

February 1, 2005

Minutes of the Alpine City Planning Commission meeting held February 1, 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

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

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

Others: Tauna Jacobsen, Angela Jacobsen, Tracy Wallace, Paul Anderson, Wayne Call, Linda Christensen, Scott Worthington, Stephen Sowby, Richard Mendenhall, Mary Mendenhall.

**PUBLIC HEARING ON REVISIONS TO THE ALPINE CITY DEVELOPMENT CODE:**

Rachel McTeer explained the changes to the Development Code which included changing the accessory building setback requirements, adding language for pressurized irrigation throughout the code, eliminating the provision for developer reimbursement, adding a requirement for handicap parking and lighting in parking lots, eliminating well rights as a source to meet the water policy and cleaning up some items in the trail ordinance.

Ted Stillman said Will Jones was unable to be present that evening but wanted to comment on eliminating the section on reimbursement for developers. He was concerned that the City would eliminate reimbursement for over-sized improvements required by the City. Shane Sorensen explained it wasn't necessary to have the language in the Development Code because the City collected impact fees for infrastructure, and developers who oversized improvements such as waterlines would be reimbursed out of impact fees. However, Will Jones wanted a something left in the development code referring to reimbursement for over-sizing.

There were no other comments and the public hearing was closed.

The prayer was offered by Dale Porter.

**1. PUBLIC COMMENT:** None

**2. CONDITIONAL USE PERMITS FOR A HOME OCCUPATION:**

**Christensen's Hand Casting – 367 E. 300 N. – Linda Christensen:** Ms. Christensen explained that she took molds of hands, generally at stores or at the customer's home, then did the casting and mounting at her home. All materials she used were non-toxic.

**WBK,LLC – 496 E. Silverleaf Drive – Wayne M Call:** Mr. Call requested a permit for his business of stocking vending machines. He kept a small supply of candy at his home.

**MOTION:** Phil Andrus moved to approve conditional use permits for home occupations to Linda Christensen dba Christensen's Hand Casting at 367 East 300 North and Wayne M. Call dba WBK, LLC at 496 E. Silverleaf Drive in Alpine. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

**3. COMMERCIAL USE CHANGE – MARK JACOBS SALON – 62 S. MAIN:** Mark Jacobs Salon applied for a business license for a hair salon at 62 S. Main, Suite A. The existing building had been remodeled and approved by the Historic Gateway Committee. Suite B had been approved at a previous meeting and would be occupied by a realty group.

Jannicke Brewer said beauty shops were a permitted use in the business commercial zone and the site had adequate parking for both businesses.

Rachel McTeer said she had talked to the owner of the building, Gerald Day, and he said he would provide a dumpster if desired and build an enclosure for it. Staff recommended approval.

Jim Tracy asked about a "No Parking" sign on the south side of the parking lot. It was thought that it provided access to the garage on the adjacent property. Rachel McTeer said she would look into it.

**MOTION:** Phil Andrus moved to approve the commercial use change for Mark Jacobs Salon at 62 S. Main, Suite A. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

**4. DAVID'S COURT SUBDIVISION, PLATS B & C – CONCEPT, PRELIMINARY, FINAL – STEVE SOWBY and SCOTT WORTHINGTON:** Rachel McTeer said that David's Court, Plat A was approved as a minor subdivision on May 27, 2003, but it was never recorded. It was uncertain why the recordation had not taken place. Since that time, Patterson had submitted two more plats which were Plat B consisting of 2 lots on 1.837 acres and Plat C consisting of 1 lot on 0.919 acres.

Shane Sorensen said he had talked to Wayne Patterson about the recordation of Plat A and Mr. Patterson thought it had simply been overlooked. He had not intended for it to not move forward.

One of the main issues was the piping of the irrigation ditch on Plat C. The ditch was owned by Lehi Irrigation Company and was an active ditch. Staff recommended it be piped.

