

April 3, 2007

Minutes of the Alpine City Planning Commission meeting held April 3, 2007 at Alpine City Hall. The meeting was called to order at 7:10 pm by Chairman Jim Tracy. The following Commission members were present and constituted a quorum:

Chairman Jim Tracy

Commission Members: Lincoln Watkins, Kevin Cosper, Jason Thelin, Jannicke Brewer, Kent Hastings, Steve McArthur

Staff: Charmayne Warnock, Shane Sorensen, April Riley, Ted Stillman, Jay Healey

Others: Bill Richan, Jennifer Heaps, Clayton Heaps, Tracy Wallace, Gary Chadwick, Mark Wilkinson, Diane Teichert, Spencer Johnson, Jeannie Spykes, Willard Spykes, Kim Rindlisbacher, Tara Rindlisbacher, Annette Beck, Art Billings, Dana Beck, Maria Beck, Tony Christoffersen, Craig Skidmore.

The prayer was offered by Jannicke Brewer.

CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS:

Clay's Trucking -677 S. Alpine Highway – Clayton Heaps: Clayton Heaps requested a permit for his trucking business. He would be using office space in his home and also planned to store the dump truck he used at his home. There was a discussion about the size of the truck that could be stored at the premises. According to Ordinance 3.23.7.3 #6, the commercial vehicle could not exceed 12,000 gvw, so the size of the truck he kept at his home could not exceed that.

Expressions – 1134 E. 300 North – Kristopher Fleming: Mr. Fleming requested a permit for his mobile detailing business. No customers would visit the home.

Cove Indoor Storage – 621 Westfield Road – Dana Beck: Mr. Beck requested a permit for his storage facility business. A room in his home would be used for office purposes only. The storage facilities were in the county and in American Fork.

ID Computers, LLC – 584 S. Arnold Court – Spencer Johnson: Mr. Johnson requested a permit for his business of building computers. Advertising and sales would be done over the internet. There would be no display and minimal stock. .

MOTION: Steve McArthur moved to approve conditional use permits for home occupations for the following:

Clay's Truck – 677 S. Alpine Highway – Clayton Heaps
Expressions – 1134 East 300 North – Kristopher Fleming
Cove Indoor Storage – 621 Westfield Road – Dana Beck
ID Computers, LLC – 584 S. Arnold Court – Spencer Johnson

Jannicke Brewer seconded. Ayes: 6 Nays: 0. Motion passed unanimously.

RODEO GROUNDS: April Riley said the PRO Committee and Rodeo Committee met and were still in discussion about a master plan for the rodeo grounds. They had, however, sent on several items for the Planning Commission to review and recommend to the City Council for approval. They were:

1. The access in and out of Lambert Park be planned and established for the safe flow of traffic during events.
2. Temporary lighting, controlled by the City, be permitted for events such as the Alpine Days rodeo.

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3. Police patrol and enforcement of City laws such as “no burn” and stricter enforcement of vandals.
4. Planned events, such as Alpine Days, be allowed with other events to be reviewed on an individual basis by the Rodeo Committee with authority to allow or disallow according to pre-established guidelines printed in a “Rules and Regulations for Arena Use” directive written by the Rodeo Committee and approved by the City Council.
5. Additional signage to be provided to guide the public to the grounds and facilitate parking arrangements.

Jannicke Brewer said that basically the rodeo grounds would continue to function as it had for the past few years with the addition of a request for temporary lighting. All other improvements or changes would be postponed until the Rodeo Master Plan was approved. The Rodeo Committee needed approval on the basic items so they could move forward with the Alpine Days Rodeo for 2007.

Regarding traffic control issues in item #1, Jannicke Brewer said it had been suggested there be a shuttle. Steve McArthur said the committees should be the ones to submit a traffic plan for the rodeo grounds, and the Planning Commission would review it. The suggestion for temporary lighting was good, but they needed to submit a plan for it as well.

Regarding item #3, Lincoln Watkins questioned whether or not the Planning Commission could direct the police department to do their job. He said he felt there was some liability in doing so.

