

April 6, 2004

Minutes of the Alpine City Planning Commission meeting held April 6, 2004 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: Dale Porter, Loretta Stevens, Thomas Whitchurch. Steve McArthur, Phil Andrus and Mike Mickelson were excused.

Staff: Ted Stillman, Charmayne Warnock, Shane Sorensen, Rachel McTeer, Jay Healey

Others: Richard Hintzie, Kim Lambourne, Jim Tracy, Clair Bigler, Kerry D. Hurst, Michael Porter, Michelle Stone, Janice Brown, Toni Farr, Rick Farr, Juanita Nield, Downing Akin, Kay Van Buren, Marilyn Kofford, Lew Kofford, Marcus Arbuckle, Rob Clausen, Will Jones

The prayer was offered by Jannicke Brewer.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR A HOME OCCUPATION

Ridgeline Technology Group, LLC – 855 S. Andes Drive – Paul M. Newey: Mr. Newey requested a permit for his computer systems and networking consulting business. It appeared to meet the requirements of the ordinance.

Visualize Travel, LLC – 1085 East 300 North – Michelle P. Stone: Ms. Stone said she would be booking travel from her home. There were no other employees and she did not anticipate visitors to the home since business would be done by phone and internet.

Lincoln Legal Services – 132 W. Cascade Avenue – Kerry Hurst: Mr. Hurst was a registered agent who offered pre-paid legal services. No customers would visit the home.

There was a question about the DBA number and why some businesses had one and others did not. Rachel McTeeri said the number was needed for businesses selling a product but not for businesses that provided a service.

MOTION: Dale Porter moved to approve conditional use permits for Paul Newey dba Ridgeline Technology Group, LLC at 855 S. Andes Drive, Michelle Stone dba Visualize Travel, LLC at 1085 East 300 North and Kerry Hurst dba Lincoln Legal Services at 132 W. Cascade Avenue. Tom Whitchurch seconded. Ayes: 4 Nays: 0. Motion passed.

3. HERITAGE HILLS – ELK RIDGE LANE: Ted Stillman said Lew Kofford had emailed him and asked that this item be postponed until the next meeting. The resident group had information they would like to present but it would not be ready for a couple of weeks.

Jannicke Brewer said she felt it would be better to hear the presentation from staff and from the residents at the same meeting, and agreed to postpone the agenda item until April 20.

Developer of Heritage Hills, Downing Akin, said that would be fine. They were only present at the meeting to be informed of the process.

4. WEST STAKE CENTER SITE PLAN – LONG DRIVE AND CANYON CREST: Ted Stillman showed the location of the proposed church on the corner of Long Drive and Canyon Crest Road. It was across from Timberline Middle School and near Westfield Elementary. Most of the improvements were already in. The City Engineer had redlined the plat. The fire chief needed to approve the location of the fire hydrants.

Jannicke Brewer said Steve McArthur had a question about whether or not the church would acquire the adjacent vacant land and what kind of fence would be built. Church architect Kim Lambourne said the church wanted to acquire the land but it was still in the process. They were planning to put in a chain link fence with interlocking slats.

Ted Stillman said the chapel on Matterhorn had a wrought iron fence, which looked a lot better than chain link.

Jannicke Brewer said Steve McArthur had noted that the lots were very small and felt it would provide more privacy for adjacent residents if it were a solid fence. Michael Porter said he owned 5 lots near the church and felt a solid vinyl fence would be preferable.

The color of the fence was discussed at length and it was agreed that the church would decide on a color to match the building. Mr. Lambourne said the building would be tan brick with fiberglass shingles for roofing.

Tom Whitchurch said he was concerned about parking on the street obstructing the flow of traffic, and felt the curb should be painted red. The Planning Commission agreed.

Michael Porter asked about the accessory buildings on the lot. Mr. Lambourne said there would be a pavilion, storage unit, satellite enclosure and a trash area. If the church acquired the additional ground, they would move the pavilion onto that and provide additional parking. He anticipated construction would begin in May and expected it would take a full year to build it.

