



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Public Hearing and a Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, June 21, 2016 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Steve Cospier
- B. Prayer/Opening Comments: Jason Thelin
- C. Pledge of Allegiance: By Invitation

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. ACTION ITEMS

- A. PUBLIC HEARING – Walters Subdivision Concept Plan – 615 East 300 North – Ivory Development**  
The Planning Commission will consider approving a concept plan for a proposed subdivision in the CR-20,000 zone (1/2 acre) that consists of 9 lots on 5.68 acres.
- B. General Plan Update**  
The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Historic Preservation Element.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: June 7, 2016

### ADJOURN

Chairman Steve Cospier  
June 17, 2016

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

**CERTIFICATION OF POSTING.** The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing v. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Walters Subdivision Concept Plan**

**FOR CONSIDERATION ON: 21 June 2016**

**PETITIONER: Ivory Homes**

**ACTION REQUESTED BY PETITIONER: Approve the Concept Plan**

**APPLICABLE STATUTE OR ORDINANCE: Chapter 4 (Subdivision)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed Walters Subdivision consists of 9 lots ranging from 20,690 square feet to 32,796 square feet on a site that is 5.68 acres. The site is located in the CR-20,000 zone.

### **STAFF RECOMMENDATIONS:**

**The Planning and Zoning Department and Engineering Department recommends approval of the proposed Walters Subdivision concept plan.**



Date: June 1, 2016

By: Jed Muhlestein, P.E.   
Assistant City Engineer

Subject: **Walters Subdivision – ENGINEER’S CONCEPT REVIEW**  
**9 Lots on 5.68 Acres, CR 20,000 Zone**

## ENGINEERING REVIEW

This is the engineering review for the proposed Walters Subdivision. A separate Planning Review will also be completed. The proposed development consists of 9 lots including an existing home. The development is located in the CR 20,000 zone at 615 East 300 North.

### Street System

The street system consists of a 232 foot long cul-de-sac and terminates with a 60-foot radius sized turn-a-round, both of which meet code. The property to be developed fronts both 300 North and Bristol Court. Frontage improvements consisting of street widening, curb, gutter, and sidewalk would be required on both streets. Street right-of-way would also be required to meet the typical 54-foot standard street cross-section, this is reflected on the proposed concept plan.

A concern about traffic at the intersection of Bristol Court and 300 North has been brought up at past meetings. The engineering department has looked at the intersection twice and neither study warranted a 4-way stop situation. With 8 new lots being added to the area another study could be done but the study wouldn’t be done until all the new lots were occupied with homes.

### Utilities

A detailed utility plan is not required at concept. Having said that, some general observations are mentioned:

**Sewer System.** There is an existing 8-inch sewer line in 300 North and Bristol Court that could serve the development. An 8-inch extension of the sewer main would be required in the cul-de-sac. 4-inch sewer laterals would be required for each new lot.

**Culinary Water System.** The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There are currently 8-inch water lines in both streets to which the property fronts. A new waterline would be required for the cul-de-sac, sizing can be determined

at preliminary. The Fire Marshall will need to approve the location of proposed fire hydrants as the plan moves forward. 3/4-inch water laterals will need to be constructed for each new lot.

**Pressurized Irrigation System.** There is currently a 10-inch pressurized irrigation line in 300 North which the cul-de-sac would connect to via a new 4-inch main. This line is high in pressure which would require pressure reducing valves (PRV's) to be installed in the pressurized irrigation connection boxes. Lots 8 and 9 would not require PRV's as the line in Bristol Court operates at a more common pressure for outdoor use. 1-inch laterals would be required for each new lot.

**Storm Water Drainage System.** Storm drainage detention of the 50-year event would be required for the development. It would need to be built such that it could discharge to Dry Creek and stub for future development to the east. The details of this, and all the utilities, will be worked out at Preliminary.

### **General Subdivision Remarks**

The property is not located within any of the sensitive areas as outlined in the city planning maps. A geotechnical report would be required at Preliminary.

## **ENGINEERING RECOMENDATION**

**We recommend that Concept Approval of the proposed development be approved.**



Date: June 9, 2016

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review  
Walters Subdivision Concept Plan  
Approximately 615 East 300 North – 9 lots on 5.68 acres**

### **Background**

The proposed Walters Subdivision consists of 9 lots ranging from 20,690 square feet to 32,796 square feet on a site that is 5.68 acres. The site is located in the CR-20,000 zone.

