

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, Utah
February 1, 2011

I. GENERAL BUSINESS

A. Welcome and Roll Call: 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: Bryce Higbee, Steven Cosper, Jason Thelin, Tami Hamilton, Todd Barney

Members not present: Steve Swanson

Staff: April Naidu, Andrea Chapman

Others: Brad Reneer, Will Jones, Lon Nield, Chris Seitzinger, Brian Seitzinger, Vaughn Wilson, David Miller, Trisha Walker

B. Prayer/Opening Comments: Todd Barney

II. PUBLIC HEARING

A. McNiel Plat D – Concept Plan: April Naidu explained that the applicant had submitted a concept plan for a 4 lot subdivision to be known as McNiel Plat D. April Naidu said that it consisted of 4 lots on 5.645 acres in the CR-40,000 zone and that one of the lots had an existing home on the property.

April Naidu explained that the developer was working with Roger Bennett on an alignment to connect Quail Hollow and Alpine Blvd. April Naidu said that a possible concept plan for the remaining 8 acres was shown on the concept plan, but was not proposed for development at that time. April Naidu explained that the Planning Commission needed to address how this property would be shown on a plat – as a lot or parcel being held for future development.

April Naidu also mentioned that the alignment for the connection of Quail Hollow to Alpine Blvd. was required of New Castle Plat D and the property owner was required to enter into a recordable easement with the City regarding the alignment of the extension of Quail Hollow Drive prior to the further development of the Lon Nield property and the right-of-way be dedicated to Alpine City to the property line.

April Naidu explained that at the same time, an annexation was being processed in conjunction with this subdivision, as a small portion of land would need to be annexed for the subdivision. April Naidu said that the City Council had accepted the annexation petition the week previous so that was in process. April Naidu also said that the City Attorney had indicated that there was no role for the Planning Commission at that stage on the annexation, but they could process the subdivision application while the annexation was going on and make any approval contingent on the annexation going through.

Jason Thelin asked if there would be a reason to annex all of Alpine Blvd. at the same time rather than breaking it apart since it also went through the county.

April Naidu explained that this question had come up at staff level, but no application had been made. April Naidu also explained that even though the property was in the county, the right-of-way for Alpine Blvd. across the Bennett property had been deeded to the City.

No public comment.

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Jannicke Brewer closed the hearing at 7:08 pm.

III. PUBLIC COMMENT: None

IV. ACTION ITEMS

A. Conditional Use Permits for Home Occupations

Seitys Orchard, LLC– 611 W. 800 S. – Brian & Chris Seitzinger: Jannicke Brewer asked the Seitzingers to explain their business idea. Brian Seitzinger said they wanted to sell excess fruits and vegetables from their orchard. Mr. Seitzinger explained that they had about 36 fruit and nut trees along with berries and grapes. The Seitzingers also had a greenhouse, grow beds, and a large lot where they grew vegetables etc.

Jannicke Brewer asked Mr. Seitzinger where they planned to sell their produce.

Brian Seitzinger explained that they wanted to sell their produce out of their garage that was attached to their house.

Jannicke Brewer explained that with a Home Occupation they could only have one sign up on their home and one on their mailbox.

Brian Seitzinger said he did not foresee any parking problems because they had parking available on 800 S. and 600 W. Mr. Seitzinger said the traffic would be intermittent and he did not foresee people staying longer than ten minutes.

Brian Seitzinger said they may advertise in the newspaper and that they would sell mostly organic fruits and vegetables.

Chris Seitzinger said that they had previously just been giving their produce away but it was becoming too expensive.

Jason Thelin asked how much acreage they had and Brian Seitzinger said it was .67 acres.

Chris Seitzinger said that they had a list of quite a few people that wanted to buy from them.

Brittmarie Designs – 101 Glacier Lily Dr. – Brittmarie Jenkins: The Planning Commission had no questions for Brittmarie Jenkins about her interior design and consult business.

Motion: Tami Hamilton moved to grant conditional use permits for home occupations to Chris and Brian Seitzinger dba Seitys Orchard, LLC at 611 W. 800 S and to Brittmarie Jenkins dba Brittmarie Designs at 101 Glacier Lily Dr. Steve Cosper seconded. Ayes: 6. Nays: 0. Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Tami Hamilton, and Todd Barney voted aye. Motion passed unanimously.

