

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Jan 07, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:06pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

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

Commission Members Not Present: Chuck Castleton, Todd Barney

Staff: Jason Bond, Marla Fox

Others: Becky Rasband, Will Jones, Don Watkins, James Lawrence

B. Prayer/Opening Comments: Steve Cospers

II. PUBLIC COMMENT

No Comment

Jannicke Brewer asked Jason Bond to recap what happened at the County Meetings on the Box Elder Subdivision. He said that the County Planning Commission had a split vote with 3 to 2 against the Subdivision because of safety issues. This morning, all three of the Utah County Commissioners voted to approve the Subdivision.

III. AGENDA ITEMS

A. Auto Repair Shops

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 for the Planning Commission to review.

Jason Bond talked about the auto repair conditional use ordinance for a new Service Commercial zone.

- A. Odors and noise shall be controlled to not have an adverse impact on nearby structures.
- 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 fourteen days.
- C. All mechanical automotive repair shops should comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshall, and the EPA.

Access requirements reference the direction we want to go and have frontage on the major streets East of 200 North, Canyon Crest, Main Street, and Alpine Highway. Jason Bond said there may be a few wording issues to make this a Service District, but it is pretty similar to the Business Commercial. He asked the Planning Commission to tell him if there were things in it they liked, or didn't like. He said he would like to get a draft ordinance ready to be considered for adoption by the City Council.

Jannicke Brewer said the City Council asked the Planning Commission to come up with regulations in the Business Commercial zone or in a Service Commercial zone. This will be for mechanical auto repair only and not for heavy equipment or big trucks, diesel or semi's. Jannicke Brewer showed some maps of where these zones could be.

1. Exhibit A is a map of the existing area of the Business Commercial zone with the area shown in red.
2. Exhibit B is the Service Commercial zone which shows every lot that is facing Main Street, 200 North

East of Main Street, Canyon Crest and Alpine Highway.

3. Exhibit C shows the area where the staff thought the Service Commercial zone could be. This area is located on 200 North in the Business area by Wonder Gel. Auto repair would be restricted to this area.

Jason Thelin asked Jason Bond if there was a reason why staff wanted a smaller area for the Service Commercial zone. Steve Swanson asked if it was because it was hidden off Main Street and they felt it was more appropriate. Jason Bond said when they took a look at the current Business Commercial area, it seemed too big. This smaller area already has businesses there with an industrial feel. Staff felt like there were potential opportunities in this area and it would be less impactful to the city.

The Planning Commission members talked about having a Service Commercial overlay zone in the Business Commercial zone. Jannicke Brewer said to keep the Business Commercial but put a conditional use for the mechanical auto repair shops with additional requirements to lessen the impact on the neighbors. Steve Cospers said he felt if we did it this way we would have less control than if we had an overlay. Steve Swanson asked if we could start with a small area and then open it up later if it was needed.

Will Jones said the City Council sent a different map with everything taken out on the West side of Main Street. He said the City Council would like to create a Service Commercial zone with all the underlining uses of the Business Commercial zone. Jannicke Brewer said if we change this to an overlay zone, then we have to have a hearing and a zone change.

Steve Cospers asked if the Planning Commission can deny an area for an auto repair shop if they want. Jannicke Brewer said if it is a permitted use and they follow the ordinance, then you cannot deny a shop coming in. Steve Cospers asked James Lawrence if the area up by Wonder Gel would work for an auto repair shop. Mr. Lawrence said it would not work. He said he thought we were talking all along about the Business Commercial area and the only house that would work is one at 53 North Main Street that Will Jones owns. Jason Bond said that James Lawrence's current property would be included. James Lawrence said City Council denied annexing his current property into the Business Commercial because it would be unfair to Tom Jenks who is running Kyle Terry's shop.

Steve Cospers asked about the restrictions of cars on the lot. He said the only thing he saw in the ordinance was only 5 bays would be allowed. Steve Cospers said that doesn't stop cars from being parked out in front of the bays. Just take a look at Greenwoods down in American Fork. There are cars parked everywhere and it looks like a junkyard.

Jannicke Brewer said we would have to have restrictions on parked cars and also on customer and employee parking. Steve Swanson said when we first started this process; he thought it would be so residents would have somewhere to take their car. Now it seems like this is blossoming into this big thing that is not conducive to Alpine. He said he doesn't want something twice the size of Jiffy Lube on Main Street.

Jannicke Brewer asked what are we looking for here in Alpine, what do we want, and what do we need? Don Watkins said he would be interested in having a repair shop in town but nothing like what is down in American Fork. He said you have to have design criteria and we could take a look at other cities to see if they have a good model.

Jason Bond said we do have the Historic Gateway guidelines to help us with design but they do need to be defined because they are pretty subjective and obscure. Bryce Higbee said we have that obligation and input anyway. Jason Bond said we need to have it more defined because it is hard with conditional uses. Sometimes we're on our A game and sometimes we're not. We have two snow sheds that have two different conditions set on them. We need it to be more streamlined and consistent.

Bryce Higbee said it will operate exactly the same whether you create a new zone or not by restrictions and conditional uses. He also said he doesn't like any accessory buildings and doesn't think they should be allowed. Jannicke Brewer said Commercial Businesses can have more than one building on the property as long as they meet the setbacks.