### **Lot Area and Width Requirements**

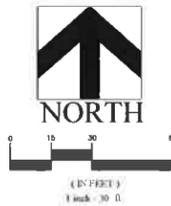
The proposed lots for this subdivision meet the lot area requirement. The required lot width of 110 feet (80 feet when on a cul-de-sac) measured at the front setback for each proposed lot is shown to meet the requirements.

### **General Remarks**

A residential dwelling and an accessory building currently sits on the corner of Bristol Court and 300 North. The plan shows that the dwelling will remain and the accessory building will be removed. There are no issues with this proposal.

### **RECOMMENDATION**

**The Planning and Zoning Department recommends approval of the proposed Walters Subdivision concept plan.**



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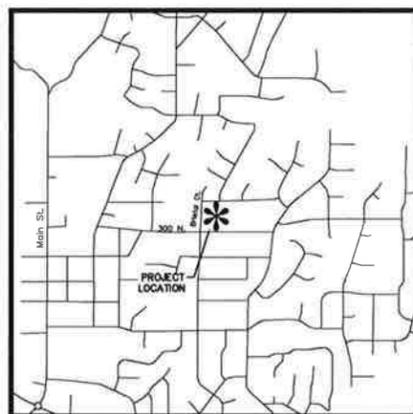
**WALTERS SUBDIVISION**

PROJECT #: 16-034  
 LOCATED AT: 600 E 300 N ALPINE, UTAH

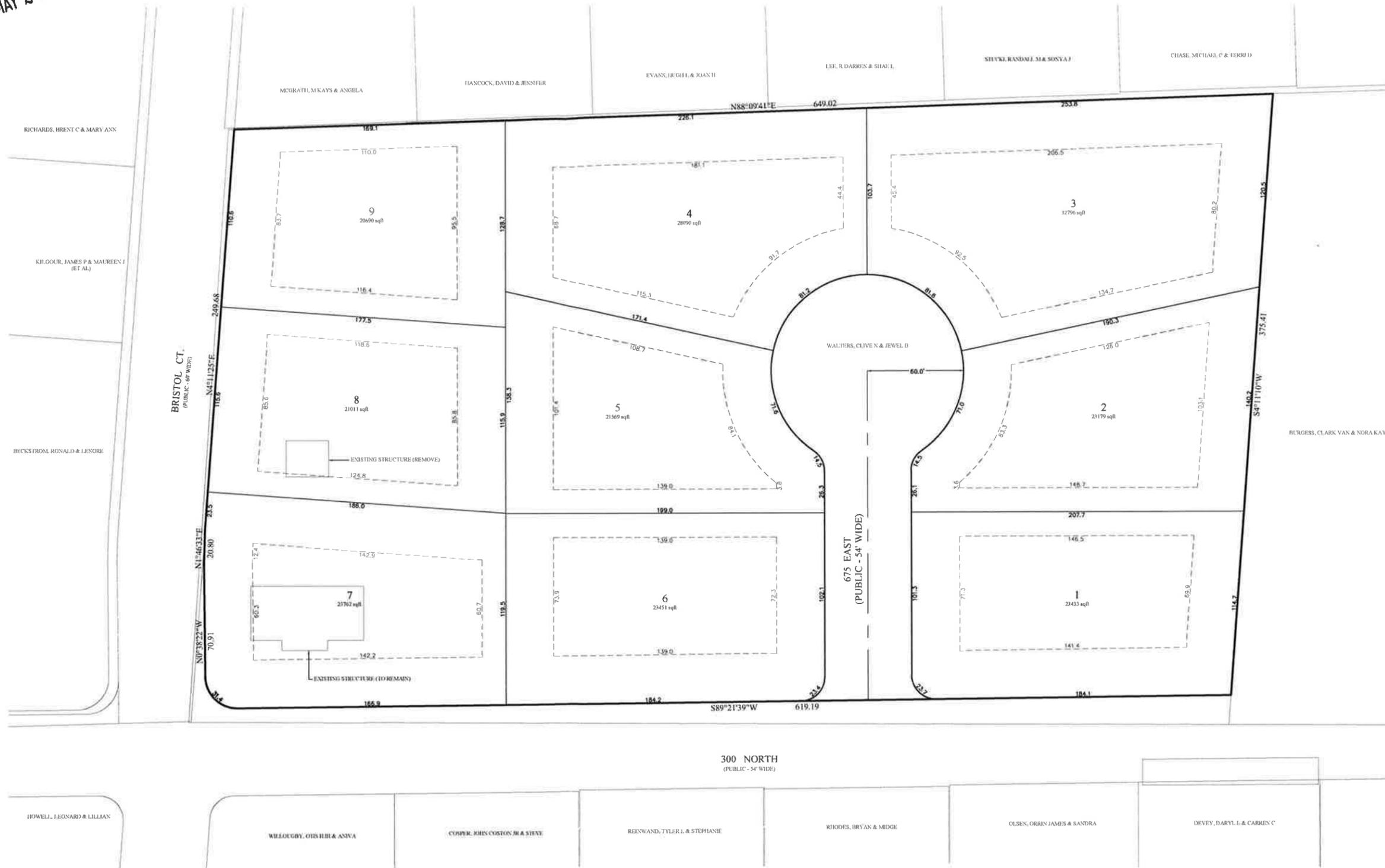
ORIGINAL PROPERTY 5.5 ACRES  
 SINGLE FAMILY LOTS 9  
 TOTAL DENSITY 1.64 UNITS/ACRE

