

**Alpine City Planning Commission Meeting  
Alpine City Hall, 20 North Main, Alpine, Utah  
June 1, 2010**

**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: Jason Thelin, Tami Hamilton, Ron Eaton, Todd Barney

Members not present: Bryce Higbee, Steve Cospers

Staff: April Naidu, Andrea Chapman

Others: Melinda Clark, Rachel Clark

**B. Prayer/Opening Comments:** The prayer was offered by Todd Barney.

**II. PUBLIC HEARINGS**

**A. Development Code – Section 3.23.7.3 (Home Occupations):** April Naidu explained that on section 3.23.7.3 there were some changes made. Item 8 was changed to be consistent with the language of the existing sign ordinance. Item 15 was added and said “The home occupation shall comply with all safety codes, including fire, building, plumbing, electrical, or others which may be applicable.”

There were no audience comments.

**At 7:04 pm Jannicke Brewer closed the public hearing.**

**B. Development Code – Article 3.27 (Clean Streets Ordinance):** April Naidu explained that this was located in the Zoning Ordinance. Due to recent EPA regulations, the City was working on a Storm Water Ordinance that would be adopted by City Council as part of the Municipal Code. As part of this, staff was working to incorporate the existing Clean Street Ordinance into that Storm Water Ordinance. Because it was part of the Zoning Ordinance, a public hearing was required to make an amendment. She explained that no language would be changed.

There were no audience comments.

**At 7:05 pm Jannicke Brewer closed the public hearing.**

**III. PUBLIC COMMENT:** None

**III. ACTION ITEMS**

**A. Conditional Use Permits for Home Occupations:**

**Melinda S. Clark – 311 S. Pineview Dr. – Melinda S. Clark:** Tami Hamilton asked if they needed a completely separate kitchen to make their bread in. Melinda Clark said they didn’t because a couple years before, the Utah Department of Agriculture and Food had created a “cottage industry” and they had been inspected and approved by them. Mrs. Clark said that her

daughter Rachel would be selling mostly to people in the area and hand delivering. She said they would probably sell about 16 loaves a week. No one would be coming to their home.

**Flying Wrench – 96 Sunset Cir. – Dave Allison:** Ron Eaton found out they had four vans and used three in the summer and one or two in the winter. Parking was not a problem because Mr. Allison had a painting warehouse in American Fork where he parked his van. The other two were parked in Orem and Midway.

**MOTION:** Ron Eaton moved to grant conditional use permits for home occupation to Dave Allison dba Flying Wrench at 96 Sunset Circle and Melinda S. Clark dba Melinda S. Clark at 311 S. Pineview Drive. Tami Hamilton seconded. Ayes: 5 Nays: 0. Jason Thelin, Jannicke Brewer, Tami Hamilton, Ron Eaton, and Todd Barney voted aye. Motion passed unanimously.

**B. Development Code – Section 3.23.7.3 (Home Occupations):** Jannicke Brewer said that the change on item 8 was good because April Naidu had just changed the language to be the same as the sign ordinance.

Jannicke Brewer addressed item 15 and asked if the language was sufficient enough to allow the City to require an inspection.

Tami Hamilton asked if the same safety and fire codes that applied to a commercial business applied to a home occupation. April Naidu said that they would look for basic safety things when it was a home.

April Naidu said that Spanish Fork used this language and required inspections with their policy.

Jason Thelin said that it should be worded to differentiate between home occupations that had visitors and those that didn't.

Jannicke Brewer said it needed to be worded properly to cover what they wanted.

Tami Hamilton suggested telling David Church what the Planning Commission had in mind and asking him to put it into the proper legal language.

**C. Development Code – Article 3.27 (Clean Streets):** April Naidu mentioned that she wouldn't take this to the City Council until they were ready to adopt the Storm Drain Ordinance.

**MOTION:** Tami Hamilton moved to recommend to the City Council that article 3.27 (Clean Streets) be removed from the Development Code and incorporated into the Storm Water Ordinance, subject to being adopted by the City Council as part of the Municipal Code. Todd Barney seconded. Ayes: 5 Nays: 0. Jason Thelin, Jannicke Brewer, Tami Hamilton, Ron Eaton, and Todd Barney voted aye. Motion passed unanimously.

**D. Development Code – Section 4.6.3.9 (Planning Commission Review – Final Plat):** Jannicke Brewer said that the Planning Commission would consider establishing a time limit on the period between when the final plat was approved by Planning Commission and when it went to City Council.

Jannicke Brewer explained that for Minor Subdivisions after 180 days, any Planning Commission approval was null and void if it was not recorded.

Ron Eaton asked if there was a limit to reinstatement and Jannicke Brewer said there was not. April Naidu said that if there were no changes in the plat or in any ordinance that would affect the

plat, then the Development Review Committee may approve the reinstatement. If there were changes in the plat or in any ordinance that would affect the plat, then the plat may be submitted for reinstatement with a recommendation from Planning Commission and approval by the City Council, but it was subject to all applicable ordinances at the time of the reinstatement.

Jannicke Brewer said that the developer coming in every 6 months to reinstate let the City know they were still working on it.

April Naidu explained that on a Major Subdivision, once a final plat was approved by the Planning Commission, there was no time limit on how long they had before they took it to City Council.

Tami Hamilton suggested doing a 180 day time frame on all approvals. At that time, preliminary approval by Planning Commission was valid for one year.

**Motion:** Jason Thelin moved to set a Public Hearing when suitable. Ron Eaton seconded. Ayes: 5 Nays: 0. Jason Thelin, Jannicke Brewer, Tami Hamilton, Ron Eaton, and Todd Barney voted aye. Motion passed unanimously.

#### **IV. COMMUNICATIONS**

April Naidu said that at the next meeting there would be an applicant that wanted to put a hot dog stand by the snow cone shack. They wanted it approved as a conditional use.

April Naidu said that she would be working on the PRD Ordinance.

Ron Eaton had a friend in Spanish Fork with two homes for abused teens. His friend said that the main issue he had found in the last twenty years was the kids “cased” the neighborhood while they lived there and then came back and stole for drugs.

Jannicke Brewer visited the residential treatment home in Highland and was told that police had been called two times by neighbors because of too many cars when family visited and once when one of the kids threw a snowball at a car. She had a positive experience there.

#### **V. APPROVAL OF MAY 18, 2010 MINUTES**

**MOTION:** Jason Thelin moved to approve the minutes of May 18, 2010 as drafted and adjourn. Todd Barney seconded. Ayes: 5 Nays: 0. Jason Thelin, Jannicke Brewer, Tami Hamilton, Ron Eaton, and Todd Barney voted aye. Motion passed unanimously.

The meeting was adjourned at 7:44 pm.