

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
March 18, 2014**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:02pm 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, Shane Sorensen, Marla Fox

Others: Jody Jorgensen, Scott Jorgensen, Gale Rudolph, Martha Johnson, Connie McKeon, Garrett Seely, David Collings, Mark Dalley, Lacie Lawrence, Craig Skidmore, Becky Rasband, Robert Patterson, Rachel Patterson, Louise Innocenti, Mike Innocenti, Joseph Moffat, Charles Fox, Jane Griener, James Lawrence, Will Jones, Adam Minedorf

B. Prayer/Opening Comments: Steve Swanson

II. PUBLIC COMMENT

Gale Rudolph said she would like an agenda items to be on the next meeting about the signs posted in Fort Canyon about no parking. She said residents were not informed about it and it is an inconvenience to residence wanting to park up the canyon at the trail head to go walking. Jason Bond said it will most likely be on the City Council agenda next week. The Mayor and the City Administrator will decide what the agenda will be later in the week.

III. ACTION ITEMS

A. General Plan (Lambert Park)

The Lambert Park Master Plan was adopted by the City Council on June 25, 2002 which consisted of seven items. A lot of items in the plan have already been addressed. This plan will need to be updated and referenced in the updated General Plan. Several ideas were discussed that could be implemented in the park. This list should be added to by both the Planning Commission and residents of Alpine City so we can make the park better and get a vision of what we want the park to be in the future.

A committee consisting of the City Administrator, the City Planner, two Planning Commissioners, a City Councilman and the Mayor met on March 12, 2014. They suggested that the Planning Commission create three alternatives for the park: (1) Natural (2) Semi-improved (3) Significantly improved. It is recommended that after the alternatives are created and significant effort is put into getting the public notified, the Planning Commission could receive the public's ideas at the next regularly scheduled Planning commission meeting.

Jannicke Brewer said quite a bit has changed in Lambert Park over the last forty years that she has lived here. She said in Ordinance 3.16 Open Space it states that: (1) Natural means the soil and vegetation remains in a natural state. You can have trails and a couple of overlooks and that is about it.

Judi Pickell said we first need to decide which of these three options we want the park to be and then go from there. Jason Thelin said no motorized vehicles should go under the Natural category. The Planning Commission discussed who is using the park and how many people use the park. They said a lot of bikers, runners, walkers, and families use Lambert Park.

Jason Bond said he likes the idea a surrounding the park with a fence to keep residence from cutting through the park to get to their property or to keep people from dumping yard waste and other garbage in the park. Steve Cosper asked if there is money in the budget for a fence. Jason Bond said we do have some money set aside for projects in the park and the City needs to take a look at the best way to use that money.

Jason Bond said the purpose of this meeting is to discuss what we want Lambert Park to be today and to look ahead for the next twenty years. Shane Sorensen said the build out population for Alpine is 14,500 and we are at 10,000 right now. Judi Pickell said we need to make this land more useable for the residence today and for the people in the future. Chuck Castleton said he thinks we need to keep the park in its natural state and not change it too much. It is not like other recreational parks and he wants to preserve it how it is. He likes the idea of putting a fence around it and putting up more signage for trail use.

Bryce Higbee said he couldn't agree more. We need conservation and preservation and to keep the park in its natural state. Steve Swanson said he likes making it useable but to keep it how it is. Steve Cosper said any activities in the park should center around Alpine Days and be kept to the Rodeo Grounds.

Jannicke Brewer asked if it would still be keeping it natural if a paved trail was put in for those who have a little difficulty walking on dirt trails. The Planning Commission discussed that issue and thought it should be put in the semi-natural category. Jason Thelin said he didn't think we needed to pave trails in Lambert Park because we have other parks in the City with paved trails and all the parks don't need to be the same. He also said he would be interested in what the residents think of closing the park to motorized vehicles. He said some people are good to stay on the marked trails, but there are a lot of people who go off into areas they shouldn't and it becomes a catch me if you can situation.

Steve Swanson said we've allowed motorized vehicles in certain areas but the rules are being broken and people go where they want even through chains and no trespassing signs. He said it would be better if we just close motorized vehicles all together, or were very specific as to where motorized vehicles could go so it can be controlled. The planning commission discussed this and said they would like to see no motorized in the park past the Bowery and the Rodeo Grounds. Jannicke Brewer said there will still be an emergency road for public works and emergency crews to get into the park for maintenance and projects.