**ZONE REQUIREMENTS**

ZONE: CR-20000  
 LOT SIZE: 20,000 SF  
 FRONTAGE: 110'  
 CUL-DE-SAC RADIUS: 60'  
 ROW WIDTH: 54'



VICINITY MAP  
 N.T.S.



**GENERAL NOTE:**

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: General Plan Update 2016 – Historic Preservation Element**

**FOR CONSIDERATION ON: 21 June 2016**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Provide Direction for  
Updating the General Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)**

### **BACKGROUND INFORMATION:**

Attached is the currently adopted Historic Preservation Element of the General Plan. After reviewing the document, the question has been raised regarding the need for this element. Aspects of this element have already been covered in the Land Use Element particularly as it pertains to a desired “historic small-town, rural atmosphere” and the implementation of Gateway Historic District Design Guidelines.

The few historic landmarks in Alpine including City Hall, Relic Hall, Moyle Park and the Indian Tower have already been preserved and included on the National Register of Historic Places. A Moyle Park masterplan has been created and adopted in another element of the General Plan.

The current language should be reviewed by the Planning Commission and a direction should be given regarding the Historic Preservation Element.

# Historic Preservation Element

Alpine City recognizes the unique and valuable historical and cultural resources located within the community. Preserving, protecting, and restoring these resources can give the City a sense of how it gained its present form and a sense of place. Preservation of important historical and cultural resources enhances the quality of life in a city and of its built environment, encourages an appreciation for the city's history and culture, maintains the character and identity of the community, and in some instances can contribute to a city's economic vitality.

## **The Vision Statement for Alpine's Historic Preservation Element is:**

Alpine City will continue to preserve its past to promote a greater sense of historic awareness and community identity, including the historic character of the downtown area.

## **The Goals of the Historic Preservation Element are:**

**Goal 1** Promote a greater sense of historic awareness.

Objective: Continue to compile photographs and artifacts about Alpine's history and support a historical display at Alpine Days.

Objective: Revive the Alpine Historical Society.

Objective: An inventory of historically and/or architecturally significant structures should be maintained and periodically updated, and consider placing commemorative plaques at designated historical landmark structures.

Objective: Prepare informational guides or walking tour guides for Alpine's most significant historical resources.

Objective: Continue to make available books about Alpine's history, such as *Alpine Yesterdays* by Jennie Adams Wild and *Lambert's* by Rulon McDaniel.

Objective: Explore sources of revenue for historic preservation.

Objective: Make available programs that promote Alpine's history, such as a shortened and simplified history for use in elementary schools.

**Goal 2** Preserve the community identity, including the historic character of the downtown area.

Objective: Continue to enforce Gateway Historic District Design Guidelines for commercial structures in the downtown area.

Objective: Continue to maintain historic facilities, such as Moyle Park and Relic Hall; and maintain publicly owned property in the downtown area using Gateway Historic Design Guidelines.