Will Jones said to take the subjectivity out of it and give the City Council a model under which they can design something today and tomorrow. Bryce Higbee asked Mr. Jones if he was looking for CC&R's. Will Jones said yes, he wants to know exactly what shingles can be used, etc. Jannicke Brewer said these are the types of things we can do under conditional use. The Planning Commission looked at a plan that James Lawrence brought in. They talked about parking and garage bays. Jannicke Brewer said this is what we check when the site plan is brought in; you have to follow the requirements for parking, building height, and materials. We need to put in requirements that everyone can follow. We are not building an ordinance around what Mr. Lawrence needs, but an ordinance that works in every case, for everyone.

Don Watkins said in James Lawrence's unique situation, his gut feeling was for us to work with him on this plan. Mr. Lawrence's shop would be in back of the house where no one would see it or know it's there and that way you wouldn't have to rush the auto repair ordinance. Jannicke Brewer asked Don Watkins if he wanted the Planning Commission to only make this one property Service Commercial. She said that is a very friendly approach.

Steve Cosper said we are trying to keep traffic off of Main Street and once Mr. Lawrence is on Main Street, he will get busier because he is more visible and more traffic will be there. Mr. Lawrence asked if we have had that problem with his current shop. Jason Thelin said it is entirely different because currently Mr. Lawrence has a home business with a small shop. He has gone out of his way to be a good neighbor and purposely kept it to two cars. It will be completely different with a Commercial Business. James Lawrence said he disagrees because he doesn't take on more work than he has room for.

Jason Thelin asked what will become of the house on the property. James Lawrence said he will rent the home out. The Planning Commission discussed if renting a home is allowed in this zone. James Lawrence said he already cleared this with David Church. Jannicke Brewer said Mr. Lawrence would be allowed to have two businesses on one property.

Bryce Higbee said he would put this under conditional use and Steve Cosper asked what control we would lose by doing it this way. Jason Bond said you wouldn't lose control on an individual application, but you could lose control on where it goes because the location could be anywhere in the zone. Steve Cosper said you can still restrict it further by requiring access points. Steve Swanson asked if part of the condition could be getting the approval of the neighbors. The Planning Commission discussed this and decided that it would not work to get neighbor approval. Jason Bond said that neighbors could be involved through the legislative process but once you have the regulation set then it becomes administrative. Neighbors can come in and express their concerns and we can address those concerns by mitigating it with conditions, but they can't say yes or no.

Bryce Higbee suggested restricting the area from the round-a-bout up Main Street and East of Main on 200 North. He said he would not put it on Alpine Highway so it's not the first thing you see when you come into town. Jannicke Brewer read from the Historic Gateway where it states that the Planning Commission may recommend the exception to the Business Commercial zone regarding parking, building height, signage, setback and use if the Planning Commission finds that the plan proposed implements better than the design.

Steve Swanson asked Mr. Lawrence about signage. Mr. Lawrence showed a picture of an on the ground marquee that he liked. He asked what materials he could use. Jannicke Brewer said Mr. Lawrence would have to comply with the sign ordinance.

The Planning Commission discussed parking at length and setback requirements. Jason Thelin said setbacks are there for a reason so neighbors don't have to be right on top of your building. James Lawrence showed pictures of the surrounding neighbor's property lines. One bordering neighbor garage goes right to the fence on the property line. The neighbor on the other side has his house six to eight off the property line. Jason Thelin said the ordinance has changed since those buildings were built. Jannicke Brewer said we can't make a decision on this property until a site plan is submitted. She said we also have to make a decision based on this property being used by you or others; we are not creating a James Lawrence zone.

MOTION: Bryce Higbee moved to recommend the addition of a conditional use in our Business Commercial District instead of a Service Commercial District, to include mechanical auto repair establishments, building material stores and yards with the language as proposed:

1. Except for under conditional uses there be no more than four automobile bays per shop.
2. Automobiles in need of repair shall not be stored on site for more than 14 days, and no automobile shall be on site ninety days past expiration of the registration.
3. Delete reasonable person's standard.
4. City Council gives guidance on how they want parking addressed.
5. Only exterior storage shall be automobiles.
6. Activity and storage shall be inside the building.

Steve Cospers seconded the motion. Steve Cospers expressed his concern again about parking and there was a long discussion about parking and storage. The Planning Commission decided to ask for guidance from the City Council and to take more time looking at parking because it was such an important issue. Jannicke Brewer called for a vote.

The motion was unanimous with 5 ayes and 0 Nays. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, and Steve Swanson all voted Aye.

B. Calendar

The Planning Commission will adopt its 2014 Meeting Schedule.

MOTION: Jason Thelin moved to recommend approving the Planning Commission Meeting Schedule with the removal of the July 1, Aug 5, and Nov 18, 2014 dates.

Steve Cospers seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cospers, Jannicke Brewer, Chuck Castleton and Steve Swanson all voted Aye.

IV. COMMUNICATIONS

The Planning Commission discussed items they want to discuss in the General Plan update in 2014.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Dec 03, 2013

The Planning Commission will review the minutes and approve them at the next meeting.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:05pm.