Craig Skidmore said there are two zones in that area and the Planning Commission needs to remember that Lambert Park is already split into two. The area north of Box Elder Drive is semi-improved with roads up to the Rodeo Grounds and the Bowery, and the area south of Box Elder Drive is natural. He said a lot of the boundaries are already fenced by the Patterson's or the Forest Service. He said he loves the park and would be in favor of leaving it as it is, but understands that there will be a need for maintenance of the trails.

Jason Bond said we have a Street Master Plan which shows a road connecting Moyle Drive to Box Elder. The City Council said they don't ever see that road coming about and have an agenda item to revise the Street Master Plan on the next City Council agenda to remove that road.

Jannicke Brewer asked Shane Sorensen what he thought about this road connecting between Moyle Drive and Box Elder. Shane Sorensen said the City Council, the Mayor and the Fire Chief need to decide if this road needs to be there for emergency purposes and he will let them make that decision.

Jannicke Brewer said it sounds like the general consensus is that the Planning Commission would like to keep the park in its natural state. Jason Bond asked if we could still bring three options for the residents to look at and make suggestions and give their input. The Planning Commission asked who is using the Bowery and Marla Fox said it was about a 50/50 split between residents and non residents. She said most groups using the bowery were scout groups and fathers and sons having overnight campouts. Jason Bond said that mountain bike affiliated groups were using Lambert Park for bike races and that falls under the new Mass Gathering Ordinance. They will be charged a \$650 use fee and a \$1000 deposit for holding an event in Lambert Park.

B. PUBLIC HEARING – Conditional Use Amendment (Home Occupation)

The Planning Commission will review a proposed amendment that would not allow auto repair shops as a Home Occupation. Jason Bond said we need to change one line in the ordinance to specifically prohibit automotive repair shops as a Home Occupation.

James Lawrence said he thinks the City is premature on this action item because the Business Commercial Amendment has not been resolved. Jannicke Brewer said Mr. Lawrence's does not currently have a Business

License but his auto repair shop will not be enforced until a decision is made on the Business Commercial Amendment.

Jannicke Brewer said by saying the word mechanical it restricts it to a certain type of repair, but if you took out the word mechanical, it would mean any auto repair. The Planning Commission discussed the wording of the auto repair shops and Jason Bond said we may need to get legal council to help us understand what the definition would mean. Bryce Higbee said if we get rid of the word mechanical, that would cover it because the word automotive would cover a car or a truck. He also said we should call it an automotive repair business instead of a shop.

Adam Minedorf asked what happens if someone wants to open up a boat repair. He said we shouldn't be so specific in the wording to only include cars/vehicles because then someone could come in and open up a marine repair shop. Bryce Higbee said it would be impossible for someone to be approved for boat repair going off the current conditions in the Home Repair Ordinance.

MOTION: Jason Thelin recommended that Section 3.23.7.3 of the Development Code be amended as proposed, with modification on number fifteen, that mechanical automotive repair shops are prohibited from being a home occupation.

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

C. Business Commercial Amendment (Auto Repair Shops)

On March 11, 2014, the City Council reviewed the proposed amendment and made a motion to further restrict the area that would qualify for an auto repair shop. The City Council would like to Planning Commission to look at the ordinance again with the City Council's motion in mind. There were also a few other items that need to be addressed (lot coverage, culinary water, legislative intent).

The City Council restricted the Business Commercial zone for mechanical auto repair shops from the Hair Salon on Main Street to the south on Main Street and on Canyon Crest. Jason Bond said you still have to have frontage onto Main Street and Canyon Crest, but the rest of the Business Commercial zone will stay the same. Jason Bond read from ordinance 3.7.1 where it states that residential is discouraged in the Business Commercial zone. The Planning Commission discussed this ordinance and said it didn't make any sense. They talked about what the meaning of a manufacturing business is. Steve Cospers said he didn't think this ordinance had any bite and needed to be reworded or taken out.

Jannicke Brewer said back in 1995 this ordinance was worded this way because the City didn't want any more residential in the Business Commercial zone. She said residents that were already there would be grandfathered in, but no new residential could come in that zone. Over the years, businesses didn't move to the Commercial zone, so the City has allowed some residential back in the zone. Jason Bond said we can look at it closer when we go over the General Plan in the Business Commercial ordinances and when we discuss what we want Main Street to look like.

