

August 3, 2004

Minutes of the Alpine City Planning Commission meeting held August 3, 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: Phil Andrus, Dale Porter, Thomas Whitchurch, Loretta Stevens. Steve McArthur and Mike Mickelson were absent.

Staff: Charmayne Warnock, Shane Sorensen, Rachel McTeer

Others: Jay Burnham, Judy Burnham, Talita Osman, Larry Brown, Jim Tracy, Tracy Wallace, Kevin Birrell, Richard Mendenhall, Mary Mendenhall, Charlie Emig.

Jannicke Brewer offered the prayer.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS:

Elsa Belle – 411 Bristol Court – Jay & Judy Burnham: Mr. and Mrs. Burnham requested a permit for their home business of selling child-size furniture via the internet. No customers would visit the home and they kept no stock or inventory.

This One World – 35 N. Pfeifferhorn – Talita Osman: Ms. Osman requested a permit for her business in which she was involved in shipping items from overseas directly to a store in Salt Lake City. She used her home only as an office space. No customers visited the home and there was no inventory.

MOTION: Phil Andrus moved to grant conditional use permits for home occupations to Jay & Judy Burnham dba Elsa Belle at 411 Bristol Court and Talita Osman dba This One World at 35 N. Pfeifferhorn. Dale Porter seconded. Ayes 4 Nays: 0. Motion passed.

3. GROVE COURT SUBDIVISION – PRELIMINARY AND FINAL – LYLE SMITH: The Planning Commission had reviewed the preliminary and final plat at a previous meeting but there were errors in some of the measurements. The Planning Commission members were concerned that variances might be needed in the future and were reluctant to approve something that would require a variance. They asked to see it again.

Lyle Smith said the plat was redrawn to ensure that no variances would be needed. The fire chief had approved the location of the fire hydrants.

Dale Porter questioned the curve table data. The frontages of some lots appeared to be incorrect.

After some discussion, a motion was made to grant conditional approval.

MOTION: Dale Porter moved to grant preliminary and final approval to Grove Court Subdivision as drawn subject to the following conditions with the note that the City Council granted an exception to the offset between intersections:

1. The frontages on lots 3 and 4 conform to the ordinance.
2. The City's water policy be met for this subdivision
3. A bond be posted for any required improvements
4. Execute a Development Agreement
5. Provide a title report
6. Pay all application fees for the subdivision

7. Connect the catch basins to the storm drain line that would be installed in Grove Drive

Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

4. ALPINE COTTAGES TRAIL EASEMENT: At the previous meeting, a question was raised regarding the history of dedicating the trail in Alpine Cottages for public use. Rachel McTeer had researched the matter and provided copies of all the information she found to the members of the Planning Commission. She said the developer of Alpine Cottages, Bill Gibbs, had said he was willing to deed the trail as a public trail provided it continued on and did not dead-end in the backyards of his subdivision.

5. ANNEXATION POLICY PLAN – DRY CREEK RANCH – RICHARD

MENDENHALL: Rachel McTeer said there were three steps in annexing the Mendenhall property. The first was to amend the Annexation Policy Plan to include the Mendenhall property. Second, a boundary line agreement would have to be entered into with Highland City. Third, the actual annexation would occur which involved a number of steps including notification of affected entities.

Adjacent property owner Kevin Birrell was notified about the annexation, and was present at the meeting. He said he did not want to hold up the Mendenhall annexation, but he was not prepared to decide whether or not he wanted to annex his land into Alpine or Highland. He said he would like to leave that option open.

Shane Sorenson said the main problem with the Birrell property is that Alpine could not sewer it without a lift station.

Richard Mendenhall said he would prefer it if Alpine City would just address the issues relevant to his property at the time and not try to figure out what would happen with the Birrell property. Jannicke Brewer said that in the planning process they liked to look at every possibility.

Regarding improvement and maintenance of Westfield Road, Richard Mendenhall said Alpine and Highland should pick a point on the road and each city would agree to be responsible for the road on either side of that point.

Kevin Birrell said he knew that Conrad Gottfredson wanted to annex his property into Alpine along with the Owens, Fentons and Haglands. Gottfredson had started a petition to annex several years earlier, but was told by someone in Alpine City that annexation wasn't feasible because culinary water was provided by Highland. Mr. Birrell suggested that Alpine City talk to those property owners in the county as part of their planning process.

Thomas Whitchurch said the other property owners could petition the City for annexation.

Jannicke Brewer said annexing the Mendenhall property would be a logical step since part of it was already within Alpine city limits. The annexation wouldn't affect the City's Land Use plan because there would be only 8 to 10 homes, and it would be possible to sewer the parcel. She said she didn't think the Mendenhalls needed to submit a development plan at that time. The Planning Commission could go ahead with a public hearing to amend the Annexation Policy Plan, and most likely the Pasley property would be annexed along with the Mendenhall property. She recommended they not deal with the Birrell property at that time.

Dale Porter said he would like to see some of the annexation fees used to improve Westfield Road.

MOTION: Phil Andrus moved to set a public hearing to amend the Annexation Policy Plan of Alpine to include part of the Mendenhall property and part of the Pasley property and recommend

staff begin proceedings on a boundary line agreement with Highland City. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

6. DEVELOPMENT CODE: A few remaining sections in the Development Code were discussed. The next step would be to hold a public hearing which was scheduled for August 17, 2004.

7. APPROVE MINUTES OF JULY 20, 2004

MOTION: Loretta Stevens moved to approve the minutes of July 20, 2004 as corrected and adjourn. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 8:25 pm.