Jannicke Brewer asked if the City should require an agreement between the church and the school for overflow parking. Ted Stillman said the agreement should be between the two parties and the City did not need to be involved.

Michael Porter asked if the crosswalks affected ingress and egress from the church. Shane Sorensen said he did not see a problem.

Craig Skidmore suggested there be either a 4-ft fence or no fence between the open space and church property. Jannicke Brewer said the fencing would only be along residential areas.

Richard Hintze said Stake President Gottfredson was working with Bill Kirkpatrick to make the new church as beautiful as possible.

MOTION: Dale Porter moved to approve a conditional use permit and site plan for the LDS West Stake Center subject to the following:

1. The minor items redlined on the engineering drawings be addressed.
2. A bond be provided for the required improvements.
3. The fire chief verify that the proposed fire protection system is adequate.
4. A solid vinyl fence would be constructed along the south perimeter of the church property adjacent to residences. The color would be selected by the church to match the building.
5. The curbs along Long Drive and Canyon Crest Road should be painted red to indicate that no street parking was allowed.

Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

5. OAK HILLS HAVEN, PLAT B – AMENDMENT – RICK FARR: Ted Stillman said Oak Hills Haven was a private subdivision with private streets. Rick Farr owned both lots 3 and 4 of the original plat and wanted to amend the plat to readjust his lot lines. One lot would be a half-acre. The other lot would be one and one-half acres. Both lots had existing homes on them. In the past the two houses shared a driveway. Rick Farr wanted to redesign the lots so each one had its own driveway. A landscaped area would separate the two driveways.

Jannicke Brewer said she felt that the redesign would be a good change because the shared driveway had created problems.

Dale Porter questioned the frontage, saying it was too small and the subdivision was not a PRD.

Ted Stillman said the lots were a pre-existing condition and a private road. The lots were approved when the lane ordinance was in effect and the homes were already in existence. It would remain a private lane with no snowplows, garbage or mail trucks using the lane.

Ted Stillman said there was a letter to the Planning Commission from neighboring property owners Dennis and Renae Griffin protesting the amendment to the plat. The letter was as follows:

RE: Oak Hills Haven, Plat A. The subdivision off High Bench Road on Oak Lane should stay as the original plat was planned and (they) ask that Alpine City agree that Oak Hills Haven subdivision should be 1-acre lots. This should still stay as original plat was planned. We are not sure why and what will happen in the future and what is behind this. Land is precious and this is the attraction of Oak Hills Subdivision. This was developed to have acre lots. We have a concern of the future and property values if this changes the whole subdivision.

Rick Farr pointed out which lot was owned by the Griffins and said they were part of the subdivision, but were not part of the lane association. Their frontage was on High Bench Road.

MOTION: Dale Porter moved to recommend approval of amended plat B for Oak Hills Haven Subdivision. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

6. HEALEY HEIGHTS, PLAT K – JAY HEALEY: Ted Stillman said that with approval of Plat K, the City would get a 4-acre park, which the City would improve. Plat K consisted of 10 lots that fronted on a cul-de-sac off Healey Boulevard.

There was a discussion about building a fence between the homes and the trail, which lay in a 15-ft easement across the back of lots 90 and 91. Staff recommended fencing the trail easement because it would prevent problems if it were clear to property owners where the trail was. There were too many incidents where property owners encroached on trails and said they didn't know they were there. Shane Sorensen recommended the trail through the park be paved, and also the trail behind the lots.

The ordinance required cul-de-sacs to have a 60-ft. radius, but it had a 50-ft radius. Shane Sorensen said the cul-de-sac was originally approved at preliminary.

Michael Porter asked if there would be parking for the park. Shane Sorensen said they were considering a parking area on the north end of the church. There was room for a trail or sidewalk and 90-degree parking nosed into the curbs.

