

August 16, 2005

Minutes of the Alpine City Planning Commission meeting held August 16, 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: Dale Porter, Steve McArthur, Jim Tracy. Mike Mickelson was not present.

Staff: Jeff Robb, Ted Stillman, Shane Sorensen, Jay Healey

Others: Jon Kofford, Ross Wolfley, Lynn Broadbent, Steve Larsen, Tracy Wallace, Mark Wilkinson, Lincoln Watkins.

The prayer was offered by Dale Porter

1. PUBLIC COMMENT: Steve McArthur asked about the irrigation ditches and head gates in the downtown area. Shane Sorensen there would be some work done on them in a couple of weeks.

Jannicke Brewer reported that a speed limit sign was down on High Bench Road and it would need to be put back up.

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS

Provectus Design – 404 Eastview Drive – Jon Kofford: Mr. Kofford requested a permit for his business which assisted clients with desktop publications, products, marking and web advertising.

Shandy Turbo's – 777 E. Sunburst Lane – Arlen and Judith Runolfson: Mr. and Mrs. Runolfson requested a permit for their business of internet sale and turbo kits for motorcycles. No customers would visit the home.

Delivered Thoughts – 372 Eastview Drive – Jennifer Fox: Ms. Fox requested a permit for her business of providing customized "Thank You" cards and housewarming gifts.

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

Jon Kofford dba Provectus Design at 404 Eastview Drive
Arlen and Judith Runolfson dba Shandy Turbo's at 777 E. Sunburst Lane
Jennifer Fox dba Delivered Thoughts at 372 Eastview Drive

Jim Tracy seconded. Ayes: 4, Nays: 0. Motion passed.

3. CANYONBROOK SUBDIVISION – STEVE LARSEN & LYNN BROADBENT: Ted Stillman said the developers of the proposed 5-lot subdivision were asking that the open space be private and that they be allowed to have a conservation easement on privately owned ground along the creek in order to meet the frontage requirement. The Planning Commission discussed the pros and cons of open and public open space.

Jannicke Brewer said the first issue they needed to deal with was the number of lots. She questioned the acreage and number of parcels that would be included. Shane Sorensen said he checked the acreage of 4 parcels and it totaled 79.6 acres.

The ordinance allowed a density bonus of 30% in the CE-5 zone. There was adequate open space for a bonus. The Planning Commission discussed whether the number of allowed lots should be rounded up. The City had not done that in the past. Jannicke Brewer noted that the City would receive the benefit of the road right-of-way and the improvements of Fort Canyon Road with the

proposed development. Shane Sorensen recommended rounding up, and suggested the ordinance specify whether the uneven numbers of lots should be rounded up or down so they could be consistent.

MOTION: Steve McArthur moved that the density in Canyon Brook Subdivision be rounded up to five lots because it was over one-half. Jim Tracy seconded. Ayes: 3 Nays: 1. Motion failed. Dale Porter voted nay stating that they shouldn't do it unless it was in the ordinance.

Steve McArthur asked how long it would take to change the ordinance. Jannicke Brewer said it would take about 2 months.

The Planning Commission discussed the issue of the cul-de-sac and the frontage of the lots, and whether the frontage could be counted as open space. Steve Larsen said it would be a conservation area. Jim Tracy questioned whether or not open space could be used to meet the frontage requirement. Steve McArthur said that if it was privately held and in a conservation easement, then it wouldn't be considered open space. Ted Stillman said that David Church had said that a conservation easement could be privately owned.

The Planning Commission discussed the cul-de-sac. Shane Sorensen said Jay Healey had an idea on how to extend the cul-de-sac which would solve the problem.

Steve Larsen said they would like to have flag lots, but the Planning Commission wanted a cul-de-sac. Jannicke Brewer explained that the ordinance did not permit flag lots. Each lot required 110 feet of frontage on a public street.

It was suggested they have David Church look at the plat and give a written opinion.

Regarding public or private open space, Dale Porter said the open space should be public. The developer was gaining tremendous value on his land by developing it in the City. Steve Larsen said he would like an opinion from David Church on that.

The issues on which an opinion was needed from the City Attorney were itemized: They were:

1. Public vs private open space
2. Conservation easements.

Lynn Broadbent asked if the purpose of the ordinance was to preserve open space or if it was for the City to take control of the hillside. He said he had a spring on the property and he didn't want people in it. A gate was built to keep people out of Sliding Rock because they were dumping trash on it.

4. LON NIELD COMMERCIAL DEVELOPMENT: Lon Nield submitted a revised development plan for his commercial project to be located at the intersection of Canyon Crest and Main Street. The development would consist of a bank, office buildings, gas station and convenience store. The plan had been revised so that the drive-up to the bank exited into the development itself rather than onto Main Street. The area by the gas pump had been widened. The convenience store had a smaller footprint and some of the plantings had been removed. Ross Wolfley said the parking area remained about the same. The next step would be a public hearing.

Jannicke Brewer suggested they reconsider if there needed to be a full traffic study on the revised plat. Jim Tracy said it was a better design and he was more comfortable with it. Shane Sorensen said they would need a traffic study to look at the basics such as striping and circulation. The study could be done at the preliminary stage.

Ted Stillman suggested that a Public Hearing be scheduled for September 6th on the proposed development.

5. SIGN ORDINANCE: The Planning Commission reviewed the draft of the Sign Ordinance that was prepared by Jannicke Brewer and Jim Tracy. Steve McArthur wanted to add back in the list of prohibited sign materials.

6. PLANNED RESIDENTIAL DEVELOPMENT ORDINANCE - PUBLIC AND PRIVATE OPEN SPACE. This item was tabled.

7. APPROVE MINUTES OF AUGUST 2, 2005

MOTION: Steve McArthur moved to approve the minutes of August 2, 2005 as amended and adjourn. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:15 pm