Objective: Consider establishing a Historic Preservation Ordinance to help identify historically significant structures or areas in the City, to protect historic homes in the downtown area from demolition, and outline infill guidelines to preserve the historic character of the downtown area.

## BACKGROUND

Over the years, concerned citizens have been involved in Alpine's historic preservation. The establishment of the Alpine City Historical Register and the Gateway Historic District Overlay Zone has been an important step in the preservation of Alpine's past.

The 2005 community survey found that 88% of respondents felt that historic preservation was either very or somewhat important. Respondents also identified several sites of particular historic importance, including the Cemetery, City Hall, Pioneer Homes, Downtown, Relic Hall, and Lambert Homestead.

The following structures in Alpine are included on the National Register of Historic Places:

- Alpine City Hall at 20 North Main Street. Built in the Colonial or Classical Revival style, City Hall was known for its architecture and the events held there.



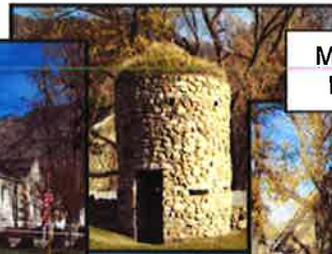
City Hall

- Alpine LDS Church Meetinghouse (also known as Relic Hall) at 50 North Main Street. Built in the Greek Revival style, this building has seen many uses including government, religious, and social. Today it serves as a museum.



Relic Hall

- Moyle House and Indian Tower at 606 East 770 North. Built after the first settlers arrived, this was the family home of John Moyle, one of Alpine's first residents. Today, the home serves as a museum located in Moyle Park.



Moyle House & Indian Tower



**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
June 7, 2016**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00pm by Chairman Steve Cospers. The following Commission members were present and constituted a quorum.

Chairman: Steve Cospers

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Steve Swanson

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Ron Beckstrom, Griff Johnson, Whitney Anson, Cheryl Anson, Sheldon Wimmer, Kip Egan, Ross Beck, Bradley Reneer, Nick Markham, Corilyn Markham, Darrell Duty, June Gheciu, Jenn Hancock, Chloe Hancock, Lily Hancock, M'Kay McGrath, Ben Barlow, Gale Rudolph, Clive Walters, Lon Lott, Loraine Lott, Ramon Beck, Will Jones, Breezy Anson, Rebecca Spencer, Erica Hartshorn, Shannon Peterson

**B. Prayer/Opening Comments:** Bryce Higbee

**C. Pledge of Allegiance:** Jane Griener

**II. PUBLIC COMMENT**

Darrel Duty wanted to know which trees were planned to be removed next to his property when the Three Falls subdivision comes in. He also had questions about the parking lot and the pump house. Jed Muhlestein asked Mr. Duty to ask Will Jones or he could come to his office and ask Shane Sorensen, the City Engineer.

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Westfield Zone Change Request**

Residents with property located along Westfield Road and 200 North have requested that the zoning for their property be changed from CR-40,000 zone to CR-20,000 zone. The ordinance requires that the Planning Commission make a recommendation to the City Council. The City Council may approve or deny the proposed amendment to the zoning map, either as proposed by the Planning Commission or after making any revision the City Council considers appropriate.

Mayor Wimmer said the City Council asked the Planning Commission to take a look at this after the General Plan was finished but now they are asking them to look at it now and make a recommendation so the City Council can act on it.

Steve Cospers opened the Public Hearing.

Griff Johnson showed a timeline of this property showing that this property was changed in 1991 from ½ acre to 1 acre. After that time, the Jr. High, Stake Center, expansion of Burgess Park and surrounding subdivisions were built. No one really paid attention to this property or realized the zone change was made. In 2015, Dana Beck asked the City to change the zone back to the original ½ acre lots.

Mr. Johnson showed on a map the Westfield area showing surrounding areas with ½ acre lots. He said it fits in with the other areas in town with ½ acre lots and completes the ring around the city. Mr. Johnson

1 said the roads that would be built would still be the same whether the lots were 1 acre or ½ acre lots and in  
2 this scenario, by going from 1 acre to ½ acre, we wouldn't double the density, we would increase by 55  
3 percent.

4  
5 Mr. Johnson said Long Drive would be connected to Westfield road giving another access to get traffic in  
6 and out of Alpine, the pressurized water usage would be less with smaller lots, and traffic studies show  
7 that additional traffic would not be a problem. He also said that the schools and churches have already  
8 planned for this area to be developed and are prepared for it.

