

January 9, 2007

Minutes of the Alpine City Planning Commission meeting held January 9, 2007 at Alpine City Hall. The meeting was called to order at 7:00 by Chairman Jannicke Brewer. The following Commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Jim Tracy, Jason Thelin, Kevin Cospers, Steve McArthur, Lincoln Watkins. Kimberly Bryant was excused.

Staff: Charmayne Warnock, Shane Sorensen, Ted Stillman, April Riley

Others: David McPherson, Janet McPherson, Vern Utley, Chris Utley, Lee Halley, Dan Ruesch, Paula Ruesch, Tracy Wallace, Sheldon Wimmer, Bill Burgoyne, Don White, Sharon Dauwalder, Will Jones, Todd Trane, Brooks Casper, Travis Flygare, Paul Bryant, Tim Branscomb, Kim Rindlesbacher.

The prayer was offered by Steve McArthur.

1. PUBLIC COMMENT: Paul Bryant said he had questions about the lot being developed behind his house on Watkins Lane in the Pierce Subdivision. He said that when the subdivision was approved there was a list of conditions that were included, which he enumerated. He said the conditions were supposed to be done prior to approval of a building permit. Now a home was being built. He asked who needed to take care of some of the issues such as soil retention. He said the builder thought Mr. Bryant was supposed to do it, but the minutes were clear that the developer was supposed to.

Ted Stillman said this was an issue for the City Attorney and City Council. The Planning Commission was not the body to address the matter. He said staff would be happy to review the matter with Mr. Bryant and the City Attorney.

Shane Sorensen said he agreed with Ted Stillman that the Planning Commission was not the appropriate place to discuss the issues. Some things were expected of the developer and some were expected of the builder.

Paul Bryant asked who was supposed to do the soils test between the properties. He said the developer was supposed to bring in the fill dirt and do a soils test, but the property had changed hands. Matt Rasband sold it to Quinn Goeckeritz who sold it to Ryan Fawson. They were arguing about who was responsible. Mr. Bryant said he'd like to put up a fence, but didn't want it falling down because the soil was unstable.

Jason Thelin asked Mr. Bryant if he wanted to have a retaining wall or fill. Mr. Bryant said the issue was responsibility. There was a yellow sticker on the plans that said inspections would not be done unless there was a dumpster, sanitary facilities and a ramp that was metal or wood. He said the job site didn't conform.

Steve McArthur asked if the subdivision was still in the warranty period because if it was, there was still a bond being held for the improvements. The developer would be required to make the improvements before the bond was released.

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATION:

KJMC Contracting, LLC – 315 Hillside Circle – Kimball Cluff: Mr. Cluff requested a permit for his construction business. No equipment would be kept at the home. It was for office space only.

All Seasons Motor Sports – 140 North 200 East – Lee Halley: Mr. Halley requested a permit for his business of servicing snowmobiles, watercraft, etc. He worked out of a trailer and repairs

would be done at the customer's home. A room in his home would be used for an office. Machines that could not be repaired at the customer's home would be repaired at the shop in Spanish Fork.

MOTION: Steve McArthur moved to approve conditional use permits for Kimball Cluff dba KJMC Contracting, LLC at 315 Hillside Circle and Lee Halley dba All Seasons Motor Sports at 140 North 200 East. Jason Thelin seconded. Ayes: 6 Nays: 0. Motion passed.

3. BRANSCOMB LOT LINE ADJUSTMENT – 45 S. LONE PEAK DRIVE – TIM

BRANSCOMB: April Riley said Mr. Branscomb owned three parcels, one which had an existing home. He was requesting a small lot line adjustment which would add ground from one parcel to another. The parcels would still meet the requirements of the ordinance.

There was a discussion about the right-of-way for one lot across another lot. Shane Sorensen said a right-of-way was just an easement and did not affect lot size by taking way square footage. A potential buyer would need to be made aware of the right-of-way, however.

MOTION: Steve McArthur moved to recommend approval of the lot line adjustment requested by Tim Branscomb for lot 49 of Alpine Village, Plat B. Jason Thelin seconded. Ayes: 6 Nays: 0. Motion passed.

4. MOYLE PARK ESTATES – 610 EAST 700 NORTH – KIM RINDLESBACHER: Shane Sorensen said the property being developed was currently owned by his in-laws, but it was under contract to be sold. He said he had spoken with City Attorney David Church about whether or not there would be an issue with him reviewing the subdivision plans. Mr. Church had said there was not.

Developer Kim Rindlesbacher was present and said he was currently under contract with the Rasmussens to purchase the property.

April Riley said the proposed subdivision consisted of 10 lots in the CR-20,000 zone. It was located south of Moyle Park. The layout showed the road connecting to Wilderness Drive.

