



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall, 20 North Main, Alpine, Utah on Tuesday, January 07, 2014 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Steve Cospser

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. **Auto Repair Shops**
The Planning Commission will review a potential service commercial zone that would regulate auto repair shops.
- B. **Calendar**
The Planning Commission will adopt its 2014 Meeting Schedule.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: December 03, 2012

ADJOURN

Chairman Jannicke Brewer
January 3, 2013

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 in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was 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 and on the Utah Public Meeting Notices website at 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: Potential Service Commercial Zoning Ordinance

FOR CONSIDERATION ON: 7 Jan 2014

PETITIONER: Planning Commission

ACTION REQUESTED BY PETITIONER: Review and prepare draft to send to the City Council

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The City Council made a motion on November 26, 2013 recommending that the Planning Commission review a potential amendment to the Business / Commercial zone that would list automotive repair shops as a conditional use within the zone with a condition attached that would require that a shop could only have street frontage on Main Street, 200 North (East of Main Street only), Canyon Crest Road, and Alpine Highway.

On December 3, 2013, the Planning Commission discussed the City Council's suggestion and requested that the City Planner put together a draft. The DRC and City Attorney, with suggestions from James Lawrence, came up with a potential Service Commercial zoning ordinance (attached) for the Planning Commission to review.

RECOMMENDED ACTION:

That the Planning Commission review the draft ordinance and provide suggestions to finalize an adoptable draft to be ready for a public hearing and recommended to the City Council.

ARTICLE 3.8 SERVICE COMMERCIAL DISTRICT (SC) (Ord. 2014-00, 00/00/00)

3.8.1 LEGISLATIVE INTENT

The intent in establishing the SC Service Commercial Zone is to provide an area in which the primary use of land is for service commercial uses serving the immediate needs of Alpine residents and situated within an environment, which is safe and aesthetically pleasing.

The zone is characterized by a mixture of service commercial uses such as light manufacturing, mechanical automobile repair establishments (excluding heavy equipment repair, auto body repair and tire service), and building materials stores and yards.

The specific regulations considered necessary for the accomplishment of the intent of the zone are hereinafter set forth.

3.8.2 PERMITTED USES

The following uses of land shall be permitted upon compliance with the applicable standards and conditions set forth in this ordinance.

1. General retail stores and shops providing goods and services for sale at retail in the customary manner, provided that all storage and sales activity shall be contained within a building; also, manufacturing and processing activities which are an integral part of and incidental to the retail establishment.
2. Automotive service establishments, including gasoline dispensing facilities, and car washes.

3.8.3 CONDITIONAL USES

The following buildings, structures and uses of land shall be permitted upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Mechanical Automotive Repair Shops
 - a. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures. This will be enforced by a reasonable person standard.
 - b. There shall be no more than 5 automobile bays per shop and automobiles in need of repair shall not be stored on the property for more than 14 days.
 - c. All mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogas Service District, Lone Peak Fire Marshall, and Environmental Protection Agency.

3.8.4 AREA AND WIDTH REQUIREMENTS

Lot Occupied by a Service Commercial Structure

There shall be no minimum lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas, minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided and maintained.

3.8.5 LOCATION REQUIREMENTS

All buildings shall comply with the following setbacks:

1. Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.
2. In service commercial developments, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

3.8.6 ACCESS REQUIREMENTS

Each lot shall be within the boundaries of the Business / Commercial zone and shall abut directly upon and have access to 200 North (east of Main Street), Main Street, Canyon Crest Road, or Alpine Highway.

3.8.7 UTILITY REQUIREMENTS

- 3.8.7.1 Culinary Water.** All dwellings and other structures to be used for human occupancy shall be served by the City's water system. The system serving the dwelling shall be capable of providing water to the dwelling at a volume sufficient for both culinary and fire fighting purposes and at a pressure of not less than forty (40) psi as determined by the City Engineer.
- 3.8.7.2 Domestic Sewage Disposal.** All dwellings and other structures intended for human occupancy shall be served by the City's central sewage collection system.

3.8.8 SPECIAL PROVISIONS

1. Uses Within Buildings. All commercial activities shall be conducted entirely within a fully enclosed building, except those uses deemed by the City to be customarily and appropriately conducted in the open, including, but not limited to, gasoline dispensing, car washing, temporary storage of vehicles needing repair, etc.
2. Site Plan to Be Approved For All New Service Commercial Uses. Prior to the establishment of a new commercial use or the construction of a new building, a site plan shall be submitted, reviewed and recommended by the Planning Commission and approved by the City Council.
3. Off-street Parking. Off -street parking area which requires backing from the off-street parking space onto the street right-of-way in order to exit shall not be permitted. All ingress and egress shall be by forward motion only.

All points of ingress and egress to a commercial use or off-street parking areas shall be as shown on the site plan and shall be located not less than forty (40) feet from any intersection of public streets.

