

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, Utah
July 19, 2011

I. GENERAL BUSINESS

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

Chairman: Jannicke Brewer

Commission Members Present: Bryce Higbee, Jason Thelin, Steve Swanson

Commission Members Not Present: Todd Barney, Steve Cosper, Tami Hamilton

Staff: April Naidu, Andrea Chapman

Others: Jim Tracy, Karen Shattuck, Doug Shattuck, Paul Bingham, Marci Anderson, Chuck Castleton

B. Prayer/Opening Comments: Steve Swanson

II. PUBLIC HEARING

A. Development Code – Hobby Bee Keeping (Amending Sections 3.1.11 and 3.21.9 of Zoning Ordinance): Jannicke Brewer said that the City Council decided that the City should not get involved in commercial bee keeping at that point. April Naidu said that the Planning Commission had been working on this ordinance regarding hobby bee keeping for the last several months. April Naidu said that at the last meeting the Planning Commission discussed allowing four (4) hives on a property that was less than 40,000 square feet and eight (8) hives on properties with more than 40,000 square feet. April Naidu said that this ordinance was modeled after the Salt Lake City ordinance. April Naidu mentioned that Mayor Willoughby was a hobby bee keeper and had reviewed the proposed ordinance and thought it was done well.

No public comment.

Jannicke Brewer closed the hearing at 7:08 pm.

III. PUBLIC COMMENT: None

IV. ACTION ITEMS

A. Conditional Use Permits for Home Occupations

Services in Software – 242 International Way – James Webb: Mr. Webb's business offered web based services to companies and individuals. Andrea Chapman said that Mr. Webb called and said he could not attend the meeting.

Gold Support – 945 Fort Canyon Rd. – Karen Shattuck: Karen Shattuck was a support coordinator (case worker) for mentally disabled individuals. Mrs. Shattuck said that her work entailed visits with clients at their residences and job sites to ensure health and safety.

Unsub Enterprises – 640 Lupine Dr. – Paul Bingham: Mr. Bingham's business was direct sales of prints, posters, note cards, t-shirts and mugs featuring a patriotic picture of the him and the American flag in Afghanistan. Paul Bingham said that someone else primarily sold the items through a website but he had some on hand at his home for friends and neighbors to purchase. Mr. Bingham explained that his stock of pictures was just a small stack in his home.

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Alpine Hair Salon – 255 S. Main – Marci Anderson: Mrs. Anderson's business was a salon in her basement where she would do hair color, cuts, and style. Mrs. Anderson explained that she had a circular driveway and would only have 1 client at a time so parking would not be an issue. Jannicke Brewer said they would like it if people did not park on the street.

MOTION: Bryce Higbee moved to grant conditional use permits for home occupation to James Webb dba Services in Software at 242 International Way, Karen Shattuck dba Gold Support at 945 Fort Canyon Rd., Paul Bingham dba Unsub Enterprises at 640 Lupine Dr, and Marci Anderson dba Alpine Hair Salon at 255 S. Main. Steve Cosper seconded. Ayes: 4. Nays: 0. Bryce Higbee, Jason Thelin, Jannicke Brewer, and Steve Swanson voted aye. Motion passed unanimously.

B. Request for driveway access onto Alpine Blvd. at 1131 Birch Circle: April Naidu explained that the applicants were considering buying the property located at 1131 Birch Circle and were in the process of doing due diligence. April Naidu said the home that was on the property had been demolished and if the applicants bought the property, they intended to build a new home on it. April Naidu said they would like to front the house on Alpine Blvd. and have driveway access onto Alpine Blvd. rather than Birch Circle.

April Naidu explained that Section 4.7.4 #14 in the Subdivision Ordinance stated, "Driveways or other vehicular accesses to an individual lot that open onto any public street designated by the official City Street Plan as an arterial street may be used as an access if it is recommended by the DRC and Planning Commission and approved by the City Council. Turn-arounds, hammerhead or side-entry driveways must be incorporated to ensure that vehicles will not back out on arterial streets." April Naidu said the applicants were aware of this condition, were requesting permission from the appropriate bodies to allow this access, and would comply with all the necessary regulations such as the 12% grade limit on driveways. April Naidu said that the applicants met with the DRC and the DRC recommended approval of the request. April Naidu explained that if the applicants could not meet the other requirements, they would not be able to have driveway access onto Alpine Blvd.

Jannicke Brewer said her only concern was that the City had tried hard to not have driveways on arterial roads if there were other options. Jannicke Brewer said that the slope on Birch Circle was the same as on Alpine Blvd. so she did not think it was necessary to allow this. April Naidu said the applicant thought it would be steeper going onto Birch Circle than Alpine Blvd. April Naidu said the applicants lived out of state so could not be at the meeting.

MOTION: Steve Swanson moved that the Planning Commission recommend to City Council approval of the request for driveway access onto Alpine Blvd. at 1131 Birch Circle subject to the following:

1. That the driveway incorporate some method such as a turn-around or hammerhead to ensure vehicles will not back out onto Alpine Blvd.
2. That the driveway meet the grade requirement and all other applicable zoning and subdivision regulations.

Bryce Higbee seconded. Ayes: 3. Nays: 1. Bryce Higbee, Jason Thelin, and Steve Swanson voted aye. Jannicke Brewer voted nay. Motion failed.

C. Development Code – Hobby Bee Keeping: Jannicke Brewer asked Bryce Higbee if all of the changes he requested at the previous meeting had been incorporated into the ordinance and he said they had. Jannicke Brewer said that the City Council felt that commercial bee keeping did not need to be addressed at that time because it was covered under 3.21.9 #4 which said

“...animals not mentioned above may be permitted after review and recommendation by the Planning Commission and approval by City Council.”

Bryce Higbee suggested adding the word “hobby” in front of “bee keeper” in 3.21.9 Section 10 items D, G, and H for clarification.

MOTION: Jason Thelin moved that the Planning Commission recommend to City Council approval of the proposed amendments to Sections 3.1.11 and 3.21.9 to include regulations on hobby beekeeping and also adding the word “hobby” to “beekeeper” in 3.21.9 Section 10 items D, G, and H. Bryce Higbee seconded. Ayes: 4. Nays: 0. Bryce Higbee, Jason Thelin, Jannicke Brewer, and Steve Swanson voted aye. Motion passed unanimously.

V. COMMUNICATIONS

Jannicke Brewer said that items D and E on the agenda would be postponed until the next meeting.

VI. APPROVAL OF MINUTES

MOTION: Bryce Higbee moved to approve the Planning Commission minutes of June 7, 2011 and adjourn. Steve Swanson seconded. Ayes: 4. Nays: 0. Bryce Higbee, Jason Thelin, Jannicke Brewer, and Steve Swanson voted aye. Motion passed unanimously.

THE MEETING ADJOURNED AT 7:28 pm.