Shane Sorensen said the private lane for an existing, recorded subdivision would be used to access the proposed subdivision. The lane was owned by the Rasmussens and was wide enough width to be a standard public street. Staff would need to talk to David Church about whether or not the lane could be recorded with the new subdivision. An existing sewer line ran through it but would require relocation for the proposed layout.

Jannicke Brewer said the plat was a little incomplete. It was missing contours and the location of ditches. Shane Sorensen said they had corrected those items on a later copy. He said he had asked them to look at designing a knuckle at the south end of 610 East.

Jannicke Brewer opened the meeting for public comment:

Steve Christensen said there was a small host of people present. It would be larger if a second sign had been posted. He asked if there was another version of the proposed plan that would not make 610 East a through street. He was concerned about increased traffic down Wilderness Drive and near Alpine Elementary. He suggested there be two cul-de-sacs rather than a through street.

Jannicke Brewer said the ordinance restricted cul-de-sac length to 450 feet and the ordinance encouraged connecting roads.

Shane Sorensen said the existing private lane was already about 500 feet long.

Jim Tracy asked if the Master Street Plan showed 610 East as a through street. Shane Sorensen said local streets were generally not shown on the Master Street Plan.

Steve Christensen said his main concern was the flow of traffic, especially as it related to the school. He asked about state traffic requirements.

Shane Sorensen said the children walking to school would have a sidewalk and there would be a crossing guard at the school.

Jason Thelin said he had rented a home in the area for two years and there was a lot of traffic down Grove Drive. The connection could reduce traffic on Grove Drive and add traffic to Wilderness Drive.

Sharon Dauwalder said that if Wilderness Drive was an alternate to Grove Drive it would create speed problems because it was a straight street that sloped downhill.

Steve McArthur said there were two 90-degree turns in the subdivision which were effective calming devices.

Sharon Dauwalder said she would also like to suggest a grassy median to slow people down. She added that cul-de-sacs add value to lots and wondered why the developer didn't want cul-de-sacs. She suggested the development be separated into two sections.

Jannicke Brewer said the problem with cul-de-sacs was that they increased traffic on roads that led to the cul-de-sac.

Lincoln Watkins suggested stop signs and speed bumps to slow the traffic.

Jannicke Brewer said that, in regard to safety for children going to school, she had observed that parents dropping off or picking up children from schools did not always drive 25 mph.

Sharon Dauwalder said that if Wilderness Drive were a through street, it would encourage people to make an illegal U-turn in front of the school and go up Wilderness Drive. She also asked that the setbacks for the new lots be the same as other homes on Wilderness Drive. There was a recently built home on Wilderness that didn't meet the setbacks.

Janet McPherson said she lived on the east side of the proposed development. She had two concerns, one of which had already been voiced. She said they were turning a 30-year old subdivision into a thoroughfare. There was no signage saying Wilderness Drive was a dead end so people came flying up the road and were met with a fence. She said she was horrified to think what would happen if there was no fence. She said she would like to see curb, gutter and sidewalk completed along Wilderness Drive.

Sheldon Wimmer said he lived at 580 N. Wilderness Drive. He said he was fine with Ron Rasmussen developing his ground into 10 lots. He concern was that motorists would pick up speed as they drove down the road since it was a downhill slope and a straight shot to the school. He suggested there be a stop sign at the intersection to slow them down. Secondly, Mr. Wimmer said he felt that people who moved into town should bear the impact of moving to the subdivision. He suggested that a dead-end road was not a bad road. Part of the new subdivision could come back out onto 770 North to exit the development. He said he used to live on 200 East. When they did a traffic survey there were 2 people going 55 mph. The rest averaged 42 mph in a 25 mph zone. When they put in a stop sign at Center Street, it slowed traffic significantly. He suggested to the Planning Commission that there were alternate designs that would not affect the number of lots or downgrade the area. He asked them to look at some alternatives to the through street.

Don White said he'd lived in Alpine for 27 years and his property bordered the proposed development. He said it appeared that the south boundary on lot 8 did not reconcile with the lot

survey he'd had done a couple of years earlier. Second, he asked what guarantees there were that construction debris wouldn't be dumped on his property. He asked if fencing could be required.

Sharon Dauwalder asked if they could get the notification letters sooner than 4 or 5 days before the meeting. Jannicke Brewer said there were no more mailings. The ordinance required an initial mailing, but after that interested people would need to watch the website or check for notices on the front door of City Hall.

MOTION: Steve McArthur moved to set public hearing on Moyle Park Estates for February 6, 2007. Lincoln Watkins seconded. Ayes: 6 Nays: 0. Motion passed.

5. CANYON CREST ESTATES – 873 S. CANYON CREST – BROOKS CASPER/TRAVIS FLYGARE: Jannicke Brewer said they were looking at two layouts for the proposed subdivision. Design #4 showed six lots on a cul-de-sac that lined up with Allegheny Way on the west. The cul-de-sac was 580 feet long. Design #5 showed six lots. Three of the lots fronted on Canyon Crest Road and three lots fronted on Healey Boulevard.