B. Snoasis – Conditional Use Permit renewal: Julie Buswell wanted to renew her conditional use permit for Snoasis.

April Naidu explained that in April 2008 the Planning Commission granted a conditional use permit for the Snoasis as a seasonal business. April Naidu said that Julie Buswell wanted to renew her conditional use permit in accordance with Section 3.23.6 of the zoning ordinance which stated “a conditional use permit for temporary uses may be issued for a maximum period of six (6)

months, with renewals at the direction of the Planning Commission for not more than three (3) successive periods thereafter.”

April Naidu told the Planning Commission that they had the option to renew Mrs. Buswell’s permit for three successive periods so that Julie Buswell did not need to come back every year.

Jannicke Brewer said that she loved having the Snoasis in Alpine and remarked that her grandchildren knew exactly what day and time the Snoasis opened on the first day of the season each year.

Tami Hamilton asked what the Buswells did with the gray water and Julie Buswell said they hauled it to their home daily.

Jason Thelin wondered if it was okay for seasonal stands to leave their building on the property year round.

Julie Buswell said that both the property owner and April Naidu said it was okay to leave it.

April Naidu said that the ordinance did not state that they could not leave the building there and it was not a condition of approval of either the conditional use permit or site plan.

Jannicke Brewer said that with any conditional use, the Planning Commission had the right to make conditions if they felt it was necessary.

Motion: Jason Thelin moved to renew the conditional use permit for Snoasis for the next three seasons, being three years. Todd Barney seconded. Ayes: 6. Nays: 0. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, Tami Hamilton, and Todd Barney voted aye. Motion passed unanimously.

C. McNeil Plat D Concept Plan: Jannicke Brewer went over some of the basic things that the Planning Commission needed to look at when they looked at concept plans. Jannicke Brewer said that any time a subdivision application came in, they first needed to look at what zone it was in. Jannicke Brewer said that next they needed to see if there were street requirements on the master transportation plan. Jannicke Brewer went on to say that they needed to look at open space and parks to determine if there were any parks the City wanted in the specific area. Jannicke Brewer added that they also needed to look at the trail map.

Jannicke Brewer explained that if the City did not have an open space or trail marked on a master plan, they could not ask for it in the future – it had to be on an adopted plan and planned ahead.

Steve Cospers wondered why they did not annex the whole thing at one time.

Jannicke Brewer said that the timing of when the annexation took place was the property owner’s choice.

April Naidu said that the right-of-way along Roger Bennett’s property where Alpine Boulevard would be had already been deeded to the City.

Will Jones said they had come in to get an application to change the annexation after they went and met with the DRC (Development Review Committee). Will Jones said they would complete from the East side going to the West right on the boundary of the right-of-way.

Jason Thelin wondered what the plan was for finishing Alpine Boulevard.

Will Jones said that Roger Bennett would like to continue farming for maybe another two or three years before finishing the road or developing.

Steve Cospier wondered if they were going to finish Quail Hollow and Will Jones said they were going to.

Todd Barney wondered if Lot 2 was developable and Will Jones said it was but they would be leaving the Eastfield ditch open per their water agreement.

Jannicke Brewer wondered if they would need to pipe the ditch on Lot 2. Will Jones said they would do whatever was required of them.

Todd Barney asked about New Castle Plat D. April Naidu explained that a condition of approval of New Castle Plat D required Lon Nield to enter into a recordable easement with the City regarding the alignment of the extension of Quail Hollow Drive prior to the further development of his property and the right-of-way deeded to Alpine City to the property line.

Will Jones wanted to make sure that the Planning Commission understood that it was a 15 acre parcel that was going to be brought in as several phases. He said they were crossing different zones and had a piece in the CR-20,000 zone and one in the CR- 40,000 zone. Mr. Jones said that they could do 15 lots if it was all in the CR-40,000 zone. Will Jones said that Lon Nield had 14 lots on his 15 acres. Mr. Jones clarified that even though they were proposing a PRD on the other lots, it needed to be understood that they did not want to have to come back and ask for a variance. Mr. Jones said that in a ½ acre zone a PRD could be done on 10 acres and in a 1 acre zone you had to have 20 acres. Will Jones said they had 15 acres and had 15 lots. Mr. Jones said that since they were subdividing they did not want the other 8.25 acre lot to be considered as a separate lot in the future and prohibit them from doing a PRD. Will Jones asked what they needed to do to make sure that everyone was on the same page.

Jason Thelin said that in the future, he would look at the 8.25 acres as a separate piece.

Will Jones wondered if they needed to get a preliminary approval on the whole property.

Steve Cospier wondered why they were not bringing it all in at the beginning. Will Jones responded that the cost and time would be more.

Tami Hamilton said it would make more sense to come in with all of it at the same time because they did not know what the future Planning Commission would say.

