

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Aug 20, 2013**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:07pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Todd Barney

Commission Members Not Present: Bryce Higbee

Staff: Marla Fox, Jason Bond, Shane Sorensen

Others: Ellen Hall, Jeff Hall, Becky Rasband, Darren Gooch, Julie Yarbrough, Kent Hastings, Mary Jo Crook, Quaile Dutson, Shari Dutson, David Harvey, Annette Scott, Mark Wilkinson, Darrel Stallings, Griffin Johnson, Will Jones, Taylor Smith, Mark Wells, Brooke Smith, Don Watkins, Holly Holst, Brad Freeman, Skylor Smith, Richard Kirkham, Eric Loveland, Jeff Call, Brandt Saxey, Shane Evans, Emily Evans, David Anderson, Karolyn Smith, R Hartvigsen, Jack Hartvigsen, Paul Anderson, Mike Kennedy, Katrina Kennedy, Sam Watkin, Erin Darlington, Shirley Davis

B. Prayer/Opening Comments: Steve Swanson

II. PUBLIC COMMENT

No comment

III. ACTION ITEMS

A. PUBLIC HEARING – Eagle Pointe PRD Concept Plan – Mark Wells and Taylor Smith

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of the intersection of Hog Hollow Road and Matterhorn Drive.). The proposed subdivision consists of 16 lots ranging from 20,316 s.f. to 53,401 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD. The proposed plans as shown will require exceptions to be made that would allow for a longer cul-de-sac than the ordinance allows and the lack of a secondary access.

Jason Bond said we will review the concept plan tonight and then send it to the City Council. Each stage along the way will be sent to the City Council for approval. This subdivision was first proposed in 2007. It has now come back to be looked at again. A few exceptions need to be looked at and discussed tonight. Jannicke Brewer said in 2010 the developer suggested having a long cul-de-sac instead of a second access. She said if you start at the intersection and go to the end of the cul-de-sac it adds up to 2000 feet. Our ordinance only allows for 450 feet on a cul-de-sac. She also said we need to discuss filling the gully instead of building retaining walls and that the wildland interface requires a second access. Our Ordinance states that a single access can only have 20 homes. This plan has 21 homes.

The Fire Chief, Brad Freeman said we need a second exit because there are 3 draws in that cul-de-sac and fires can go up quick and people can't get out. People cannot get out on foot, especially small children and the elderly, they have to be able to get out in a vehicle. There is heavy brush area and there is ignition material all around in the draws. This is the kind of subdivision that is currently burning in other states today, subdivisions that have been poorly planned. The best way to protect this subdivision is to have a second access. Heavy brush and steep hillsides is an accident waiting to happen. We have already had a couple of major fires and there would be no way to defend this subdivision if there was a fire. We also wouldn't be able to get fire trucks in and out of the subdivision, and we would lose it.

Shane Sorensen said this subdivision is on the upper end of our high pressure zone. We can provide the 40 pounds of pressure at the elevation 5350. The demand on the culinary system isn't what it used to be because we have the PI system. There are not the big swings in pressure in that system, however, in this long cul-de-sac, there are issues with the fire flows. There are some improvements that will go in at some point and time; it is totally dependent on development. Fire sprinklers would be required in these homes because fire flows can't be met. If you have fire sprinklers, you can get a 50% reduction in your fire flow requirement.

We also recommended installing dry pressurized irrigation lines, but serving landscaping water through the culinary system until some other improvements are in place that would help the pressure there. The most difficult zone for us to keep water in our pressure irrigation system is in our high zone. In a year like this when there's not much in the creeks, we don't have a pump in the high zone so it's a struggle at times to keep water in that zone. Drainage could be handled but the area is not ideal.

Shane Sorensen said we do not have a recommendation from the DRC because they wanted to hear back from the Fire Chief before a decision was made. It is required in the ordinance to have this approval before any exceptions are made.

Richard Kirkham lives on Lakeview Drive. Mr. Kirkham said he has an issue with the water. He said there isn't enough water as it is to take care of the residents currently living there. The volume of water in the pipe is not sufficient for the current needs. He wanted to know what will happen if this subdivision goes in and takes all the water. He said he was also concerned about rock walls, road maintenance and snow removal.

Jannicke Brewer asked Shane Sorensen if the subdivision had a second access could the water be looped around to alleviate some of the water pressure problems, or would it still be the same. Mr. Sorensen said it will still be the same problems because the water lines in the street are in the middle zone. Shane Sorensen said the city put a booster pump in the middle zone to help take the pressure off the high zone. He said Residents in that area put in sprinkler systems with the wrong pressure amounts. They need to be at 40 – 50 pounds of pressure and they were put in at 60 – 80 pounds of pressure. They have not been designed properly and will not provide coverage.

