

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Sept 03, 2013**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Jason Thelin, Jannicke Brewer, Steve Swanson

Commission Members Not Present: Chuck Castleton, Todd Barney

Staff: Marla Fox, Jason Bond

Others: Becky Rasband, Emily Gooch, Darren Gooch, Will Jones, Don Watkins, Mel Clements, Bradley Reneer, Stephanie Hansen, Tessa White

B. Prayer/Opening Comments: Bryce Higbee

II. PUBLIC COMMENT

Jason Thelin asked Will Jones if city sewer has been pulled off Moyle Drive to service the new subdivision just south of Box Elder. He said he thought that property was not going to be annexed into the city unless it was going to be a park. Will Jones said that has not been approved yet and that property is in the County. He said that property is supposed to have 56 homes and he has been down to the county twice to protest it. He protested because the developers wanted to build this subdivision without open space. They said they didn't need it because they were surrounded by Lambert Park which is 285 acres of open space.

Will Jones said that through litigation we, as the city, have to do three things. First, sewer has to be provided, and it can't be prevented through an easement or right-of-way which means we have to let this subdivision hook into our sewer. Jannicke Brewer said this was done with Mayor Hall and he said the city would provide the sewer because they didn't want the area to be full of septic tanks.

The second issue is water, and the city said they would provide water due to a settlement. The developers will upsize the Box Elder tank and create enough extra storage for what they need for the Box Elder subdivision and another project. They will probably attach an extra tank right behind the existing tank.

The third issue is access to the property. In the settlement, the city said they would provide access to the property. Currently, the plan would be to come up through Box Elder and down through Grove. Will Jones showed on the map where a secondary access road would go. He said we don't have to build any of the infra structure due to the lawsuit.

Don Watkins said the sewer was put into Patterson's development above the rodeo grounds. He said this did not go through the City Council because he was on the City Council at that time, you will find no minutes on this. He said he asked the Mayor how this happened. The Mayor said there needs to be sewer; we didn't want septic tanks up there. Now the same thing has happened with this new subdivision south of Box Elder. It should have just stayed as five acre lots with septic tanks. He said it would have been better to pay the lawsuit than to give in and give them sewer and smaller lots. We should never rezone, this was a horrendous decision.

III. AGENDA ITEMS

A. 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 we've had some great input from the residents on this subject, but we didn't get a chance to really look at the ordinance. He asked the Planning Commission if they wanted to revisit the Townhouse Overlay Zone and make any recommendations before they sent it to City Council. Steve Cospers said this should be part of the General Plan because it's going to change some things that have always been here in Alpine. He said if we are pushing this now, he would vote against it because it is premature. Jannicke Brewer said she agrees and said we need to get a general feel for this first as to what we want to do with our Business/Commercial zone.

Bryce Higbee asked what the process will be to review the General Plan. Jason Bond said this will be an opportunity to change or include additional information in the General Plan. This is a tool to help guide us in our decisions and is not a binding document.

Will Jones said he wanted to hear the plus and minuses about the townhome project. Steve Cospers said it was 2 to 3 against this at the last meeting. Will Jones said all of the information wasn't presented at that meeting. He said density was a big concern and this project would have less density than the Senior Overlay. The townhomes would have 7.8 lots per acre, where the Senior Overlay allows 8.

Steve Swanson said he voted against it because of where it is located. He said the Senior Housing doesn't impact the city because of where it is located. Will Jones said this project will impact the traffic a little bit, but nothing like the school, or the Art Center. He said if we put in Commercial Businesses, traffic would be much higher.

He said the look of this project would improve the look of Main Street because the first 30 feet would be landscaping. The only difference between this project and the Senior Overlay is the age difference. Steve Swanson asked Will Jones why he doesn't want these townhomes to have the age limit. Will Jones said many people age 55 and over have said they are not ready for Senior Living and they prefer to live in and around younger couples. They don't feel old yet and don't want to live in a Senior Citizens Center.

Jason Thelin asked if this project or any other project wanted to come in and build as Senior Housing, is it a guarantee that it would automatically be approved. Jason Bond said no, it would be the sole discretion of the city to decide. Jason Thelin asked if the city would be opening itself up for a lawsuit because we allowed it in one area, but not this one. Jannicke Brewer said we follow the ordinances, and sometimes there are variances. She said we have to look at this for all projects and not just this one in the Business/Commercial zone.

Jannicke Brewer said we need to postpone this until we can study this further in the General Plan and talk to the people who live in that surrounding area. She said this ordinance is not ready to go to the City Council. Steve Swanson said he is concerned if this goes through; it opens the door for other developers to come in and do the same in the Business Commercial Zone.

Tessa White said she applauds that the Planning Commission is holding off on this issue. She said she wants to have a chance, and she thinks others will want to have a chance, to have input about townhomes. She said she appreciates the big signs and announcements to let her know what is going on in the city.

Don Watkins asked the Planning Commission to spend some time talking about how to market information. He said we need to get information out so more people can be part of the meetings and give input.

Mel Clement said thank you, it takes a lot of effort to write a General Plan. He said our Attorney said this is the most powerful Planning Commission in the state because they follow closely to the Plan. He said he really appreciates the Planning commission and that Jannicke Brewer is the architect of Alpine.