Steve McArthur asked if anything had been done to resolve the gap on the north border. Brooks Casper said they had talked to Wayne Patterson and he had assured them that he was willing to do something about it. He said he'd been very agreeable.

Steve McArthur said that if the gap was gone, there was a legitimate option for six lots, and more justification for looking at the cul-de-sac plan with six lots since it was a better design.

Brooks Casper said it would be cheaper to build a subdivision with the lots fronting on the two roads because he wouldn't have to build a road. But it was not the safest or the best design.

Jannicke Brewer said she was hesitant about recommending exceptions, but since Canyon Crest was an arterial road and Healey Boulevard was a collector road, it would be safer to have homes fronting on a cul-de-sac. She said the City had been very conscientious about avoiding driveways onto arterial roads.

Lincoln Watkins asked if it would be better to have an off-set intersection. Shane Sorensen said that 90-degree cross-streets were the preferred design in any traffic engineering manual.

Brooks Casper said Jim Boettcher preferred the extended cul-de-sac design because it opened up the rear of his property.

Steve McArthur said he would prefer the cul-de-sac design. When they left the issue at the last meeting, there was a question about whether or not the purpose of the exception was simply to give the developer an extra lot, but if there was a legal alternative for six lots with another design, he could see recommending an exception on the length of the cul-de-sac.

Jason Thelin suggested they get a written statement that the issue with the strip of land would be resolved.

Brooks Casper said that they were not trying to maximize the property. It was seven acres and they could technically get seven lots, but they felt this was the best design.

Jim Tracy asked if there was a concern about the solid fence impairing sight distance at the corner. Brooks Casper said there would be a detention pond at either corner. They intended to build a stone or rock fence, not a vinyl fence.

Lincoln Watkins said they just got through telling the Moyle Park group that they didn't like cul-de-sacs. Why was staff recommending the cul-de-sac design?

Shane Sorensen said it was a completely different situation. Canyon Crest and Healey Boulevard were arterial and collector roads, and two of the busiest roads in Alpine. A cul-de-sac was a safer design.

Lincoln Watkins suggested designing the road so it had access on both Canyon Crest and Healey Boulevard. Shane Sorensen said that would be adding another intersection to an already busy road.

MOTION: Jim Tracy moved to grant concept approval for Canyon Crest Estates for design #4 which showed the extended cul-de-sac as recommend by the City Engineer and the Development Review Committee. Part of the recommendation was based on the developer resolving the issue of the 1.3-foot strip along Healey Boulevard, which would give them a 6-lot design, which the Planning Commission did not prefer, but would prefer a design where lots did not front on Canyon Crest Road or Healey Boulevard. Steve McArthur seconded. Ayes: 4 Nays: 2. Motion passed. Jim Tracy, Steve McArthur, Jason Thelin and Kevin Cosper voted aye. Jannicke Brewer and Lincoln Watkins voted nay saying the proper procedure was to first recommend the exception on the length of the cul-de-sac and have it approved by the City Council prior to granting concept approval.

MOTION: Kevin Cosper moved to recommend an exception on the cul-de-sac for a length of 580 feet based on the recommendation from the DRC and the City Engineer. Jim Tracy seconded. Ayes: 6 Nays: 0. Motion passed.

6. VISTA MEADOWS: Shane Sorensen said this item was postponed.

7. GENERAL PLAN: Jannicke Brewer said April Riley had done a great job writing the latest draft of the General Plan. The Planning Commission discussed it and made a few changes. A public hearing was set.

MOTION: Jim Tracy moved to set a public hearing on the General Plan for February 20, 2007. Steve McArthur seconded. Ayes: 6 Nays: 0. Motion passed.

8. ELECT PLANNING COMMISSION CHAIRMAN AND VICE CHAIR:

MOTION: Steve McArthur moved to nominate Jim Tracy as Planning Commission Chairman and Jannicke Brewer as Vice-chairman. Jason Thelin seconded. Ayes: 5 Nays: 0. Jim Tracy abstained. Motion passed.

9. PLANNING COMMISSION SCHEDULE FOR 2007

MOTION: Jim Tracy moved to approve the Planning Commission schedule for 2007 with the exception that there would be no meeting held on July 3, 2007. The Planning Commission would instead meeting on July 10, 2007 and the City Council on July 17th. Seconded by Kevin Cosper. Ayes 6 Nays: 0. Motion passed.

10. APPROVE MINUTES OF DECEMBER 19, 2006

MOTION: Steve McArthur moved to approve the minutes of December 19, 2006 as corrected and adjourn. Kevin Cosper seconded. Ayes: 6 Nays: 0. Motion passed.

The meeting was adjourned at 8:45 pm.