

April 5, 2005

Minutes of the Alpine City Planning Commission meeting held April 5, 2005 at Alpine City Hall. The meeting was called to order at 7:00 pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Phil Andrus, Dale Porter, Jim Tracy, Thomas Whitchurch, Steve McArthur, Mike Mickelson.

Staff: Charmayne Warnock, Shane Sorensen, Ted Stillman

Others: Ray Paskett, John Paskett, Dan Carlisle, Joy Carlisle, Jay Carlisle, Bradley Carlisle, Ann Paskett, Loretta Stevens, Brent Boulter, Will Jones, Tracy Wallace, Ross Wolfley, Lon Nield, Tiffany Pollard, Diane Teichert, Susan Frandsen, Ramon Beck, Donald Beck, Dave Fotheringham

The prayer was offered by Jannicke Brewer.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATION: None

3. CARLISLE ZONE CHANGE REQUEST – DAN CARLISLE: Ted Stillman said Dan Carlisle was requesting a zone change from CR-40,000 to Business Commercial for the property along the west side of Alpine Highway extending southward from the Alpine Art Center to and including the Carlisle property. It would include the properties owned by Kent Shepherd, Brent Boulter, Erik Heras and Grant Bangerter. The rezoning would extend back about 300 feet from the highway. The reason for the request was because Mr. Carlisle wanted to be able to expand his home occupation. His recording business exceeded the allowances for a home occupation in a residential zone so he wanted to rezone his property to business commercial.

Ted Stillman said the Planning Commission was not required to hold a public hearing but could if they chose to. The City Council would be required to hold a public hearing if they chose to go forward with the rezoning.

Ted Stillman said the rezoning was supposed to be noticed 14 days before the meeting. Notification letters had been sent out, but the sign had not been posted until earlier that day so they would need to postpone the application.

Jannicke Brewer said that anytime they considered a zone change, they needed to look at the Land Use Plan. The current Land Use Plan showed no plans to extend the Business Commercial zone. It also stated that no strip commercial would be permitted. The Land Use Land Plan would need to be amended in order for the rezoning to go forward.

Jim Tracy asked why the rezoning would extend 300 feet back from the highway. Dan Carlisle said he wanted to preserve the residential zone behind it since the Bangerter property was very large.

Thomas Whitchurch noted that, in the past, the City had tried to make zone boundaries along property lines rather than splitting property. Ted Stillman said it had been a policy decision in order to clean up the zoning boundaries.

Jannicke Brewer said that placing zone boundaries along property lines was an element of good planning.

Ramon Beck asked if anyone had talked to the Bangerters since their property was being rezoned. Ted Stillman said notification letters had been sent out but the sign was put up late.

Dale Porter said the City needed to be careful because of the implications of changing a zone to accommodate one particular business.

Jannicke Brewer said they needed to consider the Land Use Plan. The existing commercial area appeared to be more than adequate for the need for commercial space.

Tiffany Pollard asked what the rules were for people who had dance studios and plumbing businesses in their homes. Jannicke Brewer said the ordinance allowed home occupations such as dance studios, etc. They could occupy no more than 25% of the main floor of 500 square feet, whichever was less. The home occupation was supposed to be incidental to the residential use of the home. She said Dan Carlisle had received a variance from the Board of Adjustment to double the size of his home occupation to 1,000 square feet.

Dan Carlisle said his business was a recording studio. He spent most of the time working by himself. There were occasions when he did recordings for a small orchestra for a film score, and needed extra square footage when he did that.

Ted Stillman said that in the letter Mr. Carlisle sent to the Board of Adjustment, he said that at most there would be groups of 2 or 3 artists. Most of the time there would be only one car.

Mike Mickelson said he drove by the Carlisle home several times a day and had frequently seen 6 or 8 cars parked out back. He said Mr. Carlisle had told the Planning Commission that if he needed a bigger building, he would find another building for his business.

Mr. Carlisle said he had settled in and didn't want to move. That was why he was asking for a zone change.

Jannicke Brewer said the ordinance did not state how many cars there could be, but it did state that it should not interfere with the neighbors or be contrary to the intent of the zone.

Susan Frandsen said they owned neighboring property and they were concerned. They had tried to be good neighbors and accommodate his previous requests for his business, but they felt this was asking for too much. She asked where they drew the line.

Dale Porter said that if it were zoned commercial, there were a lot more options. Carlisles could expand their business and other property owners could bring in any other type of business that was permitted in the BC zone.

