



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and a Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, December 04, 2012 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Jason Thelin

II. PUBLIC HEARING

PRD Amendment

III. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

IV. ACTION ITEMS

A. Conditional Use Permit for Home Occupation

Small Engine Squad – 625 N Main Street – Tyler Christensen

B. Boundary Line Adjustment

323 South 800 East – Quinn Goeckeritz

C. Stub Streets – Subdivision Ordinance Amendment

The Planning Commission will consider granting approval for an amendment to the Subdivision Ordinance regarding stub streets.

D. Proposed Amendment to PRD Ordinance

The Planning Commission will review and make a recommendation to the City Council concerning an amendment to the PRD Ordinance.

V. COMMUNICATIONS

VI. APPROVAL OF PLANNING COMMISSION MINUTES: November 20, 2012

ADJOURN

Chairman Jannicke Brewer
December 4, 2012

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Home Occupation

FOR CONSIDERATION ON: 4 Dec 2012

PETITIONER: Small Engine Squad – Tyler Christensen

**ACTION REQUESTED BY PETITIONER: Approve CUP for
Home Occupation**

APPLICABLE STATUTE OR ORDINANCE: Conditional Use

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed home occupation would be located at 625 North Main Street. An extra office in the home would be used to enter invoices into the computer, track inventory, customer information, and accounting.

RECOMMENDED ACTION:

That the Planning Commission approve (with any necessary conditions) or disapprove the Conditional Use Permit.



Home Occupation Business License Application
20 North Main St
Alpine City, UT 84004
(801) 756-6347

Please clearly print or type an answer to every question. Incomplete applications will not be accepted. Application submittal is required prior to opening. All applicable Federal and State numbers must be obtained before application and fee will be accepted. All business licenses expire December 31st of each year.

SECTION I: Business Information

Business Name: Small Engine Squad
Business Phone: 801-368-1820
Business Address: 625 North Main Street Alpine UT 84004
Mailing Address: Same
(Include City, State, and Zip)
Website: www.SmallEngineSquad.com
Business Email: info@Smallenginesquad.com

SECTION II: Owner/Manager Information

Business Owner: Tyler Christensen 625 North Main Street
(Name) (Home Address)
Owner Phone: 801-669-3045 Email Address: tylerjay06@yahoo.com

SECTION III: Federal and State Requirements

Federal and State numbers can be obtained by logging onto www.business.utah.gov/registration.html (OneStop Business Registration). The State Tax Commission office can be reached at 1(800) 662-4335. The Department of Commerce office can be reached at (801) 530-4849.

Ownership Type: ☐ Corporation ☐ Partnership ☐ Proprietorship ☒ LLC

Business Registration Number: 8306 025-0160 State Sales Tax Number: 12889814-03-STC

Federal Tax ID Number: 45-5267664 Employer Withholding Number: _____

State License Type (if any): _____ Number: _____ Expires: _____

Federal License Type (if any): _____ Number: _____ Expires: _____



SECTION IV: Business Description

Home Occupation: ☐ No ☒ Yes (If you answer yes to any of the following questions, please provide detailed information)

1. Approximately how many customers will visit the home per week? 0
2. Will there be any display or stock stored at the home? ☐ No ☒ Yes
3. Will there be an additional employee other than residing family? ☒ No ☐ Yes
4. Will hazardous materials or chemicals be used as part of the business or stored at the home? ☒ No ☐ Yes
5. Do you have adequate off street parking at your home for additional parking? ☐ No ☒ Yes

If no, how will you provide additional parking? _____

6. What area of your home will be used for your business? Extra office
7. What is the square footage of that area? 30-50
8. Will there be any remodeling? ☒ No ☐ Yes Permit No: _____

Describe your business in detail:

office to be used to enter invoices to the computer,
track inventory, & customer information as well as accounting.

I have answered the above questions honestly and agree to comply with the Home Occupation Business Regulations.

[Signature]
Owner's Signature

Date

Zoning Inspection signature (if applicable)

Date

Fire Inspection signature (if applicable)

Date

Building Inspection signature (if applicable)

Date

License Fees: \$25.00 per year

\$25.00 per each additional employee per year

For Office Use Only

Planning Commission Date: _____

City Council Meeting Date: _____

Date Paid: _____ Amount Paid: \$ _____

Payment Method: _____
(reference #)

License Number Issued: _____

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Boundary Line Adjustment

FOR CONSIDERATION ON: 4 Dec 2012

PETITIONER: Quinn Goeckeritz

ACTION REQUESTED BY PETITIONER: Adjust the Lot Line

APPLICABLE STATUTE OR ORDINANCE: Development Code

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The property located at 323 South 800 East, is owned by Klaus and Constance Goeckeritz and their son Quinn is requesting a boundary line adjustment that would affect the vacant lot to the north. The vacant lot is also owned by the Goeckertizs. The petitioner is requesting that the lot line be straight without the jog on the east side of the property.

The vacant lot is not a part of the recorded subdivision that the other property to the south is in. The code says that the plat amendment would be needed. This proposed boundary line adjustment could be approved and the plat amendment could happen later as needed. It should be noted that a utility easement runs between the two lots but no pipe is in the ground. This easement could be adjusted accordingly. Also, an existing shed is located next to the existing property line and would be within the proposed boundary line.

RECOMMENDED ACTION:

That the Planning Commission consider the request for a lot line adjustment.

