



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, February 18, 2014 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

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

### II. 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.

### III. ACTION ITEMS

- A. **Whitby Woodlands Plat F Phase 1 - Approx. 296 West 200 North - Roger Whitby**  
The Planning Commission will review a proposed amendment to the Whitby Woodlands Subdivision Plat F.
- B. **General Plan Discussion**  
The Planning Commission will start to discuss a number of items dealing with the General Plan, including density, and establish a timeline for the next 5 months covering specific topics.

### IV. COMMUNICATIONS

#### V. APPROVAL OF PLANNING COMMISSION MINUTES: January 21, 2014 and February 4, 2014

ADJOURN

Chairman Jannicke Brewer  
February 14, 2014

**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. 5.

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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- 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:** Whitby Woodlands Plat F Phase 1

**FOR CONSIDERATION ON:** 18 February 2014

**PETITIONER:** Roger Whitby

**ACTION REQUESTED BY PETITIONER:** Approve Plat Amendment

**APPLICABLE STATUTE OR ORDINANCE:** Article 4.6.3.15 (Amended Plats)

**PETITION IN COMPLIANCE WITH ORDINANCE:** Yes

### **BACKGROUND INFORMATION:**

The proposed Whitby Woodlands PRD Plat F Phase 1 Subdivision consists of 1 lot on 0.42 acres. This lot is part of the approved subdivision Whitby Woodlands PRD Plat F that contains 15 lots, ranging in size from 15,619 to 24,789 square feet and is on 10.79 acres. The owner is requesting to record one lot at this time from that subdivision. The lot is located just east of the intersection of 200 North and 400 West and Westfield Road. The proposed phase of development is in the CR-20,000 zone.

### **RECOMMENDED ACTION:**

We recommend that final approval of this development be granted subject to the following conditions:

1. The redlines on the plat be addressed.
2. The water policy be met for the development.



February 14, 2014

Jason Bond, City Planner  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Whitby Woodlands Plat F Phase 1 - Water Requirement  
1 lots on 0.42 acres**

Dear Jason:

We have calculated the water requirement for the Whitby Woodlands Plat F Phase 1 subdivision. The subdivision consists of 1 lot on 0.42 acres. The developer will be required to provide 1.13 acre-feet of water to meet the water policy for the development.

Please contact me if you have any questions.

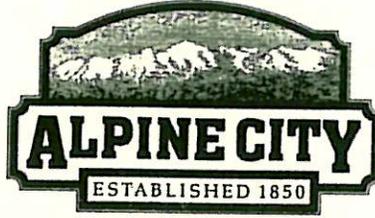
Sincerely,  
ALPINE CITY

A handwritten signature in blue ink, appearing to read "Shane L. Sorensen", is written over the typed name.

Shane L. Sorensen, P.E.  
City Engineer

cc: File  
Developer

Alpine City Engineering  
20 North Main  
Alpine, Utah 84004



Date: February 13, 2014

By: Jed Muhlestein, P.E. *JM*  
Assistant City Engineer

**Subject: Whitby Woodlands PRD Plat F Phase 1 Subdivision — Final Review  
1 lots on 0.42 acres**

### **Background**

The proposed Whitby Woodlands PRD Plat F Phase 1 Subdivision consists of 1 lot on 0.42 acres. This lot is part of the approved subdivision Whitby Woodlands PRD Plat F that contains 15 lots, ranging in size from 15,619 to 24,789 square feet and is on 10.79 acres. The owner is requesting to record one lot at this time from that subdivision. The lot is located just east of the intersection of 200 North, 400 West and Westfield Road. The proposed phase of development is in the CR-20,000 zone.

### **PRD Requirements**

The PRD ordinance requires that a minimum of 25% open space be provided within the development. There was extra open space recorded on the four previous plats for this development. The minimum requirement of 25% is still met after adding the area of this lot to the overall development.

### **Street System**

The proposed phase of this development has frontage on 200 North and will require no new street system. The lot is fully developed with curb, gutter, and sidewalk.

### **Sewer System**

An existing 4-inch sewer lateral is stubbed into the property.

### **Culinary Water System**

A 3/4" water meter was previously installed on the lot.

### **Pressurized Irrigation System**

A 1" secondary water connection was previously installed on the lot.

### **Storm Water Drainage System**

There is an existing storm drain system on 200 North. No changes will be required for the existing storm drain system.

### **General Subdivision Remarks**

No bond will be required as there are no further improvements needed for Plat F Phase 1.

The water policy will need to be met.

