

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Nov 19, 2013**

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: Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, Todd Barney

Commission Members Not Present: Bryce Higbee, Steve Swanson

Staff: Marla Fox, Jason Bond, Shane Sorensen,

Others: Chris Dodson, Jake Weaver, Lon Lott, Gary Gray, Kylee Terry Clark, Julie Yarbrough, d. Akin, Julie Kellian, Becky Rasband, Skylor Smith, Taylor Smith, Mark Wells, Terry Smith, Darren Gooch.

B. Prayer/Opening Comments: Todd Barney

II. PUBLIC COMMENT

No Comment

III. AGENDA ITEMS

A. PUBLIC HEARING – Auto Repair Shops

The City Council asked the Planning Commission to review some alternative ideas for Auto Repair Shops in Alpine City. They are as follows:

1. Allow auto repair shops in the Business Commercial zone.
2. Create a Service Commercial zone for auto repair shops to locate in and determine where the Service Commercial zone should be located.
3. Amend the Business Commercial zone to include the property presently owned by James Lawrence. This would probably include making a change to the General Plan.
4. Planning Commission to develop regulations to govern auto repair shops, outlining what the auto repair shops should look like and how they should operate.

James Lawrence gave the Planning Commission a rendering of what a potential Commercial Auto Repair Shop could look like on a property in the Business Commercial zone. He also gave the Planning Commission some ideas about how these shops could be regulated.

Jannicke Brewer said we are looking at making a zone for auto repair shops in the City or allowing them in the Business Commercial zone. If we make a change, it is for everyone and not just a couple of shops.

James Lawrence said he called around to some other cities and every city he called allows auto repair shops. He said he thought Alpine City would want the revenue from these shops. He said there should be some give and take to find a way to make this happen. Chuck Castleton asked Mr. Lawrence if he has a preference between a Service Commercial zone and the Business Commercial zone. Mr. Lawrence said he wasn't sure.

Jannicke Brewer said it will be a Conditional Use if auto repair shops are allowed in the Business Commercial zone. Jason Thelin asked about sales tax and if Mr. Lawrence paid taxes to the State. Mr. Lawrence said he does pay taxes and because he has a Business License with the City, the City is getting revenue from him.

Steve Cospers asked if the auto repair shops would be in an overlay like the Senior Center is. Jannicke Brewer said no, if we make it a zone, then it will not be an overlay.

Tom Jenks said it's better if you have specific conditions so it's fair for everyone. Jannicke Brewer said sometimes you can vary the conditions, for example, if a shop is next to a tall Commercial building, there may not be a need for a fence on that side.

Jannicke Brewer said Service Commercial sounds very good, but where would we put it. She said it needs to be in a area where people have options. Todd Barney said you could have people who are upset about a new Service Commercial zone coming next to them because they bought their home in a neighborhood and not a Service zone.

Jason Thelin said the easiest thing to do would be to allow auto repair shops in the Business Commercial zone. Steve Cospers said he would be in favor of a Service Commercial zone within the Business Commercial zone. He and Jason Thelin said to keep it within two blocks of Main Street so fewer residents would be affected. Jannicke Brewer said if this goes forward, our next step would then be to amend Home Occupations to say that auto repair shops are not permitted.

Becky Rasband said she read in the Ordinance about Commercial Condominium Projects and asked how they will be affected or included in this Service Commercial zone. Jason Bond said a Commercial Condominium Project used to be in the Ordinance, but it was never used so it was taken out. The Planning Commission showed on the map where they thought the Service Commercial zone should be. They said they would like to recommend keeping it within the Business Commercial zone along the Main Street Corridor.

MOTION: Jason Thelin moved to recommend to create a Service Commercial zone for auto repair shops that will be located along Main Street, Canyon Crest, 200 North and Alpine Highway. As a requirement, the lots need to have access from Main Street, Canyon Crest, 200 North and Alpine Highway.

Steve Cospers seconded the motion. The motion passed and was unanimous with 5 Ayes and 0 Nays. Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton, and Todd Barney all voted Aye.

B. New Hope Bible Church Conditional Use – Pastor Chris Dodson

The Planning Commission will review the submission for a conditional use permit for the building at 412 S Main Street.

Chris Dodson said he would like to start a small, simple church. Once the church grew to over 50 people, Mr. Dodson said he would look to move somewhere else. Mr. Dodson said he needs to do some remodeling to bring the building up to code and he said they would build two classrooms.

Jannicke Brewer said this business would need 25 parking spaces. She asked which spaces belonged to the preschool. Mr. Dodson said they have about three or four parking spaces and his church will not conflict in any way with the school because they are closed on Sundays and in the evenings. Jason Bond said this is a perfect example of shared parking. He doesn't see that there would be any conflict. Jason Thelin said we are not looking for opinions; we need to go by what the ordinance states.