Steve Sowby said he had contacted Lehi Irrigation but had not heard back. He said it was his preference to leave the ditch open for a time because there would probably be another lot there in the future. They weren't sure what the layout would be and he didn't want to have to relocate the ditch later on if the layout changed.

Jannicke Brewer asked about Plat A. The ordinance stated that if a plat was not recorded within a certain time, it became void. She said final plat approval had expired in December and should be reinstated in order for everything to be done properly.

Jannicke Brewer noted that there were no contours on the preliminary plat, but the ground was relatively level. She recommended waiving the environmental impact study since there didn't appear to be environmental concerns.

The question was raised about whether the preliminary plat should be sent to the City Council before giving final approval. The ordinance did not require it, but the City Council had requested to see plats after preliminary approval and before final so they were aware of what was being developed. Since it was a fairly simple subdivision, it was agreed to move forward with concept, preliminary and final approval before going to City Council.

Rachel McTeer said a mailing had been sent out and neighbors notified about the proposed development. No neighbors were present.

Dale Porter asked if there was a bond posted to install the sidewalk along Canyon Crest Road.

Shane Sorensen said that a bond for sidewalks on Canyon Crest and Healey Boulevard was required when the original site plan approval was given, but the Pattersons changed their minds and came back with a minor subdivision (Plat A) for David's Court Subdivision. The bond was revised, but it was uncertain if the bond had ever been turned in.

Steve Sowby said he didn't mind providing a new bond letter. He said he also had a new mylar.

Dale Porter noted that construction on Canyon Crest was complete and the developer could go ahead and put in the sidewalk.

**MOTION:** Dale Porter moved to grant concept, preliminary and final approval to Plats B & C of David's Court Subdivision subject to the following:

1. Plat A be recorded and all applicable fees be paid and a bond be posted for the improvements.
2. A bond be provided for construction of the sidewalk on Plats B and C.
3. The fire chief would determine if the existing fire hydrants were sufficient for Plats B and C.
4. Public utility and drainage easements be shown on Plats B and C.
5. The developer state the source of water rights to meet the City's water policy.
6. Written approval be obtained from Lehi Irrigation Company for the design of the ditch improvements in Plat C.
7. The minor discrepancy in the boundary description be corrected on Plat B.
8. The environmental impact study would be waived.

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

**5. MENDENHALL SITE PLAT:** Rachel McTeer said the main issue was completion of the annexation of Dry Creek Ranch prior to the site plan approval. The boundary lines for the site plan needed to be finalized prior to receiving a building permit. The fire chief had approved the location of the fire hydrant. The Mendenhalls needed to meet the water policy and post a bond for the required improvements which were curb, gutter and sidewalk in front of the lot. A right-of-way along Westfield Road needed to be granted when other lots were developed.

In response to a question about what was drawn as an additional proposed lot, Richard Mendenhall explained that it would be the new lot lines for Paul Mendenhall's existing home. Presently the home was included in the farm land. When the farmland was developed into more lots, the existing home would be on its own lot.

Jannicke Brewer asked about crossover agreements for access. Richard Mendenhall explained that the Birrells and Mendenhalls shared a farm lane which accessed both their properties. Part of the lane was on Birrell's property and part of was Mendenhall's property. There would be an easement that went all the way to the houses.

Regarding the right-of-way on Westfield Road, Richard Mendenhall said there would be an opportunity to design the road when the farm land was developed. According to the annexation agreement, the Mendenhalls would be obligated to deed a right-of-way to the City at the time of development. A bond would be held in escrow.

Shane Sorensen said the City needed to make sure that the developer posted a bond which would pay the full cost of future improvements if the cost of the improvements had increased by the time they were installed.

It was noted that the proposed site plan had a frontage of 170 feet but only 110 feet were needed.

Sewer design was discussed. Since much of the area was lower than the sewer lines, sewer would need to be conveyed to the lift station in the Ranch subdivision. There was a discussion about connecting an existing home to the sewer because it would be within 300 feet. However it was not part of the plat and could not be required.