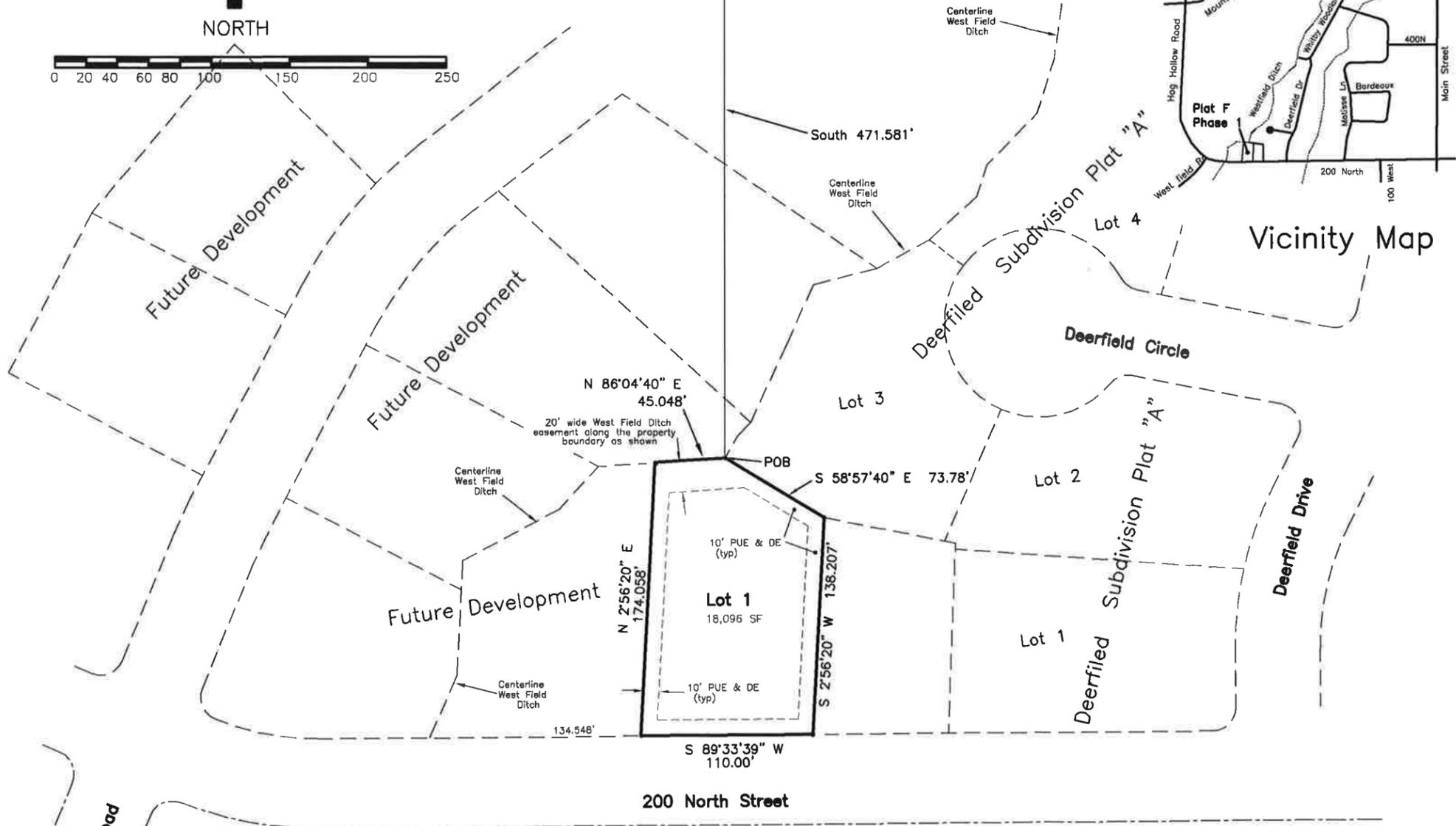
There are some minor redlines on the final plat that will need to be addressed.

**We recommend that final approval of this development be granted subject to the following conditions:**

- 1. The redlines on the plat be addressed.**
- 2. The water policy be met for the development.**



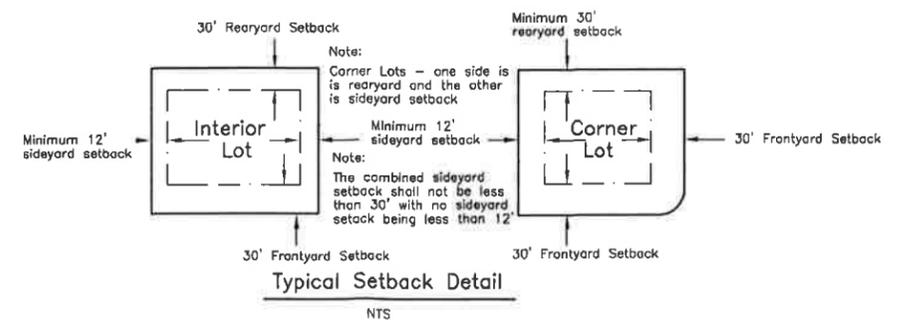
N 89°38'36" W (NAD 27)  
5312.115'  
W 1/4 SECTION 24  
T4S, R1E, SLB&M



**Note:**  
PUE is Public Utility Easement  
DE is Drainage Easement

**Westfield Ditch Restrictions**

1. No alteration of the banks and stream bottom
2. No piping or structures over the creek or ditch
3. No dumping of any kind of material
4. No rear yard fencing within 20 twenty feet of the rear property boundary
5. Any exceptions need approval with plans and special permits of the Alpine City which could include special approvals from State of Utah Water Rights for Fort Creek.