Julie Yarbrough said she is against the steepness of this subdivision. A lot of dirt will have to be moved to get level, buildable property and there is going to be erosion. She said her house is in a bowl and she is concerned about fill sliding into her property. Mrs. Yarbrough said she is concerned about the developer gifting property to the City to get the ordinances changed. Jannicke Brewer said the City does not make deals with developers. She said property is given in order to have a planned subdivision and to preserve open space. This open space can either be public open space or private open space. It gives the developer a density bonus so he can build his houses a little bit closer.

Kent Hastings said he wants to protect our hillsides. A major concern is the height of the retaining walls. The developer may have to give up lots in order to put in a second access so large retaining walls won't have to be built. Mr. Hastings suggested that the developer sell the property to the City and turn it into another Lambert Park. He said this would not be a good subdivision for Alpine.

Darrel Stallings said he has a problem with the irrigation system. He said there isn't enough pressure to even run his drip system.

Todd Barney said he didn't think we could make the exceptions except for maybe the fill. Steve Cosper said what the Fire Chief said was pretty compelling. And it's hard to argue with the Fire Department. Jannicke Brewer said an exception to the ordinance for an additional 1,716 of length above the allowed amount would have to be made for the long cul-de-sac. Jason Thelin said we have to preserve the right of the developer to develop his land.

Fire Chief, Brad Freeman said he is not against the subdivision, but it has to have two ways to get out.

MOTION: Jason Thelin moved to reject an exception to the ordinance for an additional 1,716 feet or length above the maximum allowable length (450 feet) for a cul-de-sac.

Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Todd Barney all voted Aye.

B. PUBLIC HEARING – Townhouse Overlay Zone – Will Jones

Will Jones is proposing a new Townhouse Overlay Zone in Alpine City. This potential ordinance would be nearly identical to the Senior Housing Overlay Zone. The proposed townhomes would be built at approximately 242 South Main Street. This proposal is contingent on the adoption of a new ordinance and an amendment to the General Plan since multi-family housing is currently not allowed in Alpine City.

Jason Bond said the proposed townhomes would not have an age restriction in order to live in them. This Townhouse Overlay Zone would only be able to happen in the Commercial Business Zone. Jannicke Brewer said our current General Plan does not allow for multi housing units. She said some people including her would like to have an option to live somewhere where there is no yard work.

Jeff Hall said he moved to Alpine for the low density. The General Plan states low density and if this is approved we will become like American Fork.

Brook Smith said she grew up in Alpine and she loves the community feel. As it is now, she feels like currently there isn't a place for her here in Alpine. This type of housing appeals to her because she would love to own a home in Alpine and as a single person, she said she could afford this and not have to worry about yard work.

Erin Darlington said she would like to see this type of housing because she is caring for her mother and this could be a good fit for her and others like her. She said her concern is that this would be built on Main Street. Erin said we should keep Main Street for businesses because that area is precious and we need to use it for other services.

Holly host said she doesn't want to sacrifice the feel of the city by putting in these townhomes. She said it will bring in more traffic and she wants to keep the low density.

Julie Yarbrough said she is against the townhomes because she wants the small town feel.

Ellen Hall said Alpine has a low density plan and she doesn't want the extra traffic. She said she doesn't mind driving to Costco if that is what she has to do to keep the small town feel. She said if people want that kind of housing they can move to Highland.

Don Watkins said people moved here for the rural feel and he said the people here do not want to increase density. We have made it possible for home owners to rent out their basements to young couples and older couples if they live in the house. He said if this were the same zoning as the Senior Housing he wouldn't have a problem with it. He said we have a horrendous problem with traffic in this area. Density has to be discussed; it can't be just about affordability.

Katrina Kennedy asked if this zone change is made, would this type of housing be allowed in all of the business zone. Jason Bond said the property would have to be at least 2 acres and it would be a new zone, not the Business Commercial Zone. Mrs. Kennedy said this would have to be done very carefully because if this is allowed, a precedent would be set for future developments wanting to do the same thing. She asked if this could be on the ballot so more people could have an input on the decision.

Jason Bond said the General Plan is not a binding document. It is a tool to use to help make planning decisions. The public is welcome to come to Planning Commission and give input on the General Plan and help the city create the vision for our future.

Shari Dutson said her children would like to live in Alpine but there is nothing that they can afford. The townhomes would be a wonderful option for some of our young people to be able to come home and raise their families. She also agreed that townhomes are a great option for those wanting to downsize. She said viewpoints are changing and as she gets older she said she doesn't want to care for a big yard but would still like to live in Alpine.