9  
10 Brad Reneer said with this being developed he'll miss the open space and the wildlife but knows this area  
11 will eventually be developed. He said he's concerned and wants the developers to bear the cost of the  
12 infrastructure costs. He said he's concerned that new homes will bring in fill and cause flooding. Jed  
13 Muhlestein said builders would not be allowed to cause runoff to neighboring properties.

14  
15 Brad Reneer said he would rather see ¼ acre lots than ½ acre lots. He said we have a demand for small  
16 lots and when we don't provide them, we artificially inflate prices in the city. He said he doesn't want to  
17 see segregation of social economical because of zoning. He wants the city to make it a little bit easier for  
18 the poor to be able to find housing in our city and also to not make our city only for the very rich. He said  
19 our children need to benefit from living next to all walks of life.

20  
21 Kip Egan said our town is aging and we need to provide an area for the younger generation to be able to  
22 afford and live. He said ½ acre is not low density and would rather see ¼ acre as well.

23  
24 Gail Rudolph said she travels on Westfield at least four times a day and said she is concerned about the  
25 additional traffic. She said when you combine this with the Three Falls traffic it will add more than what  
26 has been suggested.

27  
28 Breezy Anson said he and his family are in favor of the zone change because they would like to see  
29 smaller homes build because they look down on such large homes with large roofs.

30  
31 Jason Thelin asked if there was a timeline of when this property would be developed. Jason Bond said a  
32 development plan has not been submitted. Jane Griener said the Planning Commission has taken their  
33 time with this topic because they wanted to do a traffic study to get current statistics.

34  
35 Jason Bond reviewed the history of the past few months and where we stand with it now. He said the  
36 City Council would like the Planning Commission to make a recommendation and send it on to them so  
37 they can make a decision. Jane Griener asked if we can recommend a mixed use. Jason Bond said this  
38 will be a minimum lot size zone change. He said the developer may choose to make the lots bigger, but  
39 not smaller.

40  
41 Jed Muhlestein said no matter what we do over at this property it will be significantly less of an impact  
42 than what is currently being used. He said watering alfalfa takes a lot more water than landscaping, house  
43 and streets. He said the through road is on the Master Plan and will help with traffic flow in the area.

44  
45 Judi Pickell said she sees a higher demand for smaller lots even though she doesn't think this will help the  
46 poor. She likes the idea of having another access off Westfield Road. Jason Thelin said he agrees with  
47 Judi Pickell because large homes will still be built on the half acres. He said he would like to see a trail  
48 included in the area for children to walk to school and wanted to know if this could be done with a PRD.  
49 Steve Cosper said we can't discuss a PRD at this time and that would be up to the developer to propose it  
50 that way at a later time.

51

1 David Fotheringham said he thinks this fits the General Plan better to have ½ acre lots and it will make it  
2 a little bit more affordable. Steve Cospers said our Attorney David Church said the reason we have  
3 communities is for families. He said if we cut off all growth then what's the point of having a community  
4 if you don't have families.

5  
6 **MOTION:** David Fotheringham moved to recommend approval of the proposed zone change for the  
7 Westfield properties from CR-40,000 to CR-20,000 with the finding that it conforms to the current  
8 General Plan.

9  
10 Judi Pickell seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nay.  
11 Bryce Higbee, David Fotheringham, Steve Cospers, Jane Griener, and Judi Pickell all voted Aye. Jason  
12 Thelin voted Nay.

13  
14 **B. PUBLIC HEARING – Open Space Ordinance and Map Amendments (Article 3.16)**

15 For the past couple of months, the Planning Commission and the City Council have both reviewed and  
16 discussed the open space ordinance and master plan map. The Planning Commission and City Council  
17 have expressed the desire to have both documents simplified and not have several different designation  
18 types of open space.

19  
20 Jason Bond read from the Open Space Ordinance and showed the proposed changes. He showed an Open  
21 Space Map with only public and private open space shown. He said in the General Plan we should go into  
22 more detail about the parks and different open spaces but in this document, it is more general without all  
23 the designations.

24  
25 The Planning Commission had a discussion about this. Judi Pickell thought we should propose language  
26 to allow for city business on open space. Jason Bond said he talked to the Attorney about this and was  
27 told that city owned property is not the same thing as open space. The Planning Commission had  
28 concerns about the wording of open space because it is confusing to residents who purchase property next  
29 to open space.