Address Table	
Lot	Address
1	318 West 200 North

**Surveyor's Certificate**

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

**Boundary Description:**

Commencing at the Southwest Corner of Lot 3, Plat A, Deerfield Subdivision, Alpine which is also located North 89°38'36" West along the one-quarter section line (NAD 27 bearing) 2901.374 feet and South 471.581 feet from the East one-quarter corner of Section 24, Township 4 South, Range 1 East, Salt Base and Meridian; thence South 58°57'40" East 73.78 feet along the south boundary of said Lot 3; thence South 2°56'20" West 138.207 feet along BLA Entry 76926:2005 to the north boundary of 200 North Street as described in Warranty Deed Entry 63675:2007; thence South 89°33'39" West 110.00 feet along the north boundary of said 200 North Street; thence North 2°56'20" East 174.058 feet; thence North 86°04'40" East more or less along the centerline of the West Field Ditch 45.048 feet to the point of beginning  
Area = 0.4154 Acre  
Basis of Bearing is North 89°38'36" West along the one-quarter section line (NAD 27 bearing)

K. Edward Gifford \_\_\_\_\_ Date \_\_\_\_\_

**Owner's Dedication**

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_\_

**Acknowledgement**

State of Utah }  
County of Utah } S.S.  
On this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 201\_\_ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires \_\_\_\_\_ A Notary Public Commissioned in Utah  
Notary Address \_\_\_\_\_ Printed Full name of Notary \_\_\_\_\_

**Acceptance by Legislative Body**

The \_\_\_\_\_ of \_\_\_\_\_, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this \_\_\_\_\_ Day \_\_\_\_\_, A.D. 201\_\_

Approved \_\_\_\_\_ Engineer (See Seal Below) Attest \_\_\_\_\_ Clerk-Recorder (See Seal Below)

**Planning Commission Approval**

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 201\_\_, by the Alpine City Planning Commission  
Director-Secretary \_\_\_\_\_ Chairman, Planning Commission \_\_\_\_\_

**Approval as to Form**

Approved as to Form this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 201\_\_  
City Attorney \_\_\_\_\_

Plat "F" - Phase 1  
**WHITBY WOODLANDS PRD**  
SUBDIVISION

RECEIVED FEB 14 2014

ALPINE, SCALE 1" = 40' UTAH COUNTY, UTAH

Surveyor's Seal	Notary Public Seal	City Engineer Seal	Clerk-Recorder Seal
-----------------	--------------------	--------------------	---------------------

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: General Plan Calendar**

**FOR CONSIDERATION ON: 18 February 2014**

**PETITIONER: Alpine City**

**ACTION REQUESTED BY PETITIONER: Start General Plan Process**

**APPLICABLE STATUTE OR ORDINANCE: Article 2.1 (General Plan)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The General Plan will require in-depth discussion through committees and public input during Planning Commission meetings. Several topics, including density, will be thoroughly and carefully considered. A detailed list of topics will be created and a timeline will be established for the next 5 months with 1 topic being covered each month. Additional information will be provided at the meeting.

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Jan 21, 2014**

**I. GENERAL BUSINESS**

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

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: James Lawrence, Ron Eaton, Landon Swensen, Luke Collings, Daniel Peterson, Tim Farrell, Will Jones,

**B. Prayer/Opening Comments:** Jason Thelin

**II. PUBLIC COMMENT**

Jason Thelin asked when the developer on Canyon Crest was going to take down his sign. Jason Bond said he would look into it.

**III. AGENDA ITEMS**

**A. Auto Repair Shops**

On January 7, 2014, the Planning Commission reviewed the draft ordinance and eventually made a motion to have mechanical automotive repair shops listed as a conditional use within the Business commercial zone. On January 14, 2014, the City council reviewed the potential amendments and pointed out a few things that should be clarified and addressed further.

In addition to the proposed amendments that the Planning Commission discussed on January 7, 2014, the draft amendment also focuses on the potential mixed-use or dual-use that may occur on a single piece of property within the zone (See 3.7.2.9)

The proposed amendment would also clarify what the setbacks are for residential structures that are within the Business Commercial zone. Currently the ordinance does not specify setbacks for dwelling structures. The amendment reflects the setbacks that the Alpine City staff currently requires when reviewing residential site plans within this zone. The setbacks are the same for dwelling structures within the TR-10,000 zone.

The banning of storage containers is also specifically addressed (See 3.7.8.5)

The Off-Street parking and Home Occupation ordinances will also need to be amended to reflect the parking requirement for Auto Repair and the clarification that Auto Repair will not be permitted as a home occupation.

Jason Bond said this past summer neighbors complained about auto repair shops on Main Street. He said we either need to enforce the current ordinance or make changes to it to allow this use to happen. This prompted the City to take a look at other options for these repair shops. The past few months the Planning Commission and the City Council have discussed different options for repair shops in the Business Commercial zone. Jason Bond said we are considering listing Auto Repair Shops as a conditional use within the Business Commercial District. We have discussed specific ways of how to regulate that and sent it to the City Council. The City Council thought this was a good start but had a few other items they wanted us to discuss. Jason Bond went over different sections of the ordinance and pointed out changes that needed to be made.

Steve Cosper had a question about parking under Section 3.7.2 Permitted Uses #4. He wanted to know if this meant paid parking, parking lots or parking garages. The Planning Commission discussed and thought it was originally put in the ordinance for special events or temporary events.

1 Jason Bond said in Section 3.7.2 Permitted uses #9, it is referring to two uses on the same lot and how that works. He  
2 said Alpine in the past has not allowed mixed use in a zone. Jason Bond read the ordinance and it does not say you  
3 can't have mixed use. He said we need to clean the ordinance up a little bit so that it's easier to understand. When  
4 adding both commercial and residential buildings, they will be considered main buildings and will be required to  
5 meet the main building setbacks when on the same premises. The property owner shall be responsible for all the  
6 utilities and must retain ownership of all structures on the property. He said that there needs to be one owner for the  
7 property even if they are running two businesses.