9003-102

Alpine Village Subdivision
N 89°46'52" E
310.76'

Parcel 40:302:0004

High Bench Road
L = 98.98'
R = 123.00'
D = 46°06'20"

Geoekeritz Plat "A" Lot 1

Geoekeritz Plat "A" Lot 2

Existing Home

Existing Shed

Original Boundary

Revised Boundary

Original Boundary

Revised Boundary

Alpine Village Subdivision

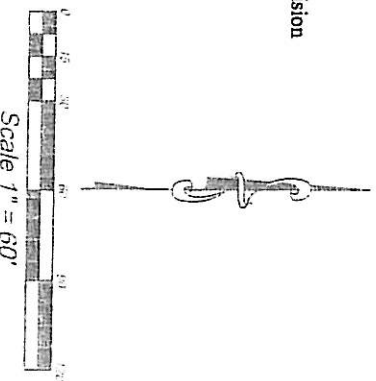
Revised Northerly Description

Beginning at a point on the Southerly Boundary of Alpine Village Subdivision Plat "A" as recorded in the office of the Utah County Recorder, said point being located South 263.82 feet and East 46.37 feet from the North Quarter Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°46'52" East along said southerly boundary a distance of 310.76 feet; thence South 00°01'42" East along the westerly boundary of said subdivision a distance of 191.13 feet; thence West 316.01 feet; thence North 00°07'11" East 7.77 feet; thence West 3.94 feet; thence North 00°12'06" West 86.17 feet; thence North 05°35'01" East 96.46 feet to the point of beginning.
Area = 1.389 Acres

Revised Southerly Description

Beginning at the Southwest corner of Lot 1, Geoekeritz Estates Subdivision Plat "A", as recorded in the office of the Utah County Recorder, said point being located South 634.62 feet and East 150.09 feet from the North Quarter Corner of Section 30, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 45°59'09" West 99.27 feet; thence along the arc of a 123.00 foot radius curve to the right a distance of 98.98 feet through a central angle of 46°06'20" (chord bears North 22°55'59" West a distance of 96.33 feet); thence North 00°07'11" East 23.16 feet; thence East 316.01 feet; thence South 00°01'42" East 90.95 feet; thence South 89°24'00" West 44.02 feet; thence South 45°59'00" East 94.80 feet; thence West 152.23 feet; thence South 73°24'36" West 82.54 feet to the point of beginning.
Area = 1.067 Acres

Alpine Acres Subdivision



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: 4.7.4 (Streets and Street Requirements)

FOR CONSIDERATION ON: 4 Dec 2012

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed amendments

APPLICABLE STATUTE OR ORDINANCE: Subdivision

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

When a property is in the development process, the current subdivision ordinance requires that access be provided to adjacent properties using temporary dead end (stub streets) and requires them to be extended to the boundary of the adjacent property that hasn't been developed. This is done so that properties do not become landlocked.

Some amendments to the ordinances have been drafted to provide more clarification for stub street requirements.

RECOMMENDED ACTION:

That the Planning Commission approves, disapproves, or modifies the proposed amendments.

4.7.4 STREETS AND STREET REQUIREMENTS

3. Stub streets (Ord 96-08; amended 5/28/96) Shall be required to provide adequate circulation – Temporary turnaround required in certain instances – Subsequent development of adjacent property to incorporate

- (1) In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel and dedicate the rights-of-way to the property line to the City to insure that adjacent properties are not landlocked.
- (2) All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
- (3) Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate shall include:
 - The estimated cost to improve the stub street;
 - Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
 - The number of lots in the proposed subdivision that will be accessed from the improved stub street
 - The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of development if the adjacent property is ever developed.

- (4) Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lot shall be terminated by an improved temporary turnaround designed and constructed in accordance with the City standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.

- (5) Any plan for the subsequent development of the adjacent undeveloped property shall provide for the continuation of any such stub street and shall bear the burden of designing such stub street or streets in accordance with City standards.

4.7.4 STREETS AND STREET REQUIREMENTS

3. Stub Streets.(Ord. 96-08; amended 5/28/96) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
4. In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
 - (1) All such stub streets shall be fully developed to the boundary of the subdivision. Any such stub street having a length of more than 150 feet or providing primary vehicular access to one or more lots shall be terminated by an improved temporary turn-around designed and constructed in accordance with the City Standards. Where any portion of the temporary turn-around is to be located on private property, use of the portion located on private property by the public shall be secured through the conveyance of an easement for that purpose.
 - (2) Any plan for the subsequent development of the adjacent property shall provide for the continuation of any such stub street.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Ordinance Amendment

FOR CONSIDERATION ON: 4 Dec 2012

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Approve the proposed amendments

APPLICABLE STATUTE OR ORDINANCE: PRD Ordinance Section 3.9.3

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

After looking at and discussing the PRD Ordinance, the City Council wanted the Planning Commission to discuss the option of amending section 3.9.3 (Minimum Project Area). Specifically, they mentioned not making exceptions to the minimum project area or just not having minimum project areas at all. The current section is as follows:

3.9.3 MINIMUM PROJECT AREA. The minimum project area required to qualify for a PRD project shall be as set forth in the following schedule.

| Minimum Project Area | |
|----------------------|------------------------|
| Zone District | Minimum Acres Required |
| CR-20,000 | 10 acres |
| CR-40,000 | 20 acres |
| CE-5 | 40 acres |
| CE-50 | 100 acres |

Notwithstanding these provisions, the City Council may, by majority vote, make exception to these minimums. (Amended by Ord. 2004-13, 9/28/04)

The Planning Commission discussed the proposed amendment on November 20, 2012 and set a public hearing to eliminate section 3.9.3 (Minimum Project Area) from the ordinance.

RECOMMENDED ACTION:

That the Planning Commission approves the proposed amendment.