MOTION: Dale Porter moved to approve the final plat for Healey Heights, Plat K subject to:

1. A bond being provided for the required improvements.
2. Sufficient water be provided to meet the City's water policy.
3. A fence be constructed on the north side of lots 91 and 92 along the south side of the trail easement according to recommendations from the City Engineer.

Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

ALPINE COMMONS SUBDIVISION – CONCEPT APPROVAL – ROB CLAUSEN: Ted Stillman said the proposed development was a 7-lot PRD. The lots would front on a new street with a turnaround. All of the area on the south end would be open space. David Church had said the area owned by the Bureau of Reclamation could be counted as open space by the developer since it would be improved as part of the

development. The developer would improve the park with grass, trees and a parking lot. It was anticipated to be a soccer field.

Jannicke Brewer noted that the development had been approved for a PRD because of special circumstances even though it was less than 20 acres.

Thomas Whitchurch asked about the aqueduct easement. Ted Stillman said it was owned fee simple by the Bureau of Reclamation. If the owner wanted to fence it, they would have to get approval from the Bureau. A building envelope was shown on lot 3 because it contained the aqueduct and power line easement.

Dale Porter noted that the side yards did not conform to the Zoning Ordinance. That would need to be corrected.

Rob Clausen said he had met with the neighbors in the area, although none were present that evening. He said the neighbors' biggest concern seemed to be the unsightly and hazardous nature of the debris basin. Shane Sorensen said staff had discussed cleaning it up and fencing it and putting some grass around the edge. Everything from the south side of the hill drained into the basin and it did fill up. The storm drain system was master-planned to connect to Dry Creek.

Rob Clausen said he had talked to the farmers who used the irrigation ditch that went through the proposed development. They wanted the ditch rerouted and a pipe with a large enough diameter used so they would get adequate water flow. The ditch served Lehi Irrigation shareholders.

Mr. Clausen said the thing the neighbors were most concerned about was the width of the lots. In response, he curved the road to give the lots a wider frontage of about 105 feet.

Thomas Whitchurch suggested there be a temporary turnaround at the west end of Allegheny Way if a soccer field was developed. There would probably be parking along the street and cars would need a place to turn around. Shane Sorensen said they would look at the width. They probably wouldn't need a full-width turnaround because buses and garbage trucks would not need to use it.

Ted Stillman noted that a portion of the development lay within Highland City limits and a boundary line adjustment would need to be agreed on between Alpine and Highland.

MOTION: Loretta Stevens moved to grant concept approval Alpine Commons subject to:

1. The street design meet City Standards when submitted for preliminary review.
2. Fire hydrants be shown on the preliminary plans as required, and approved by the fire chief.
3. The development engineer meet with city staff to discuss the design of the storm drain system.
4. All irrigation ditches not being abandoned be piped.
5. A minimum of 5,000 square foot building pad be provided for lot 3.
6. An agreement be negotiated with the Bureau of Reclamation for improvements within their property.
7. A boundary adjustment be made between Alpine and Highland Cities.
8. A park plan that is acceptable to Alpine City be designed and submitted for preliminary review.
9. All lot setbacks will conform to City Ordinance.
10. A temporary turnaround be added to the west end of Allegheny Way with the size to be determined by the City Engineer.

Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

8. MOON SUBDIVISION – PRELIMINARY PLAT – WILL JONES: Ted Stillman said staff proposed that they give preliminary plat approval to the two-lot subdivision. There was still some work that needed to be done on the storm drain system prior to final approval. Staff was suggesting there be a catch basin and a manhole. Shane Sorensen said they would extend the storm drain down Alpine Drive as an impact fee project. They would tie it in at the catch basin at the south end of Alpine Drive.

The road alignment had not changed from the concept plan. The redlines on the plat needed to be addressed, and the fire chief would need to approve the location of any new fire hydrants. Shane Sorensen said there were a couple of things they needed to discuss with the fire chief.