Eric Loveland said this property is going to be developed. If the townhomes don't go in, then something else will and you will still have increased traffic. These townhomes would be well built and nice looking, not a place that you would say would invite crime or you would be afraid to walk by at night. They would be great for young professionals with families and a benefit to the community. He mentioned that there are other apartments in Alpine that are much less appealing to look at.

Tom Watkins asked why the need to increase by 50%, Why does it need to go from 8 to 12, is it because of cost.

Bryce Nelson said there is no proposal for increased density. The parcel is 3.9 acres and proposed 28 units. That is less than 8 per acre.

Kent Hastings said people moved here because of the current zoning. He said he feels like it is still relevant today. He said he does not want to change the rural feel and the character of Alpine. Mr. Hastings said we shouldn't change the rules to accommodate developers. Let them build according to the current ordinances.

Mark Wilkensen said he is concerned by Overlay Zones. You put the zoning in and pretty soon you have a major traffic problem because you don't know what will come in. He said we should never have put a school on Main Street. Mr. Wilkensen said this is not going to be affordable housing for peoples kids to move to, it will be high end Park City type living.

Becky Rasband said the school on Main Street made all kinds of promises on traffic control and they have delivered on none of them. She said she can't imagine adding more people and traffic on Main Street.

David Anderson said we all contribute to the density of Alpine. We need to look at responsible living so our children will have a place to live. He said he is in favor of these townhomes if the developers are careful about how they are built. He said if you take a look at all the people moving here and living in basement apartments you will see that they are needed.

Paul Anderson said he lives across the street from this property and he would like to see more businesses in this area. He said he can't even get out of his driveway because of the school. He said it is a stretch to allow families with small children live on Main Street.

Brant Saxey lives on Main Street and he moved here for the small town feel. He said this is the entrance to our City and the look and feel of townhomes right on Main Street is not right. He said there are affordable homes in Alpine and these townhomes are probably not going to be that affordable.

Jannicke Brewer said we will work on the General Plan on the third Tuesday of the month. The public is welcome to come and make suggestions.

MOTION: Jason Thelin moved that we do not move forward with the creation of the Townhouse Overlay Zone.

Jason Bond reminded the Planning Commission that they are a recommending body and they need to recommend to the City Council to not move forward with the Townhouse Overlay Zone. Jannicke Brewer said she disagrees and with this vote we are saying we think there is no point in moving forward with this.

Steve Cospers said this could be part of the discussions that take place with the General Plan, and Jannicke Brewer said that could take a year to complete.

Todd Barney seconded the motion. The motion did not pass and was a split vote with 3 Ayes and 3 Nays. Jason Thelin, Steve Swanson, and Todd Barney all voted Aye. Steve Cospers, Jannicke Brewer, and Chuck Castleton, all voted Nay.

C. Fort Creek Riverbottom Subdivision – Quail and Shari Dutson

The proposed Fort Creek Riverbottom Subdivision is located North of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 12 lots ranging from 10,900 s.f. to 39,000 s.f. on a site that is 9.27

acres. The site is located in the CR-20,000 zone. The development is proposed to include 3.80 acres of private open space. The applicant is requesting that the subdivision be developed as a PRD.

Jason Bond said smaller lots would be developed because of the public open space and the PRD. Jannicke said we need to put this in as a PRD to preserve the creek area. Steve Cosper asked how many lots would be in the subdivision if this was not developed as a PRD. Mr. Dutson said it would be the same because they would use the land across the creek instead of putting in open space. They would rather preserve the land on the other side of the creek because it is beautiful space for the neighbors to enjoy. Jannicke Brewer said the city would prefer it if the homeowners would keep the streambed cleared and taken care of.

Steve Swanson asked the flood plain in this area. Shane Sorensen said all of the flood plain has to be in open space. Jannicke Brewer said the engineers will help us decide exactly where the flood plain line is and that way we know where the property boundaries are. Shane Sorensen said a Letter of Map Amendment will have to be done to identify the flood plain.

MOTION: Chuck Castleton moved to recommend to the City Council that the Fort Creek Riverbottom Subdivision be developed as a Planned Residential Development (PRD).

Steve Swanson seconded the motion. The motion passed unanimously with 6 ayes and 0 Nay. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.

IV. COMMUNICATIONS

Jannicke Brewer said starting next month we will meet on the first and third of each month.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: July 16, 2013

MOTION: Steve Cosper moved to approve the Planning Commission Meeting Minutes with revisions for July 16, 2013.

Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, and Steve Swanson all voted Aye.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:15pm.