

February 17, 2004

Minutes of the Alpine City Planning Commission Public Hearing and Meeting held February 17, 2004 at Alpine City Hall. The Public Hearing 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: Mike Mickelson, Dale Porter, Thomas Whitchurch, Phil Andrus. Loretta Stevens and Steve McArthur were excused.

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

Others: Clair Bigler, Dan Wheeler, Welster Santos, Hata Puriri, Don Rogers, Marla Rogers, Laura Potter, Ken Potter, Steve Sowby, Dan Van Woerkem, Doug Clegg, Zach Dowd, James Simmons, Rod Miller

Jannicke Brewer welcomed the scouts from Troop 16.

The prayer was offered by Mike Mickelson.

1. PUBLIC COMMENT: One of the boy scouts asked if the skateboard park was on the agenda that evening. Jannicke Brewer said it was not, and referred it to Councilman Thomas Whitchurch who said the City Council was waiting for better weather to start the park. The Council had approved locating it in Burgess Park. It may be on a later City Council agenda for further discussion.

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE PROPOSED MASTER PARK PLAN: Ted Stillman presented the map for the Master Park Plan and identified the new acquisitions.

1. Smooth Canyon Park. The City would acquire another 6 acres when the rest of the subdivision was developed.
2. Healey Park. A 4-acre park in the Healey Heights subdivision would be acquired when the rest of the subdivision was developed. It would probably contain a ball field similar to Smooth Canyon Park.
3. Center Park. Staff proposed the City acquire 25 acres in the center of town at approximately 100 South and 600 East. It would be a community park and sports complex comparable to Burgess Park with ball fields and other recreational facilities.
4. Box Elder Park. It was on the plan to acquire 40 acres south of the Box Elder subdivision to be used as natural open space.

Craig Skidmore asked why the open space in Ilangeni Estates or Three Falls was not shown on the map. He suggested that since the City had lost Schoolhouse Springs to Lehi City, they might want to show a park in the Sliding Rock area. It was similar to the Schoolhouse Springs area and would make a nice park.

Jannicke Brewer said Three Falls was not yet approved or deeded. Ted Stillman said the open space was presently owned by Ken Melby.

Craig Skidmore said there were plans for open space on the Pack property, which were not shown. Jannicke Brewer said those pieces of ground were shown on the Land Use Plan or annexations plan. They were not within current city boundaries.

James Simmons asked what the budget situation was on parks. Ted Stillman said the proposed Master Park Plan was a long-term commitment. It may take twenty years to acquire all the ground.

Zach Dowd asked if Alpine really needed that many parks. Ted Stillman said the number of parks was based on the level of service. Alpine's level of service is actually lower than the national

standard because of the open space near the mountains. The number of parks was based on a build-out population of 13,000. Burgess Park was heavily used and the City needed more ball fields.

Jannicke Brewer said it was very important not to lose access to the open space in the mountains.

Don Rogers said he lived in Fort Canyon and agreed with Craig Skidmore's suggestion that there be a park up in the Fort Canyon area to preserve open space and preserve access to the mountains.

Rod Miller asked if there was a plan that showed a trail going up to Sliding Rock. Jannicke Brewer said there were two trails under consideration that would eventually go to the Sliding Rock area.

Zach Dowd asked about the trail that had been taken out in the northeast corner of Alpine.

Craig Skidmore said they were working with Wayne Patterson in regard to trail access in that area. The original trails had been in existence for years, but with the construction that Patterson was doing, the trail had been bull-dozed. They were working with Pattersons and Lehi City, trying to find an alternate route.

3. CONDITIONAL USE PERMITS FOR A HOME OCCUPATION: None

4. CARMELA'S RECEPTION CENTER – CONVERSION OF THE RESTAURANT TO A RECEPTION CENTER: Ted Stillman said Carmela's was previously approved as a restaurant. The owners Ken and Laura Potter wanted to change it to a reception center. They had 60 seats inside and 30 seats outside with a total of 25 parking spaces.

The total square footage of the building was 3, 379 square feet with about 1660 square feet of actual public area. Shane Sorensen calculated they would need about 66 parking spaces for a reception center.

Laura Potter said they mainly did private events such as sit-down dinners and wedding dinners, company parties and business dinners. They'd also had a couple of small receptions with a limited number of invitations being sent out.

Jannicke Brewer said it seemed to her that the Potters could continue hosting sit-down dinners, etc. under their current permit, but she was unsure about using it as a reception center because of the limited parking.