Jason Bond said under Area and Width Requirements; it states that there shall be no more than fifty percent of the lot area that is covered by buildings or other impervious materials. In Special Provisions there is a requirement that states twenty percent landscaping. Jason Bond said we need to decide what we want the other thirty percent to look like on the lot. Chuck Castleton said that parking would be considered part of the impervious material. The Planning Commission went over issues such as utilities, parking, and landscaping.

Jason Bond said the City Council wanted to know if in this new area they are creating for auto repair, should the number of bays stay at a maximum of four bays. He also said the off street parking amendment may need to be amended to 2.5 spaces per bay which would be a total of 10 parking spaces. Jannicke Brewer said she has driven around and thought four bays was a standard amount of bays. The City Council wants to know if we want to put a restriction on this or leave it open.

James Lawrence said this is why this issue came back to the Planning Commission from the City Council. James Lawrence said he feels that five bays would work the best for him and his site plan shows what it would look like. He said the Planning Commission has to look at each lot to decide what will fit that particular property. He said he disagrees with the four bays. Jason Thelin said we are doing less because the area we would put this shop is right next to residential homes and not next to a Home Depot. Bryce Higbee reminded James Lawrence that he told the Planning Commission at an earlier meeting that he is only one mechanic and he can only work on one car at a time so he didn't need very many bays. James Lawrence said he would like the extra fifth bay for emissions and alignments.

Judi Pickell said we need some sort of formula because the property that Mr. Lawrence is looking at could accommodate five bays but somewhere else in the zone might not. Jason Bond said this is listed as a conditional use within that ordinance. There would be a standard requirement but we could still say as a condition, with this lot, you may have X amount of bays. Chuck Castleton wanted to know why we are putting a maximum number of parking spaces for auto repair, when all other businesses we put a minimum parking requirement. Jason Bond said the intent is to make sure repair shops don't get out of control with junky cars sitting around on the property.

Scott Jorgensen said he is the only one being affected by this zone change. He said he needs to be considered because he is the adjoining lot. He said he still has a lot of kids and grandkids and he is a resident. He said the property that Mr. Lawrence wants to put his business on has always been a residential lot. He opposes increased traffic in this area.

Adam Minedorf said he is dead against an auto repair shop in this zone because of noise and traffic. Steve Swanson said the City has looked at this issue for months now and residents came to meetings to attest that Mr. Lawrence's shop is not noisy. The Planning Commission said the Hair Salon would have more traffic in a day than the auto repair shop would. The Planning Commission discussed street frontage, 30 foot setback, landscaping and parking issues. Jannicke Brewer said Mr. Lawrence will probably be required to put up a nice fence to block his business from the neighbors.

Scott Jorgensen said it seems a little specific to take consideration for the residents to the north of him but no consideration has been made for him or the residents to the south. He is also upset that no notice was given to him about all these meetings that have taken place. Jannicke Brewer said notices were posted in the Alpine City Newline, online and at City Hall. Mr. Jorgensen said the whole Business Commercial zone should be available for this and not this small zone. The Planning Commission said the City Council is the one who decides what the boundary will be.

MOTION: Jason Thelin moved to recommend to City Council the changes to the Commercial District 3.7.3 #12.5; keeping four bays and accepting the area as outlined south of the Hair Salon.

In addition, Jason Thelin said to not strike out 3.7.4.1 #2 that is currently struck out. (No lot within the BC Zone may have more than fifty percent of its land area covered by buildings or other impervious material.)

Jason Bond said the other area he addressed was 3.7.7.1 under utility requirements for culinary water. He reminded the Planning Commission that that was something they didn't want changed.

Bryce Higbee asked why the Planning Commission is discussing number five (location) if the City Council already made a motion. Jason Bond said they made a motion but there wasn't any language for a motion to be made on. He thought it was sent back to the Planning Commission to make a recommendation on the language as it is written. Jason Thelin said that will need to be cleaned up some. Steve Cosper wanted to know if it needed to be a legal description. Jason Bond said he could talk to David Church and ask him if there was a better way to write the location.

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

D. Eastview Plat F – Approx 800 North Patterson Lane – Patterson Inc

The proposed Eastview Plat F Subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive and west of Quincy court. The proposed development is in the TR-10,000 zone.

This development was brought before the Planning Commission Tuesday March 4, 2014. Minor modifications have been made to the concept plan and it is being presented again. Jason Thelin said there were questions about the length of the cul-de-sac and where it would be measured from. There were also some questions about the existing home on lot nine. Staff requested that lot be part of this subdivision because it is on the same parcel.