Jannicke Brewer said the preschool parks their cars and vans on the south side of the building and not in the spaces in front of the building. Steve Cospers asked if we could clarify the south parking goes with the preschool and then you would have enough parking for both businesses. Shane Sorensen said it is the same owner for both properties. Steve Cospers said we should get some sort of agreement from the owner that the preschool can use the south parking stalls for their business.

MOTION: Steve Cospers moved to recommend a conditional use permit be granted subject to the following conditions:

1. That the building inspector approves the proposed renovations.
2. That an agreement be made with the owner of this building to dedicate the 6 parking spaces to the south of the building to the preschool.

Todd Barney seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Steve Cospers, Jason Thelin, Jannicke Brewer, Chuck Castleton and Todd Barney all voted Aye.

C. Eagle Pointe PRD Concept Plan – Mark Wells and Taylor Smith

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of the intersection of Hog Hollow road and Matterhorn Drive). The proposed subdivision consists of 14 lots ranging from 20,314 s.f. to 62,133 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD.

The developers of Eagle Pointe PRD Subdivision have brought different proposals to the Planning Commission for concept approval and they have been denied. The developers appealed to the City Council and the decision to deny concept approval was upheld. The developers are now submitting another concept plan to the Planning Commission for consideration. The proposed plan includes retaining walls on the uphill and downhill sides of the proposed fire access road, in addition to some walls that would be needed in other locations. The developers are asking the Planning Commission to look at this proposal before additional detail to the plan is added. They are asking that the Planning Commission let them know if this concept for the proposed subdivision is sufficient for consideration of concept plan approval.

Jason Bond said this proposal includes a stub street that could be used at a future date to connect to Draper. If this road goes through, then this would not be a cul-de-sac. This subdivision is proposing a second fire access road. Todd Barney said a stub street going into the bushes doesn't mean that this not a cul-de-sac. Chuck Castleton asked if this future road is on Draper City's master plan. Jason bond said it is not on their master plan. Chuck Castleton asked Jason Bond why the stub street negates the cul-de-sac.

Shane Sorensen said this has been done in other areas in the city. Jason Bond said this is difficult because a cul-de-sac is defined as such; a stub street has the possibility to go through in the future. Steve Cosper asked Mr. Smith what it would take to get an agreement with Draper City. He said he didn't know, but he said he spoke with the City Attorney and was told that the ordinance doesn't say whether the stub street has to stub against a property in the city or a property in another city. Shane Sorensen said in the past, we have asked developers to show that the stub street makes sense. He said it doesn't make sense to stub a road if there is no plan to ever complete the road.

Julie Yarbrough asked where the stub road will come out at. Jason Bond said we don't know, but the developers are hoping they can connect to Draper. Jannicke Brewer said the main purpose for stub streets is so a development does not land lock its neighbor. Todd Barney said this is still a cul-de-sac because the second access road is not a full size road. Shane Sorensen said unless the stub road increases the safety of the residents, it doesn't make sense to have it there. It just makes more work for public works to maintain a road that doesn't go anywhere.

Mark Wells said the State Code said they are entitled to develop their property if it meets all the City Ordinances. He said they are just trying to meet the ordinances without having to have any exceptions. Shane Sorensen said normally, we can work with a stub street within a development because we can see where it could go in the future and come up with a good plan of where it will connect. It is not the same when a stub street butts up against property from a neighboring city. We have no control over what another city will do in the future. Chuck Castleton said it may be a different story if Draper had any intention to complete this road. Steve Cosper said Mr. Wells may be meeting the law of the Ordinance but certainly not the spirit of the Ordinance. This is not what the Ordinance intended.

The ordinance states that if a subdivision has over 20 lots, they have to have a second access. Jason Thelin asked if the City can decide if a development stubs into another city or if that is up to the developer. Shane Sorensen said we have had that situation before on Hog Hollow and on 800 south. Alpine City chose not to connect with Highland city in both cases. Steve Cosper asked Jannicke Brewer why Alpine City didn't want to connect. Jannicke Brewer said because Alpine wanted to stay Alpine and not have the extra traffic.

Steve Cosper said he would rather see this subdivision have a second full road with retaining walls rather than a second fire access road. Mark Wells said the secondary fire access is in the Ordinance and the Fire Chief said it is a good solution and solves the fire safety issues he was concerned about. Mr. Wells said in speaking with Draper City, they said they have 250 acres next to our property that they can't service with utilities. Draper City said it may make sense for Alpine or Highland to annex this property as residential and they would love to sell this property to a developer. Draper City said they would cooperate with roads to go into the area because they would like to see it

developed. Also said there is nothing in the ordinance that states the stub street can't butt up to another city's property. Todd Barney said that Draper City does not have the ability to get infrastructure to that land, so it makes the stub street going through less of a possibility.

Mark Wells said they do not want to move forward with any plan that requires exceptions. The proposal with the fire access road is much less evasive because the retaining walls are only 10 feet high. Jason Thelin said he would like to ask the City Attorney if this subdivision can put in a stub street going into Draper.

