

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
September 20, 2016**

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 7:00pm by Chairman Steve Cospers. The following Commission members were present and constituted a quorum.

Chairman: Steve Cospers

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Steve Swanson, Jane Griener

Staff: Jason Bond, Jed Muhlestein, Marla Fox,

Others: Mayor Sheldon Wimmer, Lon Lott, Loraine Lott, Dana Beck, Darrell Duty, Will Jones, Ross Welch, Ken Berg, Jessica Smuin

- B. Prayer/Opening Comments:** Judi Pickell

- C. Pledge of Allegiance:**By Invitation

II. PUBLIC COMMENT

Darrel Duty, of 1801 Fort Canyon Road, expressed his concerns regarding flooding on his property from the nearby irrigation ditch. He stated that the construction from the Three Falls Subdivision has caused dirt and other debris to plug up the culvert and subsequently flood his property. Mr. Duty asked that the culvert be repaired and put back into working order.

Chairman Steve Cospers explained that this was not necessarily an issue that could be resolved by the Planning Commission or staff. This will have to be negotiated between Mr. Duty and Will Jones, the developer of Three Falls Subdivision.

Will Jones stated that the water was not coming from the subdivision but from the mountain water runoff. The irrigation ditch there is privately owned and it has been piped and filled.

III. ACTION ITEMS

- A. Conditional Use Permit – Lisa Ray Preschool - 720 South Blue Ridge Circle**

Jason Bond explained that the applicant had proposed a home occupation (preschool) at 720 South Blue Ridge Circle. The primary concern for this proposed preschool was the amount of traffic it could generate within the neighborhood. He read the Ordinance Section 3.023.7.3.13, which states:

The physical appearance, traffic and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and, in the opinion of the Planning Commission the activities of the home occupation will not depreciate surrounding property values or the quality of the area for residential purposes as determined by the Planning Commission.

Lisa Ray, the applicant, was absent from the meeting due to a family emergency. Chairman Steve Cospers requested that the item be tabled until the next meeting, as the majority of his questions would be directed to the applicant.

The Planning Commission briefly discussed the Home Occupation Ordinance and how a preschool use would meet the requirements currently outlined. Commissioner Jason Thelin was concerned that the applicant who was before them the previous week for a similar request was not aware of the square footage requirements for a home occupation. The purpose of those guidelines is to prevent the home from becoming a full-on commercial use. He suggested that the Planning Commission reexamine the ordinance and determine if changes need to be made to provide regulations specific to preschools and similar uses.

B. Beck Pines Final Plan A, B and C – Dana Beck

Jason Bond presented the staff report and stated that the proposed subdivision would consist of 19 lots ranging in size from 20,004 square feet to 23,903 square feet on 11.29 acres of property. The site is located in the CR-20,000 zone. The Preliminary Plan was approved by the Planning Commission on September 6, 2016 with the conditions that the developer clearly label the Westfield Road access restrictions for Lots 5, 12, and 13 on the plats, and remove accessory buildings in the development.

Jason Bond noted that the Planning Commission would take action on plats A, B, and C during that meeting, and the applicant intended to record Plat A as soon as possible. The other two plats would be recorded sometime after the beginning of the new year for tax reasons.

Jed Muhlestein stated that very little had changed from the previous presentation. He addressed the conditions of approval, which included the requirement to deed all road right-of-ways to the City when the first phase is recorded, addressing redlines on the plats, and the removal of two buildings from the property.

Commissioner Bryce Higbee asked about the width of the roads and Jed Muhlestein said they were all standard 54 feet. Commissioner Bryce Higbee stated that the narrowness of these roads would cause traffic issues from the onset. He suggested that the City require the developer to install wider roads to accommodate parking on both sides of the street. Jed Muhlestein confirmed that the proposed road width meets the requirements of the code.

Commissioner Judi Pickell expressed her dislike of the design of Lot 5. As it is situated, it would not fit the rest of the neighborhood and it would not look aesthetically pleasing from Westfield Road. She said it would be nice to have a row of trees installed along that property as a buffer. Commissioner Judi Pickell has always been of the opinion that the developer should be required to plant trees in their subdivisions.

Dana Beck, the applicant, explained that he owns three acres of pine trees and he does plan to plant 100 pine trees within the subdivision. Mr. Beck also agreed that Lot 5 was not pleasing, but it was designed in that manner to keep the drive access off of Westfield Road, as requested by the Planning Commission.

