

June 21, 2005

Minutes of the Alpine City Planning Commission meeting held June 21, 2005 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: Mike Mickelson, Dale Porter, Jim Tracy, Phil Andrus, Thomas Whitchurch. Steve McArthur was not present.

Staff: Charmayne Warnock, Shane Sorensen, Ted Stillman, Jeff Robb, Jay Healey

Others: Steven Crain, Ruth Sulik, Ernie Ely, Tracy Wallace, Craig Skidmore, Michael Porter, Matt Rasband

The prayer was offered by Phil Andrus.

Jannicke Brewer noted the passing of the City Planner, Rachel McTeer, who was killed in a car accident on June 18, 2005. They appreciated all the assistance she had given to the Planning Commission. She would be very much missed.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMIT FOR A HOME OCCUPATION

Educational Math and Magic – 580 North 400 West – Ruth Sulik: Mrs. Sulik requested a permit for her business of math tutoring and magic shows. She used a room in her home that was approximately 10' x 12'. She anticipated no more than five children in a class.

Ernie Ely Construction and Consulting – 467 Peach Tree Circle – Ernie Ely: Mr. Ely requested a permit of his construction and consulting business. He said he kept most of his tools in his truck and used a room in his home that was about 14' x 12' for an office.

MOTION: Mike Mickelson moved to grant conditional use permits for home occupations to Ruth Sulik dba Educational Math and Magic at 580 North 400 West and Ernie Ely dba Ernie Ely Construction and Consulting at 467 Peach Tree Circle. Phil Andrus seconded. Ayes: 5 Nays: 0. Motion passed.

3. TELECOMMUNICATION ORDINANCE: Ted Stillman said Steve Crain had volunteered to help the city develop a new telecommunication ordinance. He had been working with intern Jeff Robb for the last few weeks to prepare an ordinance, a draft of which was included in the packet.

Steve Crain said he had worked for the wireless industry for the past 10 years and also lived in Alpine near Beck's Hill where the existing cell towers were located. He said that now was a good time for Alpine to evaluate their ordinance and consider other locations for cell towers. T-Mobile had already approached the City about putting up a new cell tower at Alpine Elementary. Other wireless companies would probably also approach the city about putting up additional towers because they all wanted to achieve the best coverage possible. There were some dead spots in Alpine, mainly along the east and north benches, which the companies were trying to remedy.

Mr. Crain said that the Telecommunications Act of 1996 mandated that cities allow wireless companies to locate their towers in the cities, but the cities had the right to regulate them. He recommended that Alpine's new ordinance state three things: 1) new towers could be built only in a designated site; 2) only stealth towers would be allowed; 3) all new antennae were to be slim or close to the pole mounts.

The Planning Commission discussed locating new cell towers at the rodeo grounds in Lambert Park. The City would receive the revenue from the cell towers if they were built on city property.

Steve Crain suggested that stealth towers be located at the rodeo ground as flag poles or light standards. If the City actually built the tower and leased it to the different wireless companies, it would increase the revenue. The City would be responsible for the maintenance around the tower, fences, etc. and would need to bring electricity and landline phone service to the tower. Several wireless companies could use the same tower. They just put their antennae at different levels. He expected the tower would be high enough that it would satisfy the needs of all the wireless companies. Mr. Crain expected the cost for constructing a stealth tower, including bringing electricity, etc. to it would be between \$95,000 to \$105,000.

An ordinance establishing a moratorium had been prepared, but Ted Stillman said City Attorney David Church didn't think it would be necessary to adopt a moratorium. The City could just tell T-Mobile and other companies that the city couldn't process their application until an ordinance was in place.

A draft telecommunication ordinance had been prepared. It would need to be modified depending on whether or not the city built the cell tower and leased it, or simply leased the ground for a cell tower. Thomas Whitchurch said the City Council would need to decide whether or not to build a tower or just require towers to be located on city property.

It was suggested that Jeff Robb check with Utah County and see what kind of wireless ordinance they had in place, and what the likelihood was of cell companies putting up towers in the county around Lambert Park.

Jannicke Brewer said she would like to move forward with the Telecommunication Ordinance in a timely manner and suggested they discuss the draft at their next meeting. City Council should be advised about the option of building a cell tower so they could decide what they wanted to do.

MOTION: Dale Porter moved to advise the City Council that the City had the option of building a cell tower and leasing it the wireless companies for increased revenue. Jim Tracy seconded.
Ayes: 5 Nays: 0. Motion passed

4. PIERCE SUBDIVISION – PUBLIC HEARING AND FINAL APPROVAL: The Pierce Subdivision consisted of 3 lots located off Watkins Lane (600 South) at approximately 1095 East. The road would be extended to a temporary turnaround. There were existing homes on lots 2 and 3.

Ted Stillman said the City Council had reviewed the proposed subdivision at the preliminary stage. There was a discussion about the abandoned mine behind the Arnold Court subdivision. Ted Stillman said it didn't show any signs of sloughing off and the developer would bring in fill to raise the level of the ground so it was even with the adjacent property. There had been a concern about drainage issues.

Shane Sorensen said the developer had submitted a drainage system. He had reviewed it and felt the proposed system would adequately address the drainage concerns. There were some minor details on the detention basin that could easily be resolved. He had discussed them with the developer's engineer.