Ken Potter said they had talked to owners of Memory Grove in Salt Lake. It was a reception center with a small building and limited parking. The way they handled it was to require people to send out invitations that had a set time frame for guests to visit.

Potters were asked if they had talked to the LDS Church about using their parking lot for overflow. Ken Potter said he had talked to the church officials. They indicated they did not want them using their parking lot. However, the church wanted to be able to use the restaurant parking lot on Sundays.

Laura Potter asked if anyone had complained to the City about restaurant parking. The City had received no complaints.

Jannicke Brewer suggested they give the Potters six months to operate as they have and under their current conditional use permit. If there were no complaints they could continue.

5. RIVER MEADOW ASSISTED LIVING – STEVE SOWBY: Ted Stillman said the fire chief had recommended additional hydrants in several locations, and the current plat reflected

those changes. Shane Sorensen added that most of the changes he had recommended were shown on the plat.

Jannicke Brewer asked that the garbage dumpsters be placed on the side of the project that was adjacent to commercial use rather than residential.

Ted Stillman said the Architectural Review Committee made the following recommendations:

1. An exception be granted for a 20-foot setback from the street.
2. An exception be granted to allow parking within the 30-foot setback area.
3. The 8-plex be broken into two 4-plexes. (This was already shown on the plat.)
4. Red Pine Drive be extended and improved to the east property line. This would be a minor extension and would open up the area and provide better circulation. It would also give children a safer route to walk to school rather than along Canyon Crest.

Ted Stillman said the developers had submitted responses addressing items A through H in the Assisted Living Ordinance. The Planning Commission said they were satisfied with the well-prepared information.

Ted Stillman said staff recommended preliminary approval be granted subject to approval by the Council of the exceptions suggested by the Architectural Review Committee. It would also be subject to a zone change from residential to business commercial for a portion of the development and approval of the overlay zone for the entire project.

Shane Sorensen said the Letter of Map Amendment (LOMA) from FEMA (Federal Emergency Management Agency) for a portion of the flood plain was in the process.

As part of the management plan, Jannicke Brewer said they would need to see CC&Rs limiting occupancy to people 55 and older. It was suggested that the Rental Agreement contain that stipulation and it be attached to the Development Agreement.

Thomas Whitchurch suggested the Rental Agreement also contain a provision limiting the number of cars maintained by occupants because of parking issues. Doug Clegg said the rental agreement would specify one vehicle per cottage.

Jannicke Brewer said she would like to see the square footage of the apartments included on the plat. They estimated they were between 700 and 800 square feet.

Regarding landscaping, Jannicke Brewer recommended they have some kind of protection from the deer for the pear, crab apple, pine trees, etc. during the first year because the deer really like them. Doug Clegg said they would keep that in mind because they also planned to have areas for gardening for residents that liked to garden.

MOTION: Dale Porter moved to grant revised concept approval to the River Meadow Assisted Living development and recommend that the City Council approve the following exceptions:

1. A 20' setback from the front property line
2. Allow parking within the 30' setback area

He also moved to grant preliminary approval to the River Meadow Assisted Living development subject to the following:

1. The City Council approve the exceptions
2. Red Pine Drive be extended and improved to the LeRoy Page property line.
3. All requirements of the architectural review committee be met

4. All necessary zone changes be granted.
5. All requirements of the assisted living ordinance be met.
6. All easements and right-of-way dedications be provided on the final plat.
7. The redline comments be addressed on the construction drawings.
8. The requirements of the fire chief be met.
9. A LOMA be obtained for the flood plain identification.
10. A stream alteration permit be obtained for modification to Dry Creek.
11. A rental agreement specifying that occupancy is limited to 55 and older with the exception of a possible caretaker be attached to the development agreement.
12. Mark the red zones for parking
13. A development agreement be executed.

Mike Mickelson seconded. Ayes: 4 Nays: 0. Motion passed.

6. MOON MINOR SUBDIVISION – DAVE MOON: Ted Stillman said a new street was being built as part of this two-lot subdivision so it really did not qualify as a minor subdivision. A new mailing would be sent out to property owners within 500 feet of the proposed development. Previously, a mailing went out to adjacent property owners.