Brent Boulter said he lived in the part that would be rezoned. He said he wasn't opposed to being rezoned, but he wanted to know what plans the city had for that area of town. They had talked about putting in a library. What else would be built in that stretch of property in the business commercial zone kept inching out. They had talked about putting a store in the library.

Jannicke Brewer said the Planning Commission couldn't say what would eventually happen. The current Land Use Plan showed it as residential property.

Thomas Whitchurch said it didn't need to be rezoned to accommodate a library since schools and churches and similar buildings could be built in any zone.

Steve McArthur said that if the City was interested in expanding the BC zone, there should be some kind of buffer because they wouldn't want to put commercial next to agricultural and horse property. He suggested that since the recording business had gotten larger and larger, perhaps they should put up some kind of fence so as not to intrude on the neighbors. Dan Carlisle said he didn't have his landscaping in yet, but when he did it would look better.

Dale Porter suggested if Mr. Carlisle only needed a larger building on occasion, he could rent another building. Mr. Carlisle said it was expensive.

Diane Teichert said the people who owned the property that would be rezoned were not present, but did not object to the rezoning.

Shane Sorensen noted that the Bangerter property had a flood plain running through it and when it was developed, it would need to be a PRD.

Jannicke Brewer said they would continue the discussion on April 19th. The sign had just been put up and there were other property owners from whom the Planning Commission would need input.

4. PASKETT SUBDIVISION: Ted Stillman said the proposed development consisted of 6 lots. It was called an infill subdivision where larger lots were divided into smaller lots.

Ray Paskett said that of the three existing homes, only one would remain. The two on Main Street would be taken down.

There was a question about whether there would be a problem with one of them being an historical home. Ray Pasket said the home was unstable and it wasn't thought to be on the registry.

Ramon Beck asked about the setbacks. They would be 20 feet in the rear, 10 and 12 feet on the sides and 30 feet in the front.

Loretta Stevens said she hoped the street light on Main Street wouldn't be removed when the homes were taken down because she didn't want a dark street. She also asked if there would be a fence or something required between the lots and the cemetery to prevent encroachment.

Shane Sorensen said there should be an access restriction to the cemetery.

MOTION: Steve McArthur moved to approve the concept plan for Paskett Place with the condition that the property lines radiating from the cul-de-sac be defined to ensure that the frontages on the lots are correct. Mike Mickelson seconded. Ayes: 6 Nays: 0. Motion passed.

5. PLANNED COMMERCIAL DEVELOPMENT – LON NIELD: Notification letters for Lon Nield's planned commercial development located at the northeast corner of Canyon Crest Road and Main Street were sent to property owners within 500 feet of the proposed development.

Ted Stillman said the original plan was revised after meeting with the Historical Gateway Committee. He said people in the neighboring Paradise Cove Senior Housing were concerned about commercial lights. It was decided that the office building could be located such that it screened lights from the convenience store, etc. The plan needed to go back to the architectural review board. Steve McArthur said he would like to see actual renderings.

Ted Stillman said the traffic study still needed to be done to make sure the accesses and circulation was going to work. Issues about parking and circulation were discussed at length. Will Jones said that if there wasn't adequate parking, the only other option would be to reduce the size of the buildings. Shane Sorensen said he still needed to check the numbers for the parking on the revised drawing.

Jannicke Brewer said they also needed to determine the parking for the convenience store and restaurant.

A motion granting concept approval for the basic plan was made with a note that the traffic study would need to be done prior to preliminary approval.

MOTION: Mike Mickelson moved to grant concept approval to Lon Nield's Planned Commercial Development. Dale Porter seconded. Ayes: 6 Nays: 0. Motion passed.

6. GENERAL PLAN SURVEY: The Planning Commission reviewed the sample questions. They would make written comments on the samples and return them to Rachel McTeer.

The Planning Commission discussed what would be the best way to distribute the survey to get the highest response. It had been suggested that the scouts drop them off, then return to pick them up. All the troops in Alpine would be needed.

Dave Fotheringham suggested they put it on website and in the Newslite. Thomas Whitchurch said there was a concern about the same people filling out multiple surveys.

Jim Tracy suggested they send it out with the water bill and give people a \$5 credit if they filled it out. About 2,000 water bills went so it could cost the city up to \$10,000. Thomas Whitchurch said they could assign a user name and password that they had to use in order to fill it out and get the credit.

7. DEVELOPMENT CODE CHANGES: The Planning Commission discussed some of the proposed changes to the development code, but no action was taken.

MOTION: Steve McArthur moved to approve the minutes of March 15, 2005 as amended and adjourn. Jim Tracy seconded. Ayes: 6 Nays: 0. Motion passed.

The meeting was adjourned at 9:20 pm.