MOTION: Steve Cosper moved to not approve this concept plan because the stub street does not meet the spirit of the law of the Ordinance.

Chuck Castleton seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton and Todd Barney all voted Aye.

D. Heritage Hills Plat C Final

The proposed Heritage Hills PRD Plat C subdivision is located at approximately 350 East Deer Crest Lane. The subdivision consists of 17 lots on 40.41 acres. The lots range in size from 22,849 s.f. to 46,742 s.f. all of the lots appear to meet the minimum frontage and area requirements. The development is a PRD in the CR-40,000 zone. The development plan was approved in approximately 2006. Since that approval, Plats A and B have been recorded. There are some minor changes proposed with Plat C when compared to the plan that was originally recorded. The proposed changes will be outlined in this review letter.

The development was previously approved as a PRD. All of the open space in the development is public open space. There will be 26.07 acres of public open space dedicated to the City with this development. A total of 40.18 acres of open space either has been or will be dedicated to the City with the Heritage Hills development.

Plans for the streets within this phase were previously provided and approved. The design included some significant areas where engineered fill will be required. In addition, there is a section of Deer Crest Lane approximately 500 feet in length that includes retaining walls. A guard rail is included in the design for this area.

The proposed sewer plan includes extending the sewer line from Heritage Hills Drive to Deer Crest Lane, along the south boundary of the development. An 8-inch sewer main was previously stubbed out of the street to allow this alignment as an option for sewer service. The sewer has been designed to run parallel with the City's existing water line with 10 feet of separation. Lots 12-16 will have sewer laterals constructed to the rear of the lots to allow them to be served by gravity sewer at a more workable elevation. 40-inch sewer laterals will be required for each lot.

8-inch water mains have been designed throughout the development. ¾ inch water laterals will be required for each lot. Fire hydrants have also been planned throughout the development. The fire hydrant locations were previously approved by the Fire Chief. 8 and 6-inch pressurized irrigation lines have been designed throughout the development. 1-inch laterals will be required for each lot.

Storm drain plans were previously submitted and approved. The area east of the Elk Ridge Circle/Deer Crest Lane intersection will drain to a collection system that will be connected to the existing storm drain system that was previously constructed. The area west of the intersection will flow southwest and be collected in large sumps on each side of the street. Storm drain calculations were previously provided. A SWPPP will be required prior to construction. A bond will be required for the improvements within this phase of the development.

A trail plan was previously approved, but there is a revised trail plan recently submitted and it appears that this plan is acceptable. Construction of the trails within the entire development was deferred and planned to be done with the final phase of the development. Downing Aiken said the trails were changed because the Planning Commission deemed the trails as too steep and unsafe. Jason Thelin said this is the City's one chance to put the trails in before the lots are sold and people move in.

MOTION: Jason Thelin moved to recommend that the development be given final approval, subject to the following conditions:

1. The revised sewer plan be approved.
2. An exception be granted to allow revisions to the lot lines 1, 6, 8, 10, 11, and 15.
3. A bond be provided for the required improvements.
4. All planned trails be constructed with this phase of the development and the trails be consistent with what is on the original master trail plan.
5. The geologic engineering consultant review the on-site construction.
6. The small debris basin be constructed above lot 17, as per the geological engineering report.
7. SWPPP

Todd Barney seconded the motion. The motion passed and was unanimous with 5 Ayes and 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton and Todd Barney all voted Aye.

Todd Barney left the meeting at 9:15

E. Pine Valley Realty Office Renderings – Will Jones

The proposed Pine Valley Realty Commercial Site Plan is located at approximately 36 west Canyon Crest road. The property is in the Business Commercial zone. On November 5, 2013, the Planning Commission approved the proposed site plan subject to some conditions. One of those conditions was to submit some color renderings of the proposed office so that the Planning Commission could review the design of the proposed building. The Planning Commission has the responsibility to make sure the architecture and building materials fit in with the Historic Gateway.

Jason Bond said the building will be made of concrete, rock and reclaimed barn wood as trim around the windows with a metal roof. The Planning Commission said they did not see any barn wood on this rendering, and they can't tell what it looks like from the renderings given to them.

MOTION: Steve Cosper moved to disapprove the design of the proposed Pine Valley Realty Office building until the Planning commission can see a better rendering.

Seconded by Jason Thelin. The motion passed and was unanimous with 4 Ayes 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer and Chuck Castleton all voted Aye.

IV. COMMUNICATIONS

Shane Sorensen said at City Council there was a request from a resident to improve the ditch 60 to 80 feet from their property line by putting rock along the ditch to help with the flooding issues. They also plan to put in a fence along their property line.

V. APPROVAL OF PLANNING COMMISSION MINUTES OF: Nov 05, 2013

MOTION: Chuck Castleton moved to approve the Planning Commission Meeting Minutes with revisions for Nov 05, 2013.

Steve Cosper seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Steve Cosper, Jason Thelin, Jannicke Brewer, and Chuck Castleton all voted Aye.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:45pm.