All off-street parking areas shall be hard-surfaced and shall be bordered by a curb or other barrier.

The number of required parking spaces and other particulars about the design and construction of off-street parking shall conform to the provisions of Article 3.23 of this ordinance.

4. Trash Storage. Adequate facilities for the disposal of solid waste shall be provided. All containers for the temporary storage and disposal solid waste material shall be of a size, type and quantity approved by the City shall be maintained in a location as shown on the Site Plan.

5. Surface Water Drainage to be Retained On-site. All additional surface drainage generated as a result of development activity shall be disposed of on-site, as determined by the City Engineer.
6. Height of Buildings. The maximum height of any dwelling or other main building shall be thirty-four (34) feet, as determined in accordance with the provisions of Article 3.21.8 of the Development Code. (Ord. 96-15, 12/18/96).
7. Landscaping Required. As a means of mitigating safety hazards or adverse visual impacts all areas of the site not devoted to buildings or off street parking shall be landscaped. The landscaped area shall be not less than twenty (20) percent of the total area of the site. In addition to all other plan elements, the site plan shall contain a landscape plan showing the location, type and initial size of all planting materials and other landscape features, and the location of the proposed sprinkler system.
8. Design of Commercial Structures. Commercial buildings shall comply with the following architectural design criteria. (Preliminary architectural design drawings of all building elevations shall be presented to the Planning Commission for review).
 - (1) The exterior of all commercial buildings shall be finished predominantly with wood and/or brick, stucco, stone or similar materials in accordance with guidelines in the Historical/Commercial/Residential Ordinance. Pitched roofs are preferred.
 - (2) The architectural styles of the business district should be consistent and harmonious. The style of building design and trim should be compatible with the relatively uncomplicated rural, small town character of Alpine. Extremely irrelevant, contrived or inconsistent styles will be discouraged.
9. Water Rights Conveyance Requirements. Water rights shall be conveyed to the City in accordance with the provisions of Article 3.21.7 of the Development Code.
10. Nuisances Prohibited. No land or building shall be used in any manner so as to create dangerous, injurious, noxious or otherwise objectionable fire, explosive, or other hazard, noise, or vibration, smoke, dust, odor, or other form of air pollution; liquid or solid refuse or wastes; or other substance, condition or element in such a manner or in such an amount as to adversely affect the surrounding area or adjoining premises.
11. Accessory Buildings. All accessory buildings shall be located in accordance with the following (Ordinance 2002-13) (Amended by Ord. 2006-14, 9/12/06; Ord. 2010-03, 8/24/10):
 1. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 2. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 3. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 4. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are

met:

- a. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - b. The accessory building contains no openings on the side contiguous to the lot line;
 - c. No drainage from the roof will be discharged onto an adjacent lot;
 - d. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - e. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - f. The building will not be taller than ten (10) feet to the top of the roof line.
5. Accessory Building Height. The maximum height of any accessory building shall be twenty (20) feet as measured from the average finished grade of the ground surface adjacent to the foundation of the structure to the top of the ridge line.
- a. Exceptions to the Height Requirement. Chimneys, flag poles, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height, provided that no such ancillary structure shall extend to a height in excess of fifteen (15) feet above the building.
 - b. Additional Accessory Building Height. For every one (1) foot of additional height above twenty (20) feet, an additional two (2) feet of side yard and rear yard setback will be required. The maximum height of the accessory building as measured to the ridgeline shall be thirty (30) feet.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Meeting Schedule

FOR CONSIDERATION ON: 7 Jan 2014

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Meeting Schedule

APPLICABLE STATUTE OR ORDINANCE:

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

At the beginning of each new the year, The Planning Commission members will review the 2014 Meeting Schedule. They will discuss the schedule to see if the dates work or if changes need to be made.

RECOMMENDED ACTION:

That the Planning Commission approve the Meeting Schedule for 2014.



2014 ANNUAL MEETING SCHEDULE

FOR

ALPINE CITY, UTAH

PLANNING COMMISSION MEETINGS for the 2014 calendar year are scheduled on the 1st Tuesday of each month as follows unless otherwise indicated:

January 7	May 6	September 2
January 21	May 20	September 16
February 4	June 3	October 7
February 18	June 17	October 21
March 4	July 1	November 4
March 18	July 15	November 18
April 1	August 5	December 2
April 15	August 19	

CITY COUNCIL MEETINGS for the 2014 calendar year are scheduled on the 2nd and 4th Tuesdays of each month as follows unless otherwise indicated:

January 14	May 13	September 9
January 28	May 27	September 23
February 11	June 10	October 14
February 25	June 24	October 28
March 11	July 8	November 11
March 25	July 22	November 25
April 8	August 12	December 9
April 22	August 26	

All meetings will begin at 7:00 pm unless otherwise posted and will be held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

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