8  
9 Will Jones said we need to decide if we are going to allow Commercial Businesses without frontage. He said there  
10 will also be a problem with financing because you are trying to put a residential building and a Commercial building  
11 all on the same deed. He said he didn't think we would see this situation very much because a lot of lending  
12 institutions will not allow it. The Planning Commission said we need to say the property can't be subdivided  
13 because you wouldn't meet the setbacks or have the frontage needed for both properties. Jannicke Brewer said if a  
14 Commercial property was large enough to meet setbacks then it would be allowed because in 3.7.4.2 it does not  
15 require frontage on a Commercial property. You would need a ninety frontage for a residence on the same property.

16  
17 Will Jones said you could drive up and down Main Street and put a business behind almost every home. Steve  
18 Swanson asked if the parking ordinance helps with this situation. James Lawrence said you would still have to meet  
19 the parking requirements. Jason Thelin said as long as a business meets the setbacks, they should be allowed,  
20 because that is what the Business Commercial zone is for. Steve Cospers asked if there should be a building  
21 restriction based on square footage of the property. If you have 10,000 square feet, you get two buildings, 20,000  
22 square feet three buildings, etc.

23  
24 Bryce Higbee said he would rather restrict square footage of the property rather than restricting ownership. Judi  
25 Pickell asked why we allow residential structures in a Commercial zone. She said she understands why older homes  
26 are grandfathered in, but why do we still allow new homes to be allowed in the zone. We are not creating a Main  
27 Street front if we keep the old homes and hide the businesses in the back. This is zoned Business Commercial but  
28 we are not attracting businesses and these long alleyways could be difficult for the Fire Dept. James Lawrence said  
29 there are many homes in Alpine that are down long lanes or alleys. He said as long as the Fire Department has 500  
30 feet they are okay. Steve Cospers said he didn't think we were trying to attract business to Alpine Main Street. He  
31 said we are not going to start tearing down houses to build businesses. Judi Pickell asked if the City was trying to  
32 encourage business or just allow it. Steve Cospers said Alpine will allow businesses, but they haven't done anything  
33 to encourage it.

34  
35 Jannicke Brewer said you can put more than one business on a Commercial property because there is no lot size or  
36 frontage requirement. Will Jones said that is true as long as it meets parking, landscaping and setbacks. Steve  
37 Cospers asked if we would be against someone tearing down a house on Main Street to put in a Commercial building.  
38 The Planning Commission said we would have to let them do it as long as they meet the requirements. Bryce Higbee  
39 said we should ask David Church about subdividing and making the property a minor subdivision.

40  
41 Steve Swanson and Judi Pickell asked if we should put a minimum frontage for Commercial Businesses. The  
42 Planning Commission talked about different widths for frontage and changing the wording on setbacks to clarify if  
43 someone wants to subdivide. Will Jones pointed out that the ordinance states that the setback is currently thirty feet  
44 from the road not the property line. Bryce Higbee said if someone wanted to split their lot, they would have new  
45 setbacks from the property line, and Will Jones said no, that is not the way the ordinance reads. Judi Pickell said as it  
46 stands, you could build a Jiffy Lube five feet off your back porch, and the Planning Commission said yes. Bryce  
47 Higbee said we need to take the language out that talks about setbacks from the road.

48  
49 Jason Bond said he wanted to point out that we don't have maximum parking standards. Steve Cospers said we  
50 definitely need parking requirements. The Planning Commission discussed parking for cars needing repair and cars  
51 used for parts. The Planning Commission talked about a fourteen day maximum and cars have to be registered  
52 within 90 days. James Lawrence said he agrees so shops don't have junk cars sitting around and it pushes mechanics  
53 to get work done on time.

54  
55 The Planning Commission went over requirements for noise and odors. They also discussed that all mechanical auto  
56 repair work needs to be done within an enclosed building (3.7.8). Under special provisions, storage of tires and parts

1 needs to be stored within the building. On location requirements we need to clarify setbacks for a residential home  
2 within the Commercial zone. Bryce Higbee said we need to put language in that states that if someone wants to  
3 subdivide, they have to get approval from the Planning Commission. That way, the Planning Commission can see if  
4 an applicant meets the setbacks instead of saying their business has to be thirty feet from the street. Some people  
5 have already bought these lots with plans to subdivide in the future and Bryce Higbee said he doesn't want to restrict  
6 people from doing that.

7  
8 The Planning Commission discussed pods being stored on Commercial properties and how long a pod can be there  
9 and if they should be restricted. Some are temporary for moving and others have been there permanently and they  
10 are an eyesore. Steve Cosper asked Jason Bond to draft something because he is more familiar with this issue and  
11 will be the one to enforce the restrictions.

#### 12 **IV. COMMUNICATIONS**

13 Jason Bond said Mel Clement is resigning from the City Council because he received a Mission Call to Texas. The  
14 position will be open to the public for a two week period. The candidates will come to City Council and be voted  
15 on. The person who receives at least three votes will take the position.

#### 16 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Dec 03, 2013, Jan 07, 2014

17  
18 **MOTION:** Steve Cosper moved to approve the Planning Commission Minutes for December 3, 2013 and January  
19 7, 2014 with revisions.

20  
21 Chuck Castleton seconded the motion. The motion was unanimous with 7 Ayes and 0 Nays. Bryce Higbee, Steve  
22 Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judy Pickell all voted Aye.

