to learn that it was not part of the park. He said it was his opinion that they should support the work of past Councils that designated it as park if it were annexed. If it was still private property later on, perhaps the City could someday purchase it.

Ross Welch said that 4 families owned the land and had an interest in developing it. They had no voice in the master plan and had owned the property prior to adoption on the master plan. It was assumed that the water tank that served the Box Elder subdivision would also serve the 40 acres.

Jannicke Brewer said that the Annexation Policy Plan was the product of a very thorough investigation of lands which the City was interested in annexing. They considered numerous issues including slope, flood plain, geologic hazards, wildlife, water quality, etc. After studying the issues, the committee recommended that this area in question be a park with no lots and no services. Any service to the development would have to cut through Lambert Park.

Ross Welch said the services to Box Elder subdivision already went through Lambert Park.

Shane Sorensen clarified that the services to Box Elder were actually in Box Elder Drive.

The meeting was opened to public comment.

Michael Robertson said he was totally supportive of the City following the current Master Plan regarding the 40 acres.

Darren Vandecarr said he lived on Bald Mountain Drive and had spoken with his neighbor about the proposed annexation. They all expressed the same feeling that he had which was that they didn't want to see it rezoned to affect recreational activity in that area. He appreciated that it was private property but preferred to see it remain as it was, even if it involved purchasing the land.

Miles McCracken said he was an outdoor enthusiast. What attracted him to Alpine was the open space and the fact that Lambert Park was set apart as a natural park. It was what set Alpine apart, much as Central Park did for New York City. It helped make Alpine a great place to live and was part of our heritage. He said he supported the Master Plan and keeping it open.

Michelle Smith said she lived on Box Elder Drive by the pump house. She and her husband were opposed to the Box Elder South subdivision. She grew up in Alpine in the Zimmerman family and was opposed to the first Box Elder subdivision, saying it was an eyesore to the community for those living at the base of Alpine.

Brian Long said he lived in Alpine since 1978. He like most others moved to Alpine for the quality of life. Society today did not seem to hold old principals in esteem. He said he was grateful for the work that was done years earlier and wanted to see it stand as it would affect the future. He suggested that Pattersons had done well in this area and it would be wonderful of them to give back to the community by donating this land to the City.

Ross Welch said he'd heard that comment many times and found it irritating. It was easy for people to be generous with other people's money. Some people had tender feelings toward cancer research and that was where they donated their money. It was not for others to dictate how one used their money. Also, Patterson was not the only landowner in the area. Citizens needed to respect their rights as landowners.

Richard James said he felt like LoroX speaking for the trees, but it was a sad commentary when we could not think beyond our needs today and think of our grandchildren. Patterson acquired the land just a few years ago, after the Master Plan was in place. He knew it was designated as park

Ross Welch said one piece was acquired in 1994. The other piece was in the last two years.

Richard James said he felt they should make every effort to make it open space and work with the owners. He asked that the City not proceed in any way that would require a road to be built through Lambert Park. They needed to do everything they could to preserve this fabulous park.

Randy Hamilton said his sentiments had been expressed already. In addition he had concerns about flooding and hazards as seen in neighboring communities. He was not a geologist but he felt those considerations should go into the decision. It would be a tragedy to lose the park. He asked that they stick to the Master Plan.

Jason Thelin said he had looked at the property earlier that day and realized that, because of the slope, the property would need to be sewered by running a line through Lambert Park. There would also need to be a second road which would have to run through the park. The 40 acres may not technically be a part of Lambert Park, but it directly affected it.

Ross Welch said it would depend on whether the City required a second road and whether it would need to be paved. They were looking at 26 lots. There would already be access through Box Elder.

Jim Tracy said the entire development lay within the hazard zone. A lot of work went into the Annexation Policy Plan. It stated three times that the 40 acres should be a park. He said that annexing the ground for anything other than a park would be going against the Annexation Policy Plan.

MOTION: Jason Thelin moved to recommend to the City Council that that any proposal for the Box Elder South area be considered only if it was to be a park with no additional services as designated in the current Annexation Policy Plan. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

5. PACK ESTATES SUBDIVISION – CONCEPT – WLL JONES: This item was removed from the agenda at the request of the developer.

6. MAIN STREET VILLAGE AMENDED PLAT – 20 SOUTH MAIN STREET COURT: Ted Stillman said this was the 4th amendment for Alpine Main Street Village. They had moved building #3 and rearranged the parking which gave them a better layout with 16 or 17 more parking places than they needed.

Jannicke Brewer said she had looked at the plat on the 3rd amendment and compared the number of parking places. She said it appeared that building #2 had fewer parking spaces than originally

shown and questioned why that would be the case. Each building should have at least the same number of parking places originally assigned to it.

Will Jones asked about the overall effect on the amount of green space. Also, he had a question about the roadway in the back. Currently the parking was designed to accommodate the mail drop box and the resulting traffic. If cars were backing out, that would affect it.

Shane Sorensen said the amount of green space definitely went down.

Jannicke Brewer said she recalled that the development barely met the open space requirement for 20 percent and couldn't afford to lose more. They had better check on it before moving forward. She asked Shane Sorensen to check on the amount of green space and give them an opinion on the parking situation where they would be backing out. She said they should look at the original approval and at the CC&Rs. There were supposed to be trees planted along Main Street.

Jim Tracy suggested adding another trash receptacle. Shane Sorensen said they could probably drop a parking stall and add another trash collection site.

