

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 15, 2021

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chairwoman Jane Griener. The following were present and constituted a quorum:

Chairwoman: Jane Griener

Commission Members: Alan MacDonald, John MacKay, Ethan Allen, Ed Bush, Troy Slade, Sylvia Christiansen

Excused:

Staff: Austin Roy, Jed Muhlestein, Marla Fox

B. Prayer/Opening Comments: Troy Slade

C. Pledge of Allegiance: Sylvia Christiansen

II. PUBLIC COMMENT

Allen and Lisa Daily expressed appreciation for the improvements being done to the pickle ball courts. They were asking the City to change a couple of the tennis courts at Creekside court to pickle ball courts, as they believed they would be used more than tennis courts.

Adam Dee said he would like to see Lambert Park preserved as a wilderness recreational area and requested that the City maintain its current state.

Jane Griener asked Austin Roy to forward these comments on to the City Council.

III. ACTION ITEMS

A. Conditional Use – Farmers Market 195 East 200 North

City Planner Austin Roy explained that the Seasonal sales of produce or other goods may be permitted as a conditional use in the Business Commercial Zone upon approval of the Planning Commission. If approved, a business license from Alpine City is required (see Article 3.07.030.8 & 3.23.030).

The applicant was proposing to host a farmer's market at the Balance Studio property located at 195 East 200 North. The event would be held on the second and fourth Saturdays of July and August 2021 from 8:00 AM to 2:00 PM. It was anticipated that between five to 10 vendors would participate with booths located in the parking lot. Parking was proposed on street and residents would be encouraged to walk to the event. Items to be sold would include fresh produce, jams, honey, handmade items, and other food vendors. Restrooms would be available at Balance Studio. Mr. Roy noted that Balance Studio had general liability insurance which would cover the event. It was anticipated attendance would be approximately 50-60 people at any given time. Impact on neighborhood, streets, clean-up, and suitability of the site should be considered in the decision to approve the conditional use for the proposed event.

Austin Roy said the applicant held this event last year and there were no issues. He said the applicant would need to get a permit to hold the event again this year.

Jane Griener said the difference this year was that Snoasis was in that location with additional traffic and people. Paula Nielson, applicant, said Snoasis was there last year as well.

MOTION: Commission Member Ed Bush moved to approve the Farmers Market at Balance Studio with the condition to get a permit. Sylvia Christiansen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Ed Bush
 Alan MacDonald
 Ethan Allen
 John MacKay
 Jane Griener
 Troy Slade
 Sylvia Christiansen

Nays:

None

B. Setback Exception – Brookside Meadows PRD Lot 9

Austin Roy presented the staff report and explained that an exception was being requested for the setbacks for Lot 9 of the Brookside Meadows PRD. Specifically, the petitioner was seeking an exception for the side setback on the north side of the lot. Article 3.01.110 of the Alpine City Development Code defined a Side Yard as:

“A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).”

Brookside Meadows was a Planned Residential Development (PRD), and as such, the City Council may grant exceptions for setbacks following a recommendation from Planning Commission and

“...upon a finding that such exception is appropriate for the proper development of the lot and that the exception will not result in the establishment of a hazardous condition” (3.09.060.4.d).

The lot in question bordered open space to the north, meaning a reduced setback would not directly impact a neighboring resident. The open space to the north of the lot was not part of the Brookside Meadows Subdivision but it was land that was dedicated as part of another PRD. Also, the proposed exception would not result in the establishment of a hazardous condition.

Austin Roy explained that the City could grant an exception in a subdivision with a PRD because of the terrain. He said a typical standard setback would be a combination of 30 feet with one side not less than 12 feet. The applicant was asking for a seven-foot side setback. The applicant said this would help to get a flatter area for the driveway and it wouldn't infringe on another homeowner.

Jane Griener asked about the easements. Jeff Dong, applicant, said the easements would not be on that side.

Ed Bush said it looked like the applicant just wanted to build a larger home than the lot would allow, rather than accommodating a better driveway. Jeff Dong said they were trying to fit the home the homeowner wanted on the lot.

MOTION: Commission Member Sylvia Christiansen moved to recommend approval for a seven-foot north side setback exception for Lot 9 in Brookside Meadows. John Mackay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Alan MacDonald
 John MacKay
 Ethan Allen
 Ed Bush
 Troy Slade
 Sylvia Christiansen

Nays:

None

C. Public Hearing – Ordinance 2021 -15 Storm Water Pond Easement

Jed Muhlestein said with the development of the Alpine West Meadows Subdivision staff had noticed that every lot with a storm water pond easement had issues with placing a home on the lot and driveway access design difficulties. The lots with storm water pond easements had less lot area to work with and as a result design issues were common. Staff would recommend that storm water pond easements located on a lot did not count towards the lot area, in the same way that flood plain areas currently did not count towards the minimum area of a lot.

Jed Muhlestein said the flood plain verbiage was only listed in the CR-20,000 and the CR –40,000 zones and it should be listed in all zones.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

Ethan Allen asked about the detention pond. Austin Roy said it had to stay in the yard and be part of the landscape. Jane Griener stated that a detention pond would not affect the buildable part of the lot.

MOTION: Commission Member Ed Bush moved to recommend that Ordinance 2021-15 Storm Water Easement be adopted as proposed with the exception of changing the language of storm drain and flood plain for all zones. Troy Slade seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Alan MacDonald
 John MacKay
 Ethan Allen
 Ed Bush
 Troy Slade
 Sylvia Christiansen

Nays:

None

IV. COMMUNICATIONS

Jed Muhlestein said Alpine City was approaching build out. He said the portions left were the most difficult lots and he would like to see the City work with the applicants and give exceptions where needed.

Jane Griener went over the summer calendar for Planning Commission meetings. She said there won't be a meeting the first week of July but will be a meeting on July 20th. There would be two meetings in August on the 3rd and the 17th.

Jane Griener reminded Austin Roy to let the Mayor there was an open spot on the Planning Commission.

Austin Roy read the list of names for who is running for office for next year.

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 1, 2021

MOTION: John MacKay moved to approve the minutes for June 1, 2021, as written. Ethan Allen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Jane Griener
Alan MacDonald
Ed Bush
John MacKay
Ethan Allen
Troy Slade
Sylvia Christiansen

Nays:

None

MOTION: Ethan Allen moved to adjourn the meeting.

Ed Bush seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Jane Griener
Alan MacDonald
Ed Bush
Ethan Allen
Troy Slade
John MacKay
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 7:47 p.m.