Regarding item #4, Steve McArthur said the events should be reviewed and approved by the City Council rather than the Rodeo Committee.

Ted Stillman said that eventually the Rodeo Master Plan would come to the Planning Commission for review. In the meantime, the Rodeo Committee needed a recommendation on the items so they could move forward with the Alpine Days Rodeo.

MOTION: Steve McArthur moved that the access in and out of Lambert Park be planned by the Rodeo Committee for the safe flow of traffic during arena events, and come to the Planning Commission for a recommendation. Kevin Cosper seconded. Ayes: 6 Nays: 0. Motion passed unanimously.

MOTION: Steve McArthur moved to recommend that the City Council allow temporary lighting for the Alpine Days Rodeo for 2007, and the lighting not to be on later than 11:00 pm. Jannicke Brewer seconded. Ayes: 6 Nays: 0. Motion passed unanimously.

MOTION: Steve McArthur moved to recommend that the City Council encourage or request increased police control in Lambert Park in general. Jannicke Brewer seconded. Ayes: 5 Nays: 1. Lincoln Watkins voted nay, saying he felt it was a liability to recommend enforcement of our laws.

MOTION: Steve McArthur moved to recommend that planned events, such as Alpine Days, be reviewed on an individual basis by the City Council. Jannicke Brewer seconded. Ayes: 6 Nays: 0. Motion passed.

No motion was made on item #5, partly because it was unclear whether it referred to temporary or permanent signs.

MOYLE PARK ESTATES – PRELIMINARY AND FINAL APPROVAL: Shane Sorensen said the 10-lot subdivision would connect 770 North and Wilderness Drive by way of 610 East. There would be sidewalk along both sides of 610 East.

There was a discussion about the detention basin and storm drain easement on lot 7. Shane Sorensen explained that there was only one detention basin but three contributing areas identified as basins A, B and C. The detention basin would be incorporated into the landscaping.

Jannicke Brewer suggested there be a note on the plat so that whoever purchased lot 7 would know that the basin could not be filled in as part of the landscaping.

MOTION: Jannicke Brewer moved to grant preliminary approval and recommend final approval for Moyle Parks Estates subject to the following conditions:

1. A warranty deed be provided for that portion of the 610 East right-of-way that is not with the subdivision plat.
2. The City and the developer work together to determine the impact fee contribution for upsizing the sewer line.
3. The Fire Chief approve the location of the fire hydrants.
4. A UPDES permit be obtained prior to construction.
5. The City's water policy be met.
6. A bond be provided for 120% of the cost of the improvements.
7. A boundary adjustment be made for the remainder of the Rasmussen property
8. The minor red lines be corrected on the final plat and construction drawings.
9. The detention basin on lot #7 be incorporated into the landscaping and a note be placed on the final plat with language to be supplied by staff stating the basin should not be filled in.

Jason Thelin seconded. Ayes: 6 Nays: 0. Motion passed unanimously.

SUNSHINE AUTO: Bill Richan proposed using the property at 180 East 200 North for a small auto dealership, which was located in the Business Commercial zone. Auto dealerships were not listed as a permitted or conditional use in the Business Commercial zone, but the applicant was requesting that an auto dealership be considered a similar and compatible use.

Mr. Richan said the benefits of the dealership would be: 1) it would provide sales tax; 2) it would improve the area because they were going to clean up the property and landscape it; 3) they would be utilizing and maintaining the currently vacant space.

Mr. Richan said they would have no more than 3 cars for sale and they would be newer model, higher values vehicles. Some of the improvements would be updating the sign, striping the parking area, and minor landscaping.

Jannicke Brewer noted that the sign was the right size, but it was too high. She added that under Permitted Uses it stated that all storage and activity was to be contained within the building. It was only under Conditional Uses that outside sales were allowed such as a produce stand.

Lincoln Watkins raised the issue of what would happen if the applicants sold the business in six months and the new owner decided to sell old cars and monster trucks. They could end up with something they didn't want to see.

Jim Tracy agreed, saying that if they allowed this dealership, the building across the street could also become a car dealership. Did they want to open the door to that?