23  
24 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
25 meeting at 8:45pm.  
26  
27

**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
Feb 04, 2014**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:00pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin

Staff: Jason Bond, Marla Fox

Others: Ron Eaton, Don Watkins, Gaylee Coverston, Max Coverston, Ed Ham, Thad Sprague, Lon Lott, Misha Peay, Gabe Lambert, Will Jones, Becky Rasband, James Lawrence, Lacie Lawrence, Ramon Beck, Dennis Beck, Stuart Peay, Jennifer Edwards, Jason Pierson

**B. Prayer/Opening Comments:** Steve Cosper

**II. PUBLIC COMMENT**

No comment

**III. ACTION ITEMS**

**A. PUBLIC HEARING – Appeal Authority Amendment**

The Planning commission will review a proposed amendment to Section 2.3.4 regarding submission requirements for variance requests.

Jason Bond said in December of 2013, an applicant came to the Board of Adjustments to ask for a variance. In going through that process, Jason Bond said he was a little confused as to what the submission requirements were and he said he couldn't find an application. He said he felt like having the submission requirements in the ordinance would be a good thing and would be similar to other submission requirements.

Jason Bond said the applicant will be responsible to send out letters to surrounding neighbors within 300 feet of the proposed site for which a variance is requested, along with stamps and envelopes addressed to those property owners. Staff will write a notification letter that will provide address location and information about the variance request, where the Board of Adjustment meeting will take place, and at what time. Jannicke Brewer said the application has to be submitted 14 days before the meeting which is standard and it helps the staff to get prepared.

Judi Pickell said there is a difference between an appeal and a variance. We are calling it an appeal for a variance, and there is an appeal process and a variance process and we need to be very specific in how we codify that. We need to call this a Hearing for the Variance, and there should also be method on which people can appeal a decision.

Judi Pickell also said she is concerned that we are giving notice to the public because although it is a public meeting, it is not a public hearing. A variance is an Evidentiary Hearing; it should not have public comment. As long as the applicant meets the variance requirements, then they should be granted the variance. This should have nothing to do with politics of neighborhood notification because it doesn't have anything to do with the neighbors. Steve Cosper said this has been on the books a long, long time. Judi Pickell said she thinks it is wrong. She said if you're asking your Board of Adjustment to apply what is in the Law, they shouldn't have neighbors clamoring or giving an opinion. She said this is a legal decision and not a political one. Jason Bond said Judi Pickell is correct but the City still likes to inform neighbors so they are aware of what is going on in their neighborhood. Steve Cosper said he thought this was a small thing to get neighbors input and he didn't have a problem with it. Judi Pickell said she thinks this is a legal issue and we need to talk to David Church about it.

1 Jannicke Brewer said we will postpone this issue until we can ask our Attorney about it and take a closer look at the  
2 language.

3  
4 **B. PUBLIC HEARING – Business Commercial Zone Amendment (Auto Repair, Storage Containers, &  
5 Clarification)**

6 On January 21, 2014, the Planning Commission extensively discussed a potential amendment to the Business  
7 Commercial zone. The Planning Commission specifically worked on how the presence of both a residential and  
8 commercial structure on the same lot would work (ownership, subdividing, setbacks, etc.).

9  
10 The proposed amendment would also clarify what the setbacks are for residential structures that are within the  
11 Business Commercial zone. Currently the ordinance does not specify setbacks for dwelling structures. The  
12 amendment reflects the setbacks that the Alpine City staff currently requires when reviewing residential site plans  
13 within this zone. The setbacks are the same for dwelling structures within the TR-10,000 zone.

14  
15 The banning of storage containers is also specifically addressed (See 3.7.8.5)

16  
17 The Off-Street Parking and Home Occupation ordinances will also need to be amended to reflect the parking  
18 requirement for Auto Repair and the clarification that Auto Repair will not be permitted as a home occupation.

19  
20 Jason Bond said the Planning Commission and the City Council decided to come up with a service area within the  
21 Business Commercial zone. These businesses would have conditional uses and the Planning Commission has been  
22 working on what these conditional uses would be and also how they would be regulated. These would be standards  
23 that everyone would have to meet and then bring it to Planning Commission to be looked at. The Planning  
24 Commission would then decide if additional requirements are needed for the business. Jason Bond said the  
25 Planning Commission would like to hear any concerns from residents they may have about auto repair in the  
26 Commercial zone or about them living in the Commercial zone.

27  
28 Jannicke Brewer said she could go down to the Business Commercial zone and put in a Beauty Shop tomorrow as  
29 long as she meets the setbacks because that is a permitted use. Tonight we want to talk about businesses like an auto  
30 repair shop that would have conditional uses. She asked the residents of Alpine what their thoughts were about  
31 having something like this in their neighborhood and in the Commercial district.

32  
33 Ramon Beck said most of this area is residential and the problem is that we are growing and we need services like  
34 auto repair because we have to go outside of Alpine to get. He said the City has already run off one auto repair shop  
35 because of a complaint. He said his problem with it is that it is never over; someone needs to make a decision. What  
36 will the City do when angry neighbors come in later and complain about an auto repair shop going in.

37  
38 James Lawrence said we need to use the real map of the area allowed for auto repair shops because that is why we  
39 are here. The map you are showing tonight is not correct because it is too broad. Jason Bond said the map we are  
40 using tonight is for the whole Business Commercial zone and not just for auto repair. James Lawrence said he has  
41 talked with a few people and their concern was that Main Street is a residential area. James Lawrence said this isn't  
42 really a residential area because most of the residential homes on the East side of 200 North and down Main Street  
43 are rental homes for income.