MOTION: Dale Porter moved to approve the preliminary plat for the Moon Subdivision subject to:

1. The comments redlined on the plans and plat be addressed.
2. The fire chief approved the location of any new fire hydrant.

Thomas Whitchurch seconded. Ayes: 4 Nays: 0. Motion passed.

ZONING and SUBDIVISION ORDINANCES: The Planning Commission reviewed the proposed amendments to the following sections of the Zoning and Subdivision Ordinances:

Section 3.1.11 Fences definition

Section 3.21.6.4. Fences on corner lots

Section 4.7.10 Sidewalks, curbs, planter strips and gutters

Section 4.7.13 Easement standards. The public utility easement was reduced to 5 ft on each lot along the rear and side lot lines for a total of 10 feet.

MOTION: Loretta Steven moved accept Section 4.7.13 as proposed. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

Section 4.7.18.2 Storm Drainage and Flood Plains

Section 4.7.19 Irrigation Systems

Section 4.8.3 Improvement Construction to be Obligation of Subdivider

Section 4.10.1 Improvement Requirement

MOTION: Dale Porter moved to approve the proposed changes to Sections 4.8.3 and 4.10.1 with the change that number 7 read “The installation of brass pins and other property markers,” and the addition of double frontage to 4.8.3. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

Section 4.11.2 Exception review fee

MOTION: Loretta Steven moved to accept the proposed change to Section 4.11.2 as written. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

4.12.3 Infrastructure Protection Bond

MOTION: Dale Porter moved to accept proposed changes to Section 4.12.3 as written. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

4.14.1 Site Plan to Comply

MOTION: Loretta Stevens moved to accept Section 4.14.1 as written with numbering changes. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

Assisted Living and Nursing Care Overlay Zone & Senior Housing Overlay Zone: procedural change.

MOTION: Dale Porter moved to accept the proposed procedural changes to the Assisted Living Ordinance. Thomas Whitchurch seconded. Ayes: 4 Nays: 0. Motion passed.

MOTION: Dale Porter moved to accept the proposed changes to the Senior Housing Ordinance. Thomas Whitchurch seconded. Ayes: 4. Nays: 0. Motion passed.

Jannicke Brewer said they needed to reconsider trail easement width. The easement either needed to be made wider or the ordinance should state that the easement should be a usable width. In some steep areas, a 20-ft easement wasn't usable. Sorensen said the developer should stake the back property corners of the lots after they established a plan so they could actually look at how it was going to work. Sometimes things looked good on paper but not in reality.

Sherman Bennett said that when the City lopped 20 or 40 feet off someone's property for a trail, they should buy it. He said that sales on lots had fallen through because people didn't want lots with trails by them. He said that police should ticket people who were walking on a road when a sidewalk or trail was available. He said there was a trail near where he worked and days and days would go by when he didn't see someone on the trail. He said he felt the City had gone overboard on trails. People wanted trails but no one wanted them on their lots. Trails were a nuisance and they were devaluing property.

Thomas Whitchurch said the City was essentially purchasing ground for a trail when a PRD was built because the developer was given increased density in exchange for open space and trails.

Sherman Bennett asked if that meant he wouldn't have to have a trail in his development if it was a regular subdivision. Thomas Whitchurch said if a connection were deemed necessary, the City would negotiate with property owners for a trail. Most developers wanted the increased density.

Sherman Bennett said that when Clark Burgess built his home on 300 North there was an agreement to widen the road. He said that hadn't been done and when there was school traffic on 300 North, it was almost impossible to turn down that road. If there were 150 feet, there would be room.

Ted Stillman said the agreement was to widen just the intersection, not the whole road.

Sherman Bennett said there was also an agreement with Clive Walters that he would stay back on his lot. Now he had moved his lawn and bushes out. Cars were parked there and it was congested.

APPROVE MINUTES OF MARCH 16, 2004

MOTION: Loretta Stevens moved to extend the meeting to 9:45 pm, approve the minutes of March 16, 2004 and adjourn. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:45 pm.