

**Alpine City Planning Commission Meeting  
Alpine City Hall, 20 North Main, Alpine, Utah  
June 15, 2010**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:04 pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Tami Hamilton & Todd Barney (Ron Eaton arrived at 8:31 and was present for the last motion).

Members not Present: Jason Thelin

Staff: April Naidu, Andrea Chapman

Others: Jim Tracy (City Council Member), Brandon Maughan, Greg Schwarz, Jeff Chapman, Noah Pearce

**B. Prayer/Opening Comments:** The prayer was offered by Jannicke Brewer.

**II. PUBLIC COMMENT:** None

**III. ACTION ITEMS**

**A. What Up Dog – Permitted/Conditional Use & Site Plan:** April Naidu explained that Greg Schwarz and Brandon Maughan wanted to open a hot dog stand that would be a temporary structure similar to and in the same parking lot as Snoasis at 424 S. Alpine Highway. She explained that the Business Commercial Zone does not list this type of business as either a permitted or conditional use in that zone. She stated that the applicant wanted the Planning Commission to approve the hot dog stand as a conditional use in the zone under Section 3.7.3, #9 which stated, “Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.” April Naidu explained that if the Planning Commission decided to allow this as a conditional use, the applicant would then like the Planning Commission to review the proposed site plan and make a recommendation to City Council.

Jannicke Brewer said that a conditional use could be renewed 3 seasons and then a new application needed to be approved again.

Jannicke Brewer said that the area by Snoasis was very popular gathering place where the youth liked to go.

Tami Hamilton wondered how it would work if Shari Dutson re-leased or sold her building there.

Brandon Maughan explained that Shari Dutson said that they would stripe the parking spots because they should have done that to begin with. She said that if someone did lease that building that didn’t want the hot dog stand there, the hot dog stand would be the first to go.

Steve Cospser wondered how many parking spaces were supposed to be there. April Naidu explained that the Stone Ridge Vet Clinic was approved with 12 spaces that should have been striped. She said that if they needed to do a cross-easement or other arrangements then the property owner needed to come in and take care of it.

Steve Cospser mentioned that Snoasis had to go through the Gateway Committee.

Jannicke Brewer referred to the General Plan and asked if the Planning Commission thought this was something that fit under “seasonal sales”, had a small town rural feel and was consistent with

the surrounding development. She mentioned that her grandkids and a lot of other kids enjoyed riding their bikes to this location to gather with kids.

April Naidu said that the ordinance did not directly address temporary businesses like this. Todd Barney said that it seemed like a lot of commerce in a little place. The Planning Commission wondered where the limit should be.

Jannicke Brewer said that if future businesses approached them they could make a judgment to deny them if the location and design didn't meet the proper conditions.

Jannicke said it was a good location because there was no impact on residential usage.

Tami Hamilton asked about signage and Greg Schwarz said they would just have simple signage on the front of the building.

Ron Eaton mentioned to Jannicke Brewer prior to the meeting that most of the time there were bicycles and kids at the Snoasis and not a lot of cars.

The Planning Commission agreed that the hot dog stand fit under seasonal sales like the Snoasis and Christmas trees.

Jannicke Brewer turned the discussion to the site plan and quoted section 3.23.3 (1)(e) which stated "Traffic conditions are not adversely affected by the proposed use".

The Planning Commission determined that because of the big shoulder on the road and the passageway through the parking lot, traffic would not be adversely affected.

Jannicke Brewer asked about utility capacity and April Naidu said they would have a temporary meter base. April Naidu also explained that the property owner had given permission to tap into the Vet building water but they would need to tap into the owner's side of the meter and not the City's side.

Brandon Maughan anticipated the hot dog stand being self-contained and not having to use Shari Dutson's water supply. Mr. Maughan said they were working with Gig's Carwash to use their drainage system to dispose of their greasy water.

Jannicke Brewer stated that the parking requirement for Snoasis was 2 spots. She said that "What Up Dog" should stripe as many stalls as possible and told them to work with Shane Sorensen to make sure the stalls were the right size.

April Naidu said that there was enough existing space for parking, but if Shari Dutson wanted to do a cross-easement she needed to come in and do it herself.

Jannicke Brewer said that it would be nice for Shari Dutson to lay out the parking stalls and get a cross easement.

Steve Cospier said that there were parking stall requirements and that those need to be met.

Jim Tracy was in favor of the hot dog stand and gave the Planning Commission a few things to think about. He wondered what would happen if the business was leased and Todd Barney said the Snoasis and hot dogs may have to go. He said it would be good to put the tables on the grass instead of in the parking lot. Mr. Tracy also suggested putting a bike rack in and said that if they removed the island the parking would be more simplified.

Steve Cospier said that a professional layout and plan needed to be drawn up.

Jannicke Brewer said that this entity was by itself and just needed to have requirements for itself. If another business came in the future, it would be discussed at that point.

Bryce Higbee said that specific conditions needed to be put on the conditional use permit and if they weren't met the City Council could revoke the permit.

Todd Barney asked about restroom facilities. Brandon Maughan said that because of the size of the establishment, the requirement by the county was to have one restroom. Mr. Maughan said that there was a bathroom on the outside of Shari Dutson's building that she said they could use.

April Naidu said that the Fire Chief (Craig Carlisle) and the Building Inspector (James Short) both recommended that for safety reasons, the propane tank needed to either be taken home every night or professionally installed and inspected for safety. She said that Craig Carlisle would need to inspect everything before they opened for business. The propane tank also needed to be in a safe location safe from cars hitting it or people tampering with it.

Greg Schwarz said that the propane tank would be large enough that they would need a trailer to move it every night if that was required.

Brandon Maughan said that the County would inspect their facility for safety as well.

Steve Cospers asked about the exterior lighting. Brandon Maughan said there were 2 fluorescent lights. Bryce Higbee said there was also a streetlight on the corner.

Bryce Higbee referred to the minutes of March 31, 2008 when Snoasis had been discussed and Shane Sorensen had said that if anything happened with the building and there was a change of use, they would have to come back through the site plan process and show that they met the requirements for the specific use.

**Motion:** Tami Hamilton moved to grant "What Up Dog" a conditional use permit subject to at least four parking spots being striped, the safety concerns involving the propane tank being resolved, the trash cans having lids on them, the gray water being dumped somewhere besides the storm drain and any necessary water hook-ups being done on the property owner's side of the water meter. The conditional use permit would be good for a 6 month period which could be renewed for 3 consecutive periods. Bryce Higbee seconded. Ayes: 5 Nays: 0. Todd Barney, Tami Hamilton, Jannicke Brewer, Steve Cospers, and Bryce Higbee voted aye. Motion passed unanimously.

#### IV. COMMUNICATIONS

April Naidu said that the theatre would probably be on the agenda at the next meeting.

April Naidu said that Three Falls and one plat amendment on High Bench Ridge would probably be on the agenda for the following meeting.

April Naidu said that the Beck Property appeal was finished for now.

There was discussion about what day to have the next meeting. April Naidu said she would email everyone and try to find a day that worked for everyone.

#### V. APPROVAL OF JUNE 1, 2010 MINUTES

**Motion:** Steve Cospers moved to approve the minutes of June 1, 2010 as drafted and adjourn. Tami Hamilton seconded. Ayes: 6 Nays: 0. Todd Barney, Tami Hamilton, Jannicke Brewer, Steve Cospers, Bryce Higbee, and Ron Eaton voted aye. Motion passed unanimously.

Meeting adjourned at 8:39 pm

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