44  
45 Lon Lott asked if someone could put in a gas station anywhere in the red area on the map. Jannicke Brewer said yes,  
46 that is a permitted use as long as it meets the setbacks. Jennifer Edwards said she and her family have used Alpine  
47 mechanics and she said this is a service that we need to keep in our town. She said she has elderly parents who  
48 don't want to have to travel far to get their car repaired. Jason Pierson said he supports small business and asks that  
49 we help our citizens grow their business and give them a fair shot.

50  
51 Dennis Beck said his business is working with other cities as a building inspector. He said we push people who want  
52 to help us make money out of the city. We should support the people who live here and help them with their  
53 business. Residents of Alpine need a fair shake, we want to live here and work here if possible. They pay taxes that  
54 help everyone out. Stuart Peay said he agrees that we need to encourage services here in Alpine. He said it would  
55 make his life a lot easier if he could drop off his car off to be repaired here in town and pick it up conveniently later.

56

1 Lon Lott said a gas station has hundreds of cars coming in and out and the impact to the neighbors is more than it  
2 would be with an auto repair shop that has a few cars coming and going each day. He said it doesn't make sense to  
3 him why an auto repair would have conditions placed on it when a gas station doesn't. Jannicke Brewer said  
4 restaurants are a conditional use because the City didn't want drive-ins they wanted sit down restaurants. The  
5 reason conditions are placed is because the City wants to see certain things happen. Jason Pierson said he supports  
6 opening up the zone for an auto mechanic without condition use. Dennis Beck said an auto repair shop isn't  
7 anywhere close to a gas station. Gas stations store large amounts of gas underground and you need fire and other  
8 permits. Jannicke Brewer said the nice thing about having a conditional use is the City can say; yes your business is  
9 fine but put in a fence in the back or on the side for the neighbors. The conditional use lets the City ask for certain  
10 things.

11  
12 Gaylee Coverston asked what all this amendment covered. Jason Bond said we are looking at residential structures  
13 in a Business Commercial zone and clarifying the residential setbacks. He said that we want to look at mixed uses to  
14 see how a Residence and a Commercial Business would work on the same lot. He also said we are looking at  
15 regulating the use of storage pods in the Business Commercial zone. Gaylee Coverston asked how long this area has  
16 been the Business Commercial zone because she said she doesn't think residents realize they live in a Commercial  
17 zone. She said they need to be informed and we also need to support the Business Commercial zone and businesses  
18 that want to come into Alpine. Thad Sprague said we need to protect our streets because it is a lot harder to take  
19 them back later. Don't give them away in the first place.

20  
21 Lacie Lawrence said the auto body repair has bounced back and forth between Planning Commission and City  
22 Council for months now and she wanted to know when a decision would be made. She said someone needs to stand  
23 up and make a decision, place the restrictions and let them move on. Bryce Higbee said this is a unique situation  
24 and it takes time. Every time it went back and forth between the Planning Commission and the City Council was  
25 needed to go through the process. Lacie Lawrence said she disagrees. She said we are no further along than we were  
26 six months ago. We asked back then where we could have our business and we still don't have an answer. Bryce  
27 Higbee said you did get an answer six months ago and that was no-where.

28  
29 Steve Cosper said we have to be careful in our decisions because this decision will be for the whole city and not just  
30 for one mechanic. Lacie Lawrence said she and her husband appreciate that the City is trying to work with them.  
31 She said she is just worried that the City will turn around and say no. Steve Cosper said from where we started he  
32 feels like good progress has been made. We are trying to expand the Business Commercial without infringing on  
33 the neighborhoods and every time it comes back to us we learn new things and have new things to discuss. Lacie  
34 Lawrence asked if someone could give her a timeline on how long this would take. Jason Bond said it will take as  
35 long as necessary to get the desired outcome. Jennifer Edwards said the longer you take to make a decision, you run  
36 the risk of running services out of the city.

37  
38 Steve Cosper said it's not that we are being open to gas stations and not to auto repair. If a gas station wanted to  
39 come in, there would be questions. He said he felt like the city opened up a bigger area for auto repair because  
40 James Lawrence brought in different options, but we still have to be careful to keep businesses out of the  
41 neighborhoods. Steve Swanson said he is not hearing anything from the residents that tells him we shouldn't  
42 proceed at this point.

43  
44 Judi Pickell asked if we are going to put businesses as flag lots behind homes on Main Street. If the homes that are  
45 there are rental homes and are not being invested in, and then we put a business behind it, is this going to create the  
46 look and character that we want for our Main Street. She also asked if we will have setbacks that will make it  
47 impossible to have a business behind a home. Will we modify those setbacks on these odd shaped lots in order to  
48 help these businesses come in? In James Lawrence's situation, he has to put his building up against the property line  
49 in order to access his garages; he can't have it in the middle.

50  
51 Judi Pickell said as she reads the Legislative Intent, at the beginning of the Commercial district, it states that the  
52 primary use of the land is for retail and other Commercial uses that serves the immediate need of Alpine residents.  
53 Manufacturing and residential and other activities are inconsistent with land for Commercial activities and are  
54 discouraged. The residents are saying they want a Business district and the City should help businesses come in and  
55 we as a Commission need to functionally do that. She said we can't put in so many restrictions and we need to work  
56 with those strange properties that are there to make it happen. She said it is inconsistent with the intent to say

1 someone can have a business but the setbacks will make it impossible. She also said maybe it wouldn't be a bad  
2 thing to renew some of these old pioneer homes on Main Street.