Jannicke Brewer said the Planning Commission was required to hold a public hearing on the proposed subdivision and opened the meeting for comments. There were no comments.

MOTION: Jim Tracy moved to grant final approval to the Pierce Subdivision subject to the following conditions:

1. The street be constructed to meet City standards.

2. A separate recordable easement be provided for the temporary turnaround
3. The redlined changes be made to the storm drain detention basin.
4. The water policy be met for lots 1 and 2 less the portion of the water policy that was met for the original Pierce subdivision. The developer state the source the source of the water rights for the development.
5. The small area that was excavated be filled to alleviate concerns of an unstable hillside.
6. The party who submitted for a building permit for lot 1 should submit a plan detailing any soil testing and fill requirements for the grading of the lot.
7. A UPDES permit be obtained.

Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

5. WHISPERING PINES SENIOR HOUSING SUBDIVISION – FINAL APPROVAL AND ZONE CHANGE RECOMMENDATION: The Planning Commission had reviewed the landscaping plan at their previous meeting and approved it. The Historic Gateway Committee had also reviewed and approved the plan for the 5-unit senior-housing development. Staff recommended that the Planning Commission grant final approval for Whispering Pines Subdivision and recommend a zone change to the Senior Housing Overlay Zone.

MOTION: Jim Tracy moved to recommend zone change from Business Commercial to the Senior Housing Overlay Zone and grant final approval for the Whispering Pines Senior Housing Subdivision subject to the following conditions:

1. Meet the City's water policy and state the source of the water rights.
2. Obtain a UPDES permit for the project.
3. Post a bond for the required improvements
4. The project be limited to a 1-inch pressurized irrigation lateral.

Mike Mickelson seconded. Ayes: 5 Nays: 0. Motion passed.

6. STREET MASTER PLAN: Ted Stillman said the Street Master Plan was last updated in 1997 and it was time to update it and Impact Fee schedule as part of the General Plan. The City Council would be holding a public hearing on it the last week in July.

Shane Sorensen introduced Brian Atkinson and Michael Heaps from Horrocks Engineers who were working on the transportation projects. They had put together models of existing and projected traffic volumes on various roads in Alpine. The models showed that current volumes were okay. As the population grew, congestion would develop on several roads and upgrades would need to be made.

Shane Sorensen said he had put together the population projection for the year 2030 based on potential new developments and density calculations. He projected a population of 14,875. Based on that, there would need to upgrades in some roads and an increase in impact fees to cover the cost of the upgrades. It was noted that the cost of building roads had increased 20% a year for the past few years and that would also increase the road impact fee. In calculating impact fees, he had factored in the roads that would be built as part of future developments.

Shane Sorensen said Westfield Road had not been included in the 1997 study. Since it was one of only three ways out of town, the road would need to upgraded to carry more traffic. It was anticipated that Main Street would be upgraded to three lanes, one of which would be a central turn lane. It was unlikely that street parking would be allowed. The roundabout should function

efficiently until about 2020 or 2025 when it hit its peak. Since the center circle was very large, it was anticipated that it could be made smaller and an additional lane added to accommodate the extra traffic. It was noted that two lanes were not as safe as one lane, but it was safer than a regular intersection.

Tracy Wallace asked if they would need to change the roundabout if the population wasn't going to increase that much after 2025. Shane Sorensen said it was hard to predict what future city councils would do. They may decide to approve denser housing developments which would increase the population beyond what was projected.

Michael Porter said he was very pleased with the roundabout. It was the most attractive, safest choice the city could have made for that intersection.

7. GENERAL PLAN VISION STATEMENT: Ted Stillman said the City Council and approved the survey. He recommended the Planning Commission wait until after the survey to work on the General Plan. Depending on input from the survey they would probably need to reevaluate the General Plan.

8. SIGN ORDINANCE: Ted Stillman said Mayor Phil Barker had requested that the sign ordinance be revisited. There was some frustration over the proliferation of signs around town. He said the mayor requested the Planning Commission consider selecting one location with a monument where people can post community signs. It was suggested they consider such a monument by the roundabout. Also, they needed to clarify the sign ordinance to make it easier to understand and enforce.

Michael Porter said signs by the roundabout became an aesthetics and safety issue because people were trying to read them at the same time they were navigating the roundabout, watching for pedestrians, etc.

Mike Mickelson suggested there be a reader board near the entrance to town.

Ted Stillman asked the members of the Planning Commission to submit their ideas and suggestions on what could be written into the sign ordinance to avoid sign clutter but allow people to advertise

9. PRD ORDINANCE: Ted Stillman said Mayor Barker had requested the Planning Commission revisit the PRD Ordinance. The original intent of the PRD Ordinance was to preserve open space that would benefit the whole community in exchange for allowing developers to have smaller lots sizes and higher density. In recent developments however, there had been a movement toward allowing higher density plus private open space which benefited only the subdivision, rather than the community as a whole.

The Mayor requested that the Planning Commission look at the PRD Ordinance and include language that ensured open space which would be a benefit to the whole community and not just the developer and his particular subdivision.

MOTION: Phil Andrus moved to extend the meeting to 9:30 pm, approve minutes of June 7, 2005 as corrected and adjourn. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 9:30 pm.