Ted Stillman said the subdivision would require an exception for the 77-foot radii at the centerline for the two horizontal curves. The letter from the City Engineer stated:

“The 450 South street extension cannot be designed to meet City Standards and fit within the deeded right-of-way. Additional right-of-way is being provided by the developer for the proposed alignment of the street. There are two existing rights-of-way that need to be connected. The proximity of the two connecting points does not allow for centerline radii of 150-feet to be incorporated into the design. Centerline radii of approximately 77-feet have been provided for the two horizontal curves on 450 South. The proposed alignment provides a sufficient horizontal alignment under the existing circumstance and anticipated traffic volumes.”

Adjacent property owners Dan Wheeler and Welster Santos asked if Country Manor Lane was supposed to connect and if Dave Moon had water rights to turn over to the City. Jannicke Brewer said the connection of Country Manor Lane was shown on the Major Street Plan. Water rights were required and could be obtained from other sources.

There was a discussion about streetlights. There were none on Alpine Drive and Scenic Drive. Ted Stillman said the developer could decide whether or not he wanted streetlights.

Ted Stillman asked the Planning Commission if they wanted to make a recommendation on the exception or wait until after the second mailing.

MOTION: Mike Mickelson moved to recommend the City Council approve an exception on street design for the 77-foot radii for the Moon Subdivision as recommended by the Development Review Committee. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

7. MASTER PARK PLAN ADOPTION: Jannicke Brewer said they had a request to resolve a question about the trail in the Long Drive Subdivision so it could be sent to the City Council along with a recommendation on the Master Park Plan.

Shane Sorensen said that the developer, contractor and trail committee had walked the proposed trail and discovered that in order to pave the trail from the footbridge southward, it would necessitate removal of a lot of trees. It was suggested the trail be gravel from the footbridge southward.

Thomas Whitchurch asked if the City would be coming back later to pave the trail the way they did along Ranch Drive. Shane Sorensen said there was an alternate paved route that children walking to school could take.

Craig Skidmore said he would like the entire trail paved, but not if it meant losing trees.

Ted Stillman said the Long Drive subdivision plat would need to be amended to adjust the lot lines in two locations north of the footbridge in order to accommodate the trail.

MOTION: Mike Mickelson moved that the trail in the Long Drive Subdivision be paved from the cul-de-sac to the footbridge and be gravel from the footbridge southward in order to preserve the trees. In addition, the subdivision plat would need to be amended to adjust the lot lines in two locations north of the footbridge in order to accommodate the trail. The Planning Commission also recommended that the trail from the footbridge over to Twin River Subdivision be paved since it is a route used by children walking to school. Phil Andrus seconded. Ayes: 4. Nays: 0. Motion passed.

Earlier in the public hearing, Craig Skidmore had suggested that a park be shown in the Sliding Rock area since the City lost Schoolhouse Springs. The area in Sliding Rock was similar to Schoolhouse. Ted Stillman said that if Three Falls Subdivision were approved, the City would acquire some open space in the Sliding Rock area. If Ilangeni Estates were developed, it would be private open space. He said they would not show it on the map since it was still uncertain, but they could add a section to the text stating that the City desired a park in the Sliding Rock area.

Thomas Whitchurch noted several areas of open space that were not shown on the Master Park Plan that should be included. They were:

1. The cemetery expansion
2. Open space in the Forest Creek Subdivision at the base of Fort Canyon
3. Additional open space in Swiss One

The open space in the proposed North Pointe subdivision would not be shown until it was approved.

MOTION: Dale Porter moved to recommend the Master Park Plan to the City Council with additional open space as noted, and include a paragraph in the text of the ordinance stating the City's desire for a park in the Sliding Rock area. Mike Mickelson seconded. Ayes: 4. Nays: 0. Motion passed.

8. SUBDIVISION and ZONING ORDINANCE: The Planning Commission reviewed the proposed changes to the Subdivision and Zoning Ordinances. The application for a business license was first reviewed and accepted with some changes.

MOTION: Phil Andrus moved to accept 3.1.6.4 of the Zoning Ordinance as amended. Mike Mickelson seconded. Ayes: 4 Nays: 0. Motion passed.

Ted Stillman suggested the Planning Commission drive by and look at the fence in the Twin River subdivision before deciding on the language for the Fence Ordinance.

9. APPROVE MINUTES OF FEBRUARY 3, 2004.

MOTION: Phil Andrus moved to approve the minutes of February 3, 2004 as corrected and adjourn. Mike Mickelson seconded. Ayes: 4. Nays: 0