3  
4 Bryce Higbee said that is a General Plan topic and the location requirements is something totally different than what  
5 we are talking about tonight. Steve Cospers said he didn't think we would want houses torn down on Main Street.  
6 He said it would change the whole character of the way this whole town looks. Steve Cospers also said that this was  
7 Judi Pickell's opinion and she said it is not her opinion; it is what is written in the General Plan that residential is  
8 inconsistent. Steve Cospers said we have a big zone in Alpine that is really inconsistent with being Commercial. He  
9 said those rules have been in place for many years before his time and Alpine has this whole residential area that  
10 doesn't fit very well. He also said we have never addressed what we want this old residential area to look like in the  
11 future.

12  
13 Don Watkins asked what is the economic driver. He said he supports the auto body repair shop here in town and  
14 said he would support other businesses if the residents wanted them, but said we are not a Commercial Mecca. We  
15 have had many different businesses here in town that just didn't make it. It's not because we are mean, it's because  
16 those businesses didn't make money.

17  
18 Jason Bond said the City would like input from the residents and they are welcome to call him with ideas on how to  
19 communicate better. He said with Business Commercial boundaries, if we're going to keep it zoned this way, then  
20 we need to help it be Business Commercial. Jason Bond said there are some key questions we need to discuss. The  
21 first one is does Alpine City want Business Commercial on Main Street? The second one is does Alpine City want  
22 Business Commercial hidden from Main Street? Third, does Alpine City want properties on Main Street to be  
23 subdivided?

24  
25 Jason Bond did a presentation and showed on a whiteboard what the setbacks would look like in the Business  
26 Commercial zone. The setbacks for residential use within this zone are referred to in the TR 10.000. The front  
27 setback of 30 feet, an aggregate of 22 feet for the side with not less than 10 feet per side, and a 20 foot setback on  
28 the rear. For a Commercial use within this zone it's a little bit different. The front setback is the same at 30 feet and  
29 the rear setback is 20 feet, but the side setback is 20 feet. The ordinance states in 3.7.4.2, there shall be no minimum  
30 lot area or width requirements except that an area sufficient to accommodate the structure, landscaped areas,  
31 minimum setback, required off-street parking, loading and unloading, vehicular ingress and egress shall be provided  
32 and maintained. In 3.7.6 Access Requirements, it states that each lot shall abut directly upon and have access to a  
33 City street which is improved in accordance with the street improvement standards. Jason Bond said there is no  
34 requirement for width, but the property has to have some sort of frontage, and there is no area requirement. He  
35 talked about issues with flag lots, such as utilities, fire hazards, and aesthetics. He said again, we need to decide  
36 what we want Main Street to look like because our ordinance is not reflecting that. This needs to be addressed now  
37 because someone could come in tomorrow and put in a gas station on a permitted use lot if they wanted to.

38  
39 Jason Bond said if this is a Business Commercial district, we should be trying to encourage business and show  
40 businesses how to do it, not regulate it so much that it makes it impossible to do anything. Bryce Higbee said it is a  
41 challenge because of the nature of the lots, and we can't change that. Steve Cospers said homes are not going to be  
42 torn down and big storefronts built here in Alpine. Bryce Higbee said we are not restricting people coming in, but  
43 there is a challenge because the nature of the lot sizes. Jason Bond said we need to look at the setback restrictions.

44  
45 Steve Cospers asked Mayor Watkins if we were looking to increase the tax base through Commercial Businesses.  
46 Mayor Watkins said we share in sales tax from other cities and we are financially sound. He said we are a bedroom  
47 community and that is our reality. Auto repair is a service and not going to bring in a lot of tax base. He said we can  
48 plan all we want but he didn't think it would make too big of a difference. Steve Cospers and Mayor Watkins said  
49 that the City accommodates business, but we don't encourage it.

50  
51 Jannicke Brewer said she doesn't think it will be a problem putting auto repair shops in the Business Commercial  
52 with conditional use restrictions. Judi Pickell asked if we will put restrictions on accessing certain roads, and  
53 setbacks. Will Jones said it is very important that we keep access to Main Street. He said we need to address  
54 setbacks, building height, design and keeping it in one owner's name. Jason Bond said we need very specific  
55 architectural guidelines. The Planning Commission discussed splitting the lot and coming up with language to  
56 address this issue.

1  
2 James Lawrence said that there is a power line running right down the middle of the lots on Main Street. He said the  
3 power company said because there is an easement running through all those lots, they can't be subdivided. Judi  
4 Pickell said we are not the only Mormon pioneer community. We should look into what other small towns have  
5 done and take a look at how they addressed this same situation on Main Street.

6  
7 The Planning Commission said they should go forward with auto repair shops in the Business Commercial zone.  
8 Steve Swanson said we should keep setbacks as they are and give James Lawrence and exception. Jason Bond read  
9 from the ordinance where it states that the side and rear setbacks will not be less than 20 feet unless recommended  
10 by the Planning Commission and approved by the City Council.

11  
12 Jason Bond went through the conditional uses which reference lot size, setbacks, access requirements, parking,  
13 storage and other special provisions. The Planning Commission discussed them and made changes to improve the  
14 Business Commercial zone.

15  
16 MOTION: Steve Cospers moved to recommend to the City Council the modification to article 3.7 of the Business  
17 Commercial district with modifications as discussed.