**MOTION:** Dale Porter moved to approve the Mendenhall Site Plat subject to the following conditions:

1. The Dry Creek Annexation be finalized.

2. Deeds showing the adjustment of property lines to create the proposed configuration on the site plan be provided to the City.
3. A bond be posted for the required improvements.
4. A detailed design be submitted for the sewer line.
5. Sewer easements be verified.
6. The fire chief verify that the existing fire hydrants meet the fire protection needs.
7. The water policy be met for the lot.
8. The right-of-way along Westfield Road would be deeded to the City at the time of subdivision development.
9. No building permit would be issued until the sewer design was approved by the city engineer.
10. The frontage would be 110 ft instead of 170 ft as shown.

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

**6. WILLOW CANYON OPEN SPACE AGREEMENT – MARK AND KIMBERLY**

**GLASGOW:** Rachel McTeer said the Glasgows were proposing to plant grass and maintain the open space between their building lot and the debris basin. They planned to remove the fence and shrubs along the boundary between their property and the open space.

The staff recommended that the Planning Commission deny the request to landscape and maintain the open space. Rachel McTeer said there was a potential for a trail connection through the open space to the Bennett property to the north. If the fence was gone and the open space was landscaped, people would think the open space was private property when it was actually public open space.

Shane Sorensen noted that landscaping the open space would square off Glasgow’s lot which might make it look like part of the lot.

Jannicke Brewer agreed that landscaping the open space would look like it was part of his lot, and improving the open space would not provide any benefit to the City. The ordinance clearly stated that open space was not to be treated as an extension of private property.

**MOTION:** Dale Porter moved to deny Mark and Kimberly Glasgow’s request to improve the open space adjacent to their building lot on Country Manor Lane based on the finding that there would be no clear benefit to the City and the City may need the open space for a future trail connection. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

**7. AMENDMENTS TO DEVELOPMENT CODE:** The Planning Commission reviewed the proposed amendments to the Development Code and made motions on the sections they approved.

**MOTION:** Dale Porter moved to approve the proposed changes to the setbacks for accessory buildings as outlined in Sections 3.2.5.2, 3.3.5.2, 3.4.5.2, 3.5.5.2, 3.6.4.2, 3.7.8 #11. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Jim Tracy moved to approve the change to Section 3.1.6.4 which replaced the word “homes” with the word “buildings.” Dale Porter seconded. Ayes: 4 Nays; 0. Motion passed.

**MOTION:** Jim Tracy moved to amend the definition of a corner lot in Section 3.1.11 #25. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Jim Tracy moved to approve the addition of pressurized irrigation to Drawing Requirements in Section 4.6.2.2. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Dale Porter moved to approve the addition of phone and cable to Section 4.6.3.7 Supporting Documents. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Jim Tracy moved to approve changes to Section 4.7.10 regarding planter strips, etc. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Phil Andrus moved to change the word "Once" to "If" at the beginning of paragraph A in the Senior Housing and Assisted Living Ordinances. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

**MOTION:** Jim Tracy moved to add pressurized irrigation to the following Sections in the Development Code: 3.2.8.3, 3.3.7.3, 3.5.7.3, 3.6.6.3, 3.7.7.3. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

Thomas Whitchurch suggested they consider adding a requirement to the Subdivision Ordinance that developers install conduit in the roads for communication lines. He was asked to get more information on design standards and they would discuss it at a later meeting.

**MOTION:** Jim Tracy moved to approve revisions to the sections on Water Right Requirements which eliminated well rights as a source to meet the water policy, and add language stating that shares in Alpine Irrigation were the preferred or first option. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

**8. GENERAL PLAN:** Rachel McTeer said the population of Alpine had increased by 3,000 since the last survey was done. The City could use the boy scouts to distribute and pick up the new surveys. She would provide a sample survey for the Planning Commission to review.

#### **9. MINUTES OF FEBRUARY 18, 2005**

**MOTION:** Phil Andrus moved to approve the minutes of January 18, 2005 as amended and adjourn. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:20 PM.