MOTION: David Fotheringham moved to recommend approve the Final Plats A, B, and C of the Beck Pines Subdivision with the following conditions:

1. The Developer deeds to the City all road right-of-way (for the entire development) at the same time the first phase of the development is recorded.
2. The Developer address redlines on the plats.
3. The Developer meet the water policies for each plat prior to recordation.
4. The Developer remove or provide a bond for the removal of two existing buildings prior to recordation of the affected plats.

Judi Pickell seconded the motion. The motion passed but was not unanimous with 4 Ayes and 1 Nay. Jason Thelin, David Fotheringham, Steve Cosper, and Judi Pickell all voted Aye. Bryce Higbee voted Nay.

C. River Meadows Setback Exception – Autumn Mountain – Ross Welch

Jason Bond explained that the owners of the River Meadows Senior Living Buildings located on Red Pine Drive had requested an exception to the front setback requirement for the main building of the development. The applicant intends to construct a vestibule entry to the front of the building to block the cold winter air from affecting the senior residents in the common area directly next to that entry.

Jason Bond further explained that the Senior Housing Overlay is in the Business Commercial boundaries, which is also considered the Gateway Historic District. Section 3.11.3.3 states that “The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.”

Based on the current 24-foot setback of the building, it appears that the building’s location originally received a six-foot exception to the front setback requirement of 30 feet. The Petitioner has requested that another eight feet be used for the proposed vestibule entry, which would reduce the setback to 16 feet. Jason Bond presented renderings submitted by the applicant.

Ross Welch explained that the doors open into the dining area, and the door is used during the winter months. The vestibule would not have a security door, but it would have an automatic handicap feature.

Commissioner Judi Pickell believed that the request met the ordinance requirements, as the vestibule was needed for something other than aesthetics.

Commissioner Jason Thelin asked if the applicant would be required to submit a site plan and building materials to be reviewed by the Planning Commission. Jason Bond explained that a site plan would be submitted as part of the building permit process, but the plans do not need to be brought before the Planning Commission unless they request it. The Planning Commission discussed whether this item needed to be brought before them again, or if the item could be handled on a staff level.

MOTION: Jason Thelin moved to recommend an eight foot setback exception for the River Meadows Senior Housing Building for the purpose of installing a vestibule.

David Fotheringham seconded the motion. The motion passed and was unanimous with 5 Ayes. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, and Judi Pickell all voted Aye.

D. General Plan Update

Jason Bond presented the proposed update to the Street Master Plan and corresponding Street Improvement Plan. Previously, the Planning Commission recommended that an updated Street Improvement Plan be attached to the Street Master Plan. He asked the Planning Commission to review the documents and provide any additional direction to staff.

Commissioner Bryce Higbee addressed the issue of the low manholes throughout the City and stated that the situation had become dangerous to motorcyclists. Jason Bond confirmed that staff had created a list of areas that had been called in by residents. Those issues would be addressed.

Chairman Steve Cosper approved of the documents and suggested that staff continue on with the next module of the General Plan Update.

Commissioner Judi Pickell asked if there were plans to widen Main Street in the near future, and Jed Muhlestein stated that there were not.

The Planning Commission discussed the traffic and road conditions of various parts of the City.

There was also a brief discussion about the paving of the road through Lambert Park. The City Council had not yet made a decision on the issue. Jason Bond stated that the ordinance requires all secondary roads to be paved. However, many residents have spoken out against this. The Planning Commission requested that the issue of Lambert Park be placed on the agenda for the next meeting for further discussion.

IV.COMMUNICATIONS

Commissioner Jason Thelin brought the discussion back to the Home Occupation Ordinance. He read the language of the ordinance which states that the home occupation shall not occupy more than the equivalent of 25% of the ground floor area of the dwelling or 500 square feet, whichever is less. He asked if this meant that the home occupation could only be done on the main level. If this were the case, the home occupation could not be conducted in a basement. Commissioner Jason Thelin stated that is the Planning Commission's duty to know and follow the City Ordinances exactly. Jason Bond stated that he would research the ordinance further for clarification.

Lon Lott stated that he attended a workshop at the Utah League of Cities and Towns meeting, and the presenters indicated that it would be better to do away with conditional use permits and let the ordinance determine what is allowed within a City. It is preferable for all cities to have a solid form base code.

Commissioner Bryce Higbee disagreed with this approach and stated that having the flexibility to attach conditions to a certain use was appropriate in some situations.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 6, 2016

MOTION: Bryce Higbee moved to approve the Planning Commission Minutes for September 6, 2016 as written.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, and Judi Pickell all voted Aye.

Adjourn

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:30pm.