Bobby Patterson said the issues with the Innocenti family will be worked out in the near future in reference to the fence and the property line. Jason Bond said this is just at the concept stage and the Patterson's have time to work these issues out. Jannicke Brewer said with preliminary, issues with the barn, property lines and water issues will be taken care of.

Jason Thelin asked if this is approved, how do we know that the road will actually be put in. Shane Sorensen said the Planning Commission would be surprised at how many situations exactly like this one they have already approved over the years. Shane Sorensen said we need to give the Patterson's options as to where the road will be built. He showed on a map a couple of options for where the road could be extended to connect with Patterson Lane. The City doesn't leave land landlocked. Jason Thelin asked if the Patterson's own the adjoining property. Bobby Patterson said the property is currently a life estate for Maurice Patterson. There is an agreement that a future road could be built through that property.

Chuck Castle said he is concerned about a road connecting to Patterson Lane and he said there is no way a road could go through without taking out the Blackburn home. Shane Sorensen said he disagrees and he feels like they could make it work with a 29 foot section including curb and gutter. Jason Bond said some sort of tapering would have to take place to take the road down from a 54 foot road down to a 29 foot road. Patterson Lane would be considered a sub-standard road. Shane Sorensen said the narrow width on Patterson Lane would discourage through traffic.

Martha Johnson asked how much of her property the City will have to take to make the road go through. Shane Sorensen said they may need a little portion of the grass but the impact will be minor to her property. Steve Cosper said no cars would be able to be parked on the road or cars couldn't get through. Jannicke Brewer said the City Council could decide to forgo putting in sidewalk and curb and gutter on Ms. Johnson's side of the road to minimize taking her property. Patterson Lane was created years ago and considerations have to be made because of existing homes.

Louise Innocenti wanted to let the Planning Commission know that her property line behind Quincy Court has not been resolved yet. She said she is working with Patterson's to work out a solution but she didn't want this to get approved until that issue had been resolved. Jannicke Brewer said all the issues for this subdivision will have to be worked out before it will get approved.

Joseph Moffat said he is concerned about the road never connecting in the future. He said this subdivision should have a condition based on this road going through because Patterson's could come in and put in another subdivision in the adjoining section of land and never build the road. Shane Sorensen said any future subdivisions going in have to be approved by this body; so that would be in the hands of the City to say no that can't be done because it doesn't meet the ordinance. Mr. Moffat said if the intent of the developer is to connect this road, then he should have to show where the road will be built and have it approved now along with this subdivision. He said it is critical to show that now. Shane Sorensen said the City forced this situation when Quincy Court was built because they chose to put in a cul-de-sac instead of a through street because at that time, the neighbors didn't want a through street. Jane Griener asked how many homes can be built in a subdivision for one exit. Shane Sorensen said no more than 20 lots on a single access.

Bryce Higbee left the meeting.

MOTION: Steve Swanson moved to approve the concept plan for Eastview Plat F granted the following conditions:

1. The Developer address the boundary issues prior to submitting for preliminary review.
2. The water policy be met with Alpine Irrigation Company shares.

Chuck Castleton seconded the motion. The motion was not unanimous with 5 Ayes and 1 Nay. Steve Cospers, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye. Jason Thelin voted Nay.

E. River Meadows Estates Plat F Minor Subdivision – Approx. – Garrett Seely

The proposed River Meadow Estates Plat F Minor Subdivision consists of 2 lots on 1.16 acres. The lots range in size from 22,120 to 28,364 square feet. The development is located east of the River Meadows Senior Housing Units on Red Pine Drive, south side of the road. The proposed development is in the CR-20,000 zone.

The Board of Adjustments approved a variance to have a little less than the 110 foot street requirement on these two properties. One property is 108 feet wide and the second is 104 feet wide. Jason Thelin asked why some people get a variance and others don't. Jason Bond said this request for a variance was justified and they were granted the variance. He also said there are 5 different criteria that the Board of Adjustment looks at and these properties would have had to of met the criteria in order to have been given the variance. Jannicke Brewer said The Board of Adjustment can't change zoning or use.

MOTION: Steve Cospers recommended that approval of the proposed development be granted with the following conditions.

1. The Developer address the name of the development and redlines on the plat.
2. The water Policy be met.

Judi Pickell seconded the motion. The motion was unanimous and passed with 6 Ayes and 0 Nays. Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: March 04, 2014

Motion: Steve Swanson moved to approve the Planning Commission minutes for March 04, 2014 subject to changes.

Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi 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 9:40pm.