

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Jan 21, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:05pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: James Lawrence, Ron Eaton, Landon Swensen, Luke Collings, Daniel Peterson, Tim Farrell, Will Jones,

B. Prayer/Opening Comments: Jason Thelin

II. PUBLIC COMMENT

Jason Thelin asked when the developer on Canyon Crest was going to take down his subdivision sign. Jason Bond said he would look into it.

III. AGENDA ITEMS

A. Auto Repair Shops

On January 7, 2014, the Planning Commission reviewed the draft ordinance and eventually made a motion to have mechanical automotive repair shops listed as a conditional use within the Business commercial zone. On January 14, 2014, the City council reviewed the potential amendments and pointed out a few things that should be clarified and addressed further.

In addition to the proposed amendments that the Planning Commission discussed on January 7, 2014, the draft amendment also focuses on the potential mixed-use or dual-use that may occur on a single piece of property within the zone (See 3.7.2.9)

The proposed amendment would also clarify what the setbacks are for residential structures that are within the Business Commercial zone. Currently the ordinance does not specify setbacks for dwelling structures. The amendment reflects the setbacks that the Alpine City staff currently requires when reviewing residential site plans within this zone. The setbacks are the same for dwelling structures within the TR-10,000 zone.

The banning of storage containers is also specifically addressed (See 3.7.8.5)

The Off-Street parking and Home Occupation ordinances will also need to be amended to reflect the parking requirement for Auto Repair and the clarification that Auto Repair will not be permitted as a home occupation.

Jason Bond said this past summer neighbors complained about auto repair shops on Main Street. He said we either need to enforce the current ordinance or make changes to it to allow this use to happen. This prompted the City to take a look at other options for these repair shops. The past few months the Planning Commission and the City Council have discussed different options for repair shops in the Business Commercial zone. Jason Bond said we are considering listing Auto Repair Shops as a conditional use within the Business Commercial District. We have discussed specific ways of how to regulate that and sent it to the City Council. The City Council thought this was a good start but had a few other items they wanted us to discuss. Jason Bond went over different sections of the ordinance and pointed out changes that needed to be made.

Steve Cosper had a question about parking under Section 3.7.2 Permitted Uses #4. He wanted to know if this meant paid parking, parking lots or parking garages. The Planning Commission discussed and thought it was originally put in the ordinance for special events or temporary events.

Jason Bond said in Section 3.7.2 Permitted uses #9, it is referring to two uses on the same lot and how that works. He said Alpine in the past has not allowed mixed use in a zone. Jason Bond read the ordinance and it does not say you can't have mixed use. He said we need to clean the ordinance up a little bit so that it's easier to understand. When adding both commercial and residential buildings, they will be considered main buildings and will be required to meet the main building setbacks when on the same premises. The property owner shall be responsible for all the utilities and must retain ownership of all structures on the property. He said that there needs to be one owner for the property even if they are running two businesses.

Will Jones said we need to decide if we are going to allow Commercial Businesses without frontage. He said there will also be a problem with financing because you are trying to put a residential building and a Commercial building all on the same deed. He said he didn't think we would see this situation very much because a lot of lending institutions will not allow it. The Planning Commission said we need to say the property can't be subdivided because you wouldn't meet the setbacks or have the frontage needed for both properties. Jannicke Brewer said if a Commercial property was large enough to meet setbacks then it would be allowed because in 3.7.4.2 it does not require frontage on a Commercial property. You would need a ninety frontage for a residence on the same property.

Will Jones said you could drive up and down Main Street and put a business behind almost every home. Steve Swanson asked if the parking ordinance helps with this situation. James Lawrence said you would still have to meet the parking requirements. Jason Thelin said as long as a business meets the setbacks, they should be allowed, because that is what the Business Commercial zone is for. Steve Cosper asked if there should be a building restriction based on square footage of the property. If you have 10,000 square feet, you get two buildings, 20,000 square feet three buildings, etc.

Bryce Higbee said he would rather restrict square footage of the property rather than restricting ownership. Judi Pickell asked why we allow residential structures in a Commercial zone. She said she understands why older homes are grandfathered in, but why do we still allow new homes to be allowed in the zone. We are not creating a Main Street front if we keep the old homes and hide the businesses in the back. This is zoned Business Commercial but we are not attracting businesses and these long alleyways could be difficult for the Fire Dept. James Lawrence said there are many homes in Alpine that are down long lanes or alleys. He said as long as the Fire Department has 500 feet they are okay. Steve Cosper said he didn't think we were trying to attract business to Alpine Main Street. He said we are not going to start tearing down houses to build businesses. Judi Pickell asked if the City was trying to encourage business or just allow it. Steve Cosper said Alpine will allow businesses, but they haven't done anything to encourage it.

Jannicke Brewer said you can put more than one business on a Commercial property because there is no lot size or frontage requirement. Will Jones said that is true as long as it meets parking, landscaping and setbacks. Steve Cosper asked if we would be against someone tearing down a house on Main Street to put in a Commercial building. The Planning Commission said we would have to let them do it as long as they meet the requirements. Bryce Higbee said we should ask David Church about subdividing and making the property a minor subdivision.

Steve Swanson and Judi Pickell asked if we should put a minimum frontage for Commercial Businesses. The Planning Commission talked about different widths for frontage and changing the wording on setbacks to clarify if someone wants to subdivide. Will Jones pointed out that the ordinance states that the setback is currently thirty feet from the road not the property line. Bryce Higbee said if someone wanted to split their lot, they would have new setbacks from the property line, and Will Jones said no, that is not the way the ordinance reads. Judi Pickell said as it stands, you could build a Jiffy Lube five feet off your back porch, and the Planning Commission said yes. Bryce Higbee said we need to take the language out that talks about setbacks from the road.

Jason Bond said he wanted to point out that we don't have maximum parking standards. Steve Cosper said we definitely need parking requirements. The Planning Commission discussed parking for cars needing repair and cars used for parts. The Planning Commission talked about a fourteen day maximum and cars have to be registered within 90 days. James Lawrence said he agrees so shops don't have junk cars sitting around and it pushes mechanics to get work done on time.

The Planning Commission went over requirements for noise and odors. They also discussed that all mechanical auto repair work needs to be done within an enclosed building (3.7.8). Under special provisions, storage of tires and parts

needs to be stored within the building. On location requirements we need to clarify setbacks for a residential home within the Commercial zone. Bryce Higbee said we need to put language in that states that if someone wants to subdivide, they have to get approval from the Planning Commission. That way, the Planning Commission can see if an applicant meets the setbacks instead of saying their business has to be thirty feet from the street. Some people have already bought these lots with plans to subdivide in the future and Bryce Higbee said he doesn't want to restrict people from doing that.

The Planning Commission discussed pods being stored on Commercial properties and how long a pod can be there and if they should be restricted. Some are temporary for moving and others have been there permanently and they are an eyesore. Steve Cosper asked Jason Bond to draft something because he is more familiar with this issue and will be the one to enforce the restrictions.

IV. COMMUNICATIONS

Jason Bond said Mel Clement is resigning from the City Council because he received a Mission Call to Texas. The position will be open to the public for a two week period. The candidates will come to City Council and be voted on. The person who receives at least three votes will take the position.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Dec 03, 2013, Jan 07, 2014

MOTION: Steve Cosper moved to approve the Planning Commission Minutes for December 3, 2013 and January 7, 2014 with revisions.

Chuck Castleton seconded the motion. The motion was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judy Pickell all voted Aye.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:45pm.