30  
31 Steve Cospers opened the Public Hearing.

32  
33 Ron Beckstrom said he purchased his property because it was next to open space but now that has just  
34 vanished on this new map. He said putting a structure and asphalt in the area is not compatible with the  
35 open space ordinance.

36  
37 Corilyn Markham said she bought her property because open space was right behind her home and she  
38 knew nothing could be built behind her. She said she was also upset that she didn't receive notice and her  
39 neighbors did. Steve Cospers said the city tries to notify neighbors as a courtesy but it is not required. Ms.  
40 Markham said buildings should not be built in a residential zone and wanted to know how this would be  
41 allowed. Corilyn Markham read a letter from the Alpine Elementary Crossing Guard, Connie Nelson.

42  
43 Rebecca Spencer said she is an Attorney specializing in property law. She said when you take away the  
44 designations you take away protections for the city. She said she doesn't like a maintenance building in  
45 this area. She said she has a little boy with special needs and said that Alpine Elementary already has a  
46 traffic problem without the big trucks. She said there is already a police presence at the school because  
47 several children have almost been hit by cars. She said she has a huge concern for the safety of the  
48 children.

49  
50 Erica Hartshorn said she is the PTA President for Alpine Elementary and said if a maintenance building is  
51 built across the street from the school that presents a major problem. She said she is concerned about the

1 liability of a child being hit by a truck and is asking the city to move the building to another location. She  
2 said she doesn't want the wording of this ordinance to be changed just to make it possible for a  
3 maintenance building to be built.

4  
5 Steve Cospers said the building could be built with the wording of the current ordinance. He said this  
6 ordinance change is for all open space and not just for the property on 300 North.

7  
8 Shannon Peterson said there should be another definition on the map to let residents know where city  
9 property is. Steve Cospers said nothing is set in stone and the needs of the city change over time.

10  
11 Jennifer Hancock said she is very worried about her children walking to school past this property with  
12 trucks coming and going.

13  
14 June Gheciu said she agrees and is concerned about the safety of the children.

15  
16 Jed Muhlestein said the site is currently being used by the city and trucks are already going in and out of  
17 the property anyway. He said the trucks leave the area before school starts and the trucks are not stored at  
18 that site. He said lawn mowers will be stored there and the main use will be in the summertime when  
19 school is not in session.

20  
21 Steve Cospers closed the Public Hearing

22  
23 Judi Pickell said only having public and private open space listed does not accurately define the space.  
24 She said our purpose is to plan and we are not tying our hands and we can change the definition at a later  
25 date. Steve Cospers said the Planning Commission did recommend to the City Council a map with more  
26 definitions but the Council didn't like it and shot it down.

27  
28 The Planning Commission had a discussion about the wording of the ordinance and the differences of the  
29 maps.

30  
31 **MOTION:** Bryce Higbee moved to recommend that the City Council not approve the proposed map and  
32 ordinance changes but to consider amending the ordinance to fit the previous map the Planning  
33 Commission liked.

34  
35 Jane Griener seconded the motion. The motion passed and was unanimous with 6 Ayes and 0 Nays.  
36 Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, and Judi Pickell all voted  
37 Aye.

38  
39 **C. PUBLIC HEARING – Senior Housing Overlay Zone Amendment (Article 3.18)**

40 At the May 10<sup>th</sup> City Council meeting, the Council discussed the Senior Housing Overlay Zone ordinance  
41 and how it currently requires a favorable recommendation from the Planning Commission before the City  
42 Council can consider approving a zone change. As currently written, the ordinance puts the legislative  
43 burden solely on the Planning Commission. This should be handled by the City Council. This is how the  
44 legislative process works elsewhere in the Alpine City Development Code.

45  
46 On May 10, 2016 the City Council Motion was as follows:

47  
48 Ramon Beck moved to start the process to amend the Senior Housing Ordinance to remove the word  
49 favorable.

1 Lon Lott seconded. Ayes: 3 Nays: 0. Ramon Beck, Kimberly Bryant, Lon Lott voted Aye. Motion passed  
2 unanimously.

3  
4 Steve Cospers opened the Public Hearing

5  
6 Loraine Lot said Senior Housing is an amazing idea and would like some work done on 800 south.