7. SHENNUM BOUNDARY LINE ADJUSTMENT: Ted Stillman said Bob Shennum owned lot 15 in the Oak Knoll Subdivision, Plat B. He was purchasing a portion of the adjoining lot (lot 18). Both lots would still conform to the Zoning Ordinance.

MOTION: Jason Thelin moved to recommend the City Council approve the boundary line adjustment for lots 15 and 18 in the Oak Knoll Subdivision. Kevin Cospser seconded. Ayes: 4 Nays: 0. Motion passed.

8. TELECOMMUNICATION – T-MOBILE – MATT HODGIN: Ted Stillman showed photos of the proposed cell tower site and the site plan. He said Mr. Gourley was at the Highland City Council that evening and the item would be represented by Matt Hodgin.

T-Mobile was proposing a 70' x 70' pad and an 80-foot tower. The Planning Commission had already made a recommendation on vinyl coated chain link fencing for the site. There was a question if the site really needed to be that much larger. Shane Sorensen said the original application had showed the site as 25' x 25'.

Regarding lighting, there would be low wattage lights for maintenance at night. Maintenance would occur about once a month for a couple of hours.

Jim Tracy asked if the 80-foot tower would accommodate an additional 20 feet for other users, and the applicant indicated that it would.

The location of the site was discussed and it was suggested it be moved south and east behind the water tank. That way it wouldn't be as visible from the city and it would be less invasive to the scrub oak.

There were still unresolved issues and no approvals were given.

9. WHITBY WOODLANDS OPEN SPACE IRRIGATION: Ted Stillman said developer Roger Whitby wanted to improve the public open space in Whitby Woodlands by adding a sprinkler system and seeding it. In exchange they would eliminate the 2-foot-wide walking path. It was suggested that the area would be low maintenance with the City mowing it only two or three times a year. He said that currently the area was dry weeds.

Jason Thelin asked about low level maintenance and what that would entail. Would it look messy? He asked what benefit there would be in taking the trail out.

Roger Whitby said the trail didn't go anywhere. It went from one street to another street and along a steep bank and close to someone's lot line.

Jannicke Brewer said the thought behind the trail was to provide a way for children in one subdivision to get to the other subdivision without having to go all the way around. It was likely they would be in the same ward and would visit one another. She said that if the area were grassy, the children could walk wherever.

Craig Skidmore said he felt that Whitby Woodlands was an area where the City had lost much and was about to lose again. The developers had worked hard to eliminate the trails that were in the area. What the City would be losing now was the trail that connected the two subdivisions. If the grass were watered and mowed and children were walking in the same route, it would probably become muddy. He suggested there be an asphalt path if it were grassed and sprinkled. He said it had been suggested much earlier that there be a bridge across the creek to the other open space and that would avoid the steep bank. It would also eliminate the problem of a trail along the backs of lots.

Ron Devey said he agreed with Craig Skidmore on a lot of things but he would like to trade a sprinkler system for the trail. He felt it would be a good trade.

Jason Thelin said that the developer would already be benefiting and receiving value from the improved green space and eliminating the trail wasn't a necessary part of the trade. He referred to the situation in the Dry Creek Orchard subdivision where a homeowner had requested permission to seed and install a sprinkler system in public open space, and the City would maintain it. The value came in trading weeds for a green space. He said he supported putting in grass and sprinklers, but felt they should keep the trail.

Jannicke Brewer said it would be nice if the area was usable for the residents. The children could play ball in the grassy area, mothers could push strollers in there.

Craig Skidmore said he saw no reason to eliminate the trail. A paved trail would enhance the area.

There was a discussion about what area would be grassed and sprinkled. Roger Whitby said he wanted the area with native grass left as it was with no irrigation.

There was a question about the open space on the other side of the creek. Roger Whitby said there was a cement trail with picnic sites.

Ted Stillman said the Public Works Department needed to approve the sprinkler system if they were going to be maintaining it.

MOTION: Jim Tracy moved to recommend to the City Council that the public open space in Whitby Woodlands be approved for a sprinkler system and seeding, the layout of which would be approved by City Staff. The developer would install the sprinkler system and seed the area, and the City would maintain it. The path would be eliminated. Kevin Cospers seconded. Ayes: 3 Nays: 1. Motion failed. Jim Tracy, Jannicke Brewer, Kevin Cospers voted aye. Jason Thelin voted nay.

10. GENERAL PLAN – PUBLIC FACILITIES ELEMENT: April Riley said the Annexation Policy Plan had been updated by removing properties that were already annexed and updating numbers to reflect the 2006 and 2007 Budgets.

Tracy Wallace clarified that the City would be working of the old Annexation Policy Plan until the updated one was adopted. Ted Stillman said that was correct.

Jannicke Brewer said she would like to advertise the General Plan Workshop in the Newline and invite citizens to attend.

11. CONTINUING EDUCATION: Chapter 9 of Craig Call's book dealt with future streets and highways, manufactured homes and moderate income housing.

12. APPROVE MINUTES OF JULY 18 and AUGUST 1, 2006

MOTION: Kevin Cospers moved to approve the minutes of July 18, 2006 and August 1, 2006 with the addition provided by Jannicke Brewer to the August 1 minutes, and adjourn. Jim Tracy seconded. Ayes: 4 Nays; 0. Motion passed

The meeting was adjourned at 9:15 pm.