- 18  
19 1. Section 3.7.2 #4 of the Permitted Uses: shall read "automotive service establishments, including  
20 gasoline dispensing facilities, carwashes, and parking".  
21  
22 2. Section 3.7.2 #9 of Permitted Uses shall read "residential structures located within or on the same  
23 premises as a permitted or conditional Commercial use. Both Residential and Commercial buildings  
24 will be considered main buildings and will be required to meet the main building setbacks when on  
25 the same premises."  
26 as a permitted or conditional Commercial use. Both residential and commercial building will be  
27 considered main buildings and will be required to meet the main building setbacks when on the  
28 same premises."  
29  
30 3. Section 3.7.3 #12 of the Conditional Uses shall read:  
31  
32 "12. Mechanical Automotive Repair Shops  
33  
34 1. Odors and noise shall be controlled as to not have an adverse impact on any nearby structures.  
35  
36 2. There shall be no more than 4 automobile bays.  
37  
38 3. There shall be no automobiles on the property that are 90 days or more past the expiration of  
39 the registration. No automobiles shall be stored on the property for more than 14 days.  
40  
41 4. Mechanical automotive repair shops shall comply with the regulations of the applicable  
42 entities, including but not limited to the State of Utah, Timpanogos Service District, Lone Peak  
43 Fire Marshall, and Environmental Protection Agency.  
44  
45 5. Mechanical automotive repair shops must abut directly upon and have access to 200 North  
46 (east of Main Street), Main Street, or Canyon Crest Road within the Business Commercial zone.  
47  
48 6. Mechanical auto repair shops shall comply with the off-street parking requirements excepting  
49 there shall be no more than 2.5 parking spaces provided per bay.  
50  
51 7. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic  
52 Zone (Article 3.11)."  
53  
54 4. Section 3.7.5 #4 of Location Requirements shall read: "A lot occupied by a dwelling structure shall  
55 comply with the setback requirements set forth in the TR-10,000 zone (Section 3.2.5.1) unless  
56 recommended by the Planning Commission and approved by the City Council where circumstances

1 justify.”

2  
3 5. Section 3.7.8 #1 of the Special Provisions shall read: Uses Within Buildings. “All Commercial  
4 activities and storage shall be conducted entirely within a fully enclosed building, except those uses  
5 deemed by the City to be customarily and appropriately conducted in the open, including, but not  
6 limited to, gasoline dispensing, plant nursery displays, temporarily parked automobiles in need of repair,  
7 temporary sale of Christmas trees, etc.”

8  
9 6. Section 3.7.8 #5 shall be inserted to read: Storage Containers. “The use of any portable unit, pod, or  
10 similar type of storage container is prohibited in this zone unless approved by the City.”

11  
12 Chuck Castleton seconded the motion. The motion was unanimous with 6 Ayes 0 Nays. Bryce Higbee, Steve  
13 Cospser, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

14  
15  
16 **C. PUBLIC HEARING – Off-Street Parking Amendment (Auto Repair Shop Parking)**

17 The Planning Commission will review a proposed amendment to Article 3.24 regarding the parking requirement for  
18 Auto Repair Shops.

19  
20 Jannicke Brewer said for each garage bay, it was proposed to have 2.5 parking spaces and that seems very  
21 reasonable. James Lawrence said putting a limit of 2.5 parking stalls is unnecessary because if a business has 20%  
22 landscape, then you want the rest of the property to be a clean looking parking space. Jannicke Brewer said it makes  
23 our lives easier if we have something written in the ordinance so in the future; other applicants will have guidelines  
24 to follow. Jason Bond said this is to keep consistent with the fact that now we have a parking requirement that’s  
25 reducing the maximum parking you can have.

26  
27 **MOTION:** Bryce Higbee moved to recommend approval for the changes to Article 3.24 regarding the mechanical  
28 automotive repair shops, the off street parking, and the exception as stated.

29  
30 Steve Cospser seconded the motion. The motion was unanimous with 6 Ayes and 0 Nays. Bryce Higbee, Steve  
31 Cospser, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

32  
33 **D. PUBLIC HEARING – Conditional Use Amendment (Home Occupations)**

34 The Planning Commission will review a proposed amendment to Section 3.23.7.3 regarding the prohibiting of Auto  
35 Repair Shops as a Home Occupation.

36  
37 Jannicke Brewer said if the City Council approves auto repair shops in the Business Commercial, then the Planning  
38 Commission proposes that Home Occupation will not be permitted. She said it will stay as it is right now until we  
39 know if it passes.

40  
41 James Lawrence said if something falls through with his lot how much time does he have to find a new property.  
42 Jason Bond said the City will not enforce the ordinance while we are working through the Business Commercial  
43 ordinance. James Lawrence will be able to continue working at his home shop on a temporary basis until a decision  
44 is made.

45  
46 Bryce Higbee said we should wait to make a motion on this until we know more information. Jannicke Brewer said  
47 she agreed and said we will wait on this issue until we know more.

48  
49 **IV. COMMUNICATIONS**

50  
51 Jason Bond said there is an interesting presentation by Professor Chris Nelson from the University of Utah  
52 concerning trends and opportunities for the Wasatch Front. It is in line with the Wasatch Choices 2040 plan and is  
53 something that could be thought provoking for us to hear. He said he emailed Professor Nelson about coming to a  
54 City Council meeting and giving that presentation. Professor Nelson has a difficult time driving at night, so this  
55 presentation would be given during the day along with a luncheon. Jason Bond said he thought this presentation  
56 would be exceptional and he would let the Planning Commission and City Council know when that presentation

1 would be scheduled. He said he hoped that everyone would make arrangements to be there because it is a perfect  
2 topic for us right now as we are discussing the General Plan.

3

4 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** No minutes to review.

5

6

7 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
8 meeting at 9:12pm.

DRAFT