Lon Nield said the PRD would be on the 8.25 acres and everything else would be 1 acre lots.

Jannicke Brewer said they could do the whole 15 acres but they needed to consider if they had the right amount of open space and they needed to discuss the private street amongst other things.

April Naidu pointed out that most of their 15 acres was in the CR-40,000 zone where the minimum acreage requirement for a PRD was 20 acres, not 10 and suggested that the applicants decide what their application was rather than try to change it during the meeting.

Will Jones said they would come back with a revised concept.

D. Development Code – Section 3.1.11 (Definitions): April Naidu explained that staff was advised by the City Attorney quite some time ago to clarify the definition of “Residence”, especially in relation to transient situations.

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April Naidu said she found some language from Sandy City which was added as Item 37 and defined residence as: “a dwelling unit or other place where an individual or family is actually living at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.”

April Naidu also said the Planning Commission wanted to amend Item 14, the definition of “Family” and take out the words “excluding servants”.

Jannicke Brewer suggested adding “excluding domestic help” to the definition of family for those who had live-in help.

April Naidu said that she added a definition for “Reasonable Accommodation” (Item 34) and a definition for “Residential Facility for Persons with a Disability” (Item 38) as they were not defined in the ordinances adopted last year for these items.

April Naidu mentioned that the Planning Commission had discussed adding the definition of “Related” (Item 36).

Jannicke Brewer said that she did not think Item 36 was necessary because of what Item 14 said.

Bryce Higbee said that Item 36 could be incorporated into the definition of “Family” (Item 14).

Tami Hamilton said that she did not think they needed to specify every type of blood relationship and should take Item 36 out.

Bryce Higbee wanted to look at another definition of “Residence” because he felt that it was a very universal definition.

Jason Thelin wondered if it was against the rules to live in a trailer while building a home.

April Naidu said it was against zoning rules.

Tami Hamilton suggested removing “or other place” from Item 37, the definition of “Residence”.

Motion: Steven Cospers moved to set a public hearing regarding Section 3.1.11 definitions for the first Planning Commission meeting in March. Tami Hamilton seconded. Ayes: 6. Nays: 0. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, Tami Hamilton, and Todd Barney voted aye. Motion passed unanimously.

E. Land Use Map: April Naidu said that Planning Commission looked at this and started working on an update about 3 years ago because there were some corrections that needed to be made on the existing land use map. April Naidu proposed to show only existing land uses and not proposed land uses on the land use map to simplify it and cause less confusion. She said that all of the proposed uses would then be shown on the individual master plans along with the existing land uses.

April Naidu said that on the map provided in the packet, the densities shown were related to the existing zones on the zoning map (High density = TR-10,000 zone, medium density = CR-20,000 zone, low density = CR-40,000 zone, and very low density = CE-5 zone).

April Naidu explained that the map also showed public facilities and open space designated as private or public.

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April Naidu said that if they chose to only show existing uses on the land use map they would have to amend the general plan language because one statement said that proposed uses would be shown on the land use map.

April Naidu mentioned that the parks master plan and other maps needed to be updated as well.

Jason Thelin said he would like to keep the proposed land uses on the map so people could just look at one map rather than several.

Jason Thelin said that if something was not on the map to begin with, it was not even open to discussion but if something was on the map, they could at least have the discussion about it.

Jannicke Brewer said that the map got really hard to read when there was so much on it.

Jannicke Brewer pointed out that there were a lot of corrections that needed to be made.

Tami Hamilton said she liked Jason Thelin's idea to be able to see everything at one glance and wondered if they could do an overlay to show the proposed land uses on top of the actual land uses.

April Naidu explained that the City was in the process of hiring someone with GIS skills that could help clean the maps up.

Steve Cosper wondered what was involved in changing the zoning map so that the lines were clearer.

April Naidu said that the Ordinance stated that amendments to the zoning map could be initiated by the City Council, the Planning Commission, the DRC, or by an owner of real property in the area.

Jannicke Brewer said that the official trail and park master plans needed to be updated because they were 7 years old.

V. COMMUNICATIONS

April Naidu said that there was a second appeal by the Beck family on the Planning Commission's decision to extend the Three Falls preliminary approval and the hearing would be on Thursday, February 10th at 7:00 pm.

VI. APPROVAL OF MINUTES

Motion: Tami Hamilton moved to approve the Planning Commission minutes of January 4, 2011 and adjourn. Todd Barney seconded. Ayes: 6. Nays: 0. Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Tami Hamilton, and Todd Barney voted aye. Motion passed unanimously.

ADJOURN at 8:41 pm

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