Ted Stillman said that if the Planning Commission determined that auto dealerships were not a similar and compatible use, the applicant could request a change in the ordinance that would allow car lots.

There was further discussion about the nature of the business and the requirements for a small dealership.

Lincoln Watkins suggested they get a written opinion from David Church about whether or not it was compatible with the ordinance.

Bill Richan asked if the dealership could be approved with conditions so the city did not end up with something undesirable. Ted Stillman said the City could not make up conditions as they went. It had to be stated in the ordinance.

MOTION: Steve McArthur moved to have staff get a written opinion from David Church on whether or not an auto dealership was a similar and compatible use in the business commercial zone. Jannicke Brewer seconded. Ayes: 6 Nays: 0. Motion passed.

Ted Stillman said the Planning Commission would still need to make a decision after they received the opinion from David Church.

TEICHERT ZONE CHANGE: April Riley said Diane Teichert was requesting a rezoning for a portion of her property located at approximately 760 S. Alpine Highway. The property consisted of 8.747 acres. A portion of the property was already zoned CR-20,000 (3.287 acres) and the remainder (5.46 acres) was zoned CR-40,000. She was requesting that the entire piece be zoned CR-20,000. Two possible layouts were submitted, one under the CR-40,000 zoning showing 10 lots, and one under a CR-20,000 zoning showing 14 lots.

Jannicke Brewer said that in 1996 the Teicherts had requested a zone change from one-acre lots to half-acre lots. The Planning Commission recommended denial, but the City Council felt there was some benefit to having half-acre lots along Sunset and approved a zone change for a portion of the property. The remainder was left with a one-acre zoning. She said that, at the time there was some interest in putting a fire station on the Teichert property, although it was not part of the discussion at the meeting.

Art Billings said he had lived on Andes Drive for about 6 or 7 years, then bought a lot on Braddock Lane. He said the lots east of the property were half-acre lots and he didn't have a problem with rezoning the property to half-acre lots. He said he'd like to see Braddock Lane connect to Sunset Drive, and supported the zone change and road design.

Kent Hastings said that the layout submitted was a preliminary sketch and the road alignment might be different. Ted Stillman agreed, saying that subdivision layouts following zone changes may be completely different.

Mark Wilkinson said that if the zoning were approved, the half-acre lot design submitted that evening would be almost exactly the same as the final layout.

Jeannie Spykes, an adjacent property owner, said she wanted to see the layout, and it was shown on the overhead projector.

Craig Skidmore noted that the subdivision to the south (Alpine Commons) was a PRD with a CR-40,000 zoning but it had half-acre lots with some open space because of the aqueduct easement.

MOTION: Steve McArthur moved to set a public hearing on the Teichert zone change for May 1st, 2007. Lincoln Watkins seconded. Ayes: 6 Nays: 0. Motion passed.

DEVELOPMENT CODE: The Planning Commission reviewed the proposed changes to the Development Code. Lincoln Watkins and Kent Hastings left the meeting.

MOTION: Jannicke Brewer moved to recommend acceptance of Article 4.5 Minor Subdivision Option as proposed except for a change in Section 4.5.3.2 #2 in which the last words "before any

vesting take place” should be deleted. Kevin Cosper seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

MOTION: Jannicke Brewer moved to recommend approval of Article 4.6.1 except on page 1 change the word “plat” to “plan,” and on page 3 under Section 4.6.1.2.3. item #2 strike the words “approval by City Council,” and in same paragraph change “6 months” to “80 calendar days.” Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

It was also proposed that the method by which the height of an accessory building was measured be amended. Rather than measuring from the lowest finished grade to the top of the ridgeline, the measurement would be taken from the average finished grade to the top of the ridgeline.

MOTION: Steve McArthur moved to set a public hearing on the proposed changes to the Development Code. Kevin Cosper seconded. Ayes: 5 Nays: 0. Motion passed.

CONTINUING EDUCATION: April Riley reviewed Chapter 5 of *The Complete Guide to Zoning*.

APPROVE MINUTES OF MARCH 20, 2007

MOTION: Steve McArthur moved to approve the minutes of March 20, 2007 as amended and adjourn. Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 9:00 pm.