IV. COMMUNICATIONS

- A. Auto Body Shops in Alpine City**
- B. Process to Update the General Plan**

Jason Bond said there were some concerned residents in the city about auto body repair shops. The City Council said within 90 days they wanted to get public input about these shops so they can make a decision about whether to allow them or not, and in what zones. They were hesitant to just shut them down without looking into this further because this is some people's livelihood. He said that we need to get input from the citizens as to what they want. If the consensus is that we don't want these businesses in the neighborhoods, then we need to put in place measures we can take to enforce the ordinances.

Jason Thelin asked why we are only looking at auto body shops and not car lots. Jannicke Brewer said we need to look at whether this is something the residents want. She said the Attorney said many Alpine residents take their cars to these shops. She said we need to include whether the home is owner occupied in order to have a home business.

Jannicke Brewer said we need to discuss the Kyle Terry auto repair shop. Mr. Terry has passed away and another man rents the home premises to run an auto body shop. She said enforcing the rules would be up to the City Council. David Church said if it is not expressly written then it is not permitted. Steve Swanson asked if it says anywhere on the application that the home has to be owner occupied. Marla Fox said it does say that on the application and the applicant has to sign that he understands that rule.

Don Watkins said this is a tough issue. He said he is very close to the Terry family. He said the family came to him and asked if they could have a reception center on Westfield road and he told them no because it is not in the General Plan or our zoning.

Darren Gooch said the Business Zone is so limited, if you take it out to put in housing, then it limits it even further. If you take businesses to the neighborhoods, it's not fair to the surrounding neighbors to have to have these businesses in their view and parts of their business spinning out onto the streets. Steve Swanson said this will come down to enforcement. It won't matter what we put down on paper, because the enforcement isn't in effect. Bryce Higbee said there is no enforcement if you approve it. Cars and junk can spill out into the streets and there is nothing you can do about it. Jason Thelin said enforcement problems could be fixed if the Mayor, the City Council and Jason Bond did their job.

Don Watkins asked if we could send out a notice to the public to get them here to discuss this issue. We have to market the high points and not clutter it up with other things. Jannicke Brewer said we have sent out surveys in the past. Generally we get back 10% to 20%. It is not enough to give us a good feel of what the people want. Don Watkins said maybe you could go directly to the neighborhood and have a meeting, or send out an electronic survey.

Becky Rasband said she read the General Plan. She said this plan is not binding and we spend a lot of time caring about people who didn't want to get involved or show interest in the issues. On the townhome issue, 90% of the people said they wanted ¼ to ½ acres building lots. Only 10% didn't. At what point do you have enough input to make the General Plan? It seems the focus is on the people who didn't show up and talk about it.

Jason Thelin said he thought the people would shoot down the townhome idea. Steve Cospser said the General Plan is used as a guideline. Becky Rasband said the advertising for the townhomes was misleading because she thought we were only talking about that specific piece of property. She said she was stunned to learn we were talking about the whole Business/Commercial zone. She said that is probably why there was low attendance to the meeting.

Will Jones said the General Plan doesn't allow for a Senior Housing Overlay. It also doesn't address the accessory apartments. There is another process besides just the General Plan. Steve Swanson said we need to make clear to everyone what is in the General Plan such as the violation of the water restrictions and that it is a Class B Misdemeanor. Jason Bond said the General Plan is not set in stone and should be changeable. It is not a perfect document and will be updated.

Jason Thelin said it shouldn't be changed a whole lot. Jannicke Brewer said we need to discuss the Auto Repair Shops, Commercial Businesses, and Main Street character, Gateway Historic, off street parking, and residential character including density, size of lots and monster homes, accessory apartments, and Home Occupations. She said trails need to be discussed as well as location of government, Public Works, Police and Fire Departments.

Brad Reneer said a few years ago a library was high on a survey list. Individual rights of people trump what the majority wants. Jannicke Brewer said we certainly saw that when the Recovery Lodge came in. Darren Gooch asked what it would take to get businesses in Alpine.

Don Watkins said we are not a metropolitan but we get a share in state taxes. We don't have to have a bunch of businesses in Alpine. You are wasting your time if you zone for Commercial because it isn't going to happen, businesses are not coming to Alpine.

Will Jones said Cedar Hills is bringing in an Olive Garden and 5 other major stores just south of Wal-Mart and they are smaller than us. Steve Cospers said Cedar Hills is not a dead end like we are and we just don't get the traffic to support a major franchise. Jannicke Brewer said we need to decide if we want businesses here that are just for us, or do we want to support all of Utah Valley.

Jason Thelin said we could update the old survey, decide if we want to add or delete anything, and send it out. Don Watkins asked what's the hurry. Jason Bond said it is State law to update the General Plan every 5 years, and it is time to do it.

Bryce Higbee said we should be more specific with the rules of a Home Occupation. We shouldn't just say if it is specifically expressed then it is not allowed. Jannicke Brewer said we will have a hearing on the Auto Repair Shops at the next Planning Commission.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Aug 20, 2013

MOTION: Steve Cospers moved to approve the Planning Commission Meeting Minutes with revisions for Aug 20, 2013.

Steve Swanson seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, 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 8:50pm.