7  
8 Steve Cospers closed the Public Hearing

9  
10 **MOTION:** Jason Thelin moved to recommend approval of the proposed amendment to the Senior  
11 Housing Overlay Zone Ordinance which will remove to word (favorable).

12  
13 Judi Pickell seconded the motion. . The motion passed and was unanimous with 6 Ayes and 0 Nays.  
14 Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, and Judi Pickell all voted  
15 Aye.

16  
17 Judi Pickell left the meeting.

18  
19 **D. Adam Swalberg Site Plan – 1200 North Fort Canyon Road**  
20 The Swalberg residence is proposed to be located at 1200 North Fort Canyon Road. The lot is five acres  
21 and is located in the CE-5 zone. This lot is not located in an approved subdivision. The ordinance  
22 requires that a site plan be reviewed and approved by the Planning Commission. Essentially, it is a single  
23 lot subdivision with typical subdivision requirements like right of way, frontage improvements, water  
24 rights, etc. A Developer’s Agreement shall be executed between the City and the Developer outlining the  
25 conditions of approval of the site plan.

26  
27 Jed Muhlestein said frontage has not been approved but the Three Falls subdivision has a requirement to  
28 improve the frontage on Fort Canyon so his property will be included in that. This subdivision will have  
29 to have utilities stubbed and hook into utilities and provide water policy.

30  
31 Jed Muhlestein said Fort Creek runs through his property and along with that has flood plain but he is  
32 well away from the flood plain. Storm drain and SWPPP will have requirements for this issue.

33  
34 **MOTION:** Jane Griener moved to recommend approval of the proposed Swalberg Site Plan with the  
35 following conditions:

- 36  
37 1. The water policy be met prior to the issuance of a building permit.  
38 2. A utility bond or agreement between TFD and the home owner provided and approved by the  
39 city to ensure the installation of utility laterals prior to the issuance of a building permit.

40  
41 David Fotheringham seconded. The motion passed and was unanimous with 5 Ayes and 0 Nays. Bryce  
42 Higbee, Jason Thelin, David Fotheringham, Steve Cospers, and Jane Griener all voted Aye.

43  
44 **E. General Plan Update**  
45 The question has been raised regarding the need for the Historic Preservation Element of the General  
46 Plan. Aspects of this element have already been covered in the Land Use Element particularly as it  
47 pertains to the desired “historic small-town, rural atmosphere” and the implementation of Gateway  
48 Historic District Design Guidelines.

49

1 The few historic landmarks in Alpine including City Hall, Relic Hall, Moyle Park and the Indian Tower  
2 have already been preserved and included on the National Register of Historic Places. A Moyle Park  
3 master plan has been created and adopted in another element of the General Plan.  
4

5 The current language should be reviewed by the Planning Commission and a direction should be given  
6 regarding the Historic Preservation Element.  
7

8 The Planning Commission said they agree but said they will talk about this topic at the next meeting.  
9

#### 10 **IV. COMMUNICATIONS**

11 Jason Bond shared the stats of the building permits so far the month of May. 3 Hew Homes, 1 Remodel, 1  
12 Pool, 8 Solar, and 1 Commercial. He said we have a total of 10 new homes so far this year.  
13

14 Steve Cosper asked if the sewer lateral for John Johnson's commercial building got worked out. Jason  
15 Bond said it is still in the process of getting worked out and the Mylar still needs to be signed and taken  
16 down to the County to be recorded. Steve Cosper asked if the City agreed to help with the costs for that  
17 and Jason Bond said they agreed to pay \$5,000.  
18

19 Jason Thelin said he took his setback request to the City Council and was denied.  
20

#### 21 **V. APPROVAL OF PLANNING COMMISSION MINUTES: May 3, 2016 and May 17, 2016**

22  
23 **Motion:** Bryce Higbee moved to approve the Planning Commission minutes for May 3, 2016 and May  
24 17, 2016 with any corrections.  
25

26 Jason Thelin seconded the motion. The motion passed and was unanimous with 5 Ayes and 0 Nays. Bryce  
27 Higbee, Jason Thelin, David Fotheringham, Steve Cosper, and Jane Griener all voted Aye.  
28

#### 29 **Adjourn**

30  
31 Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and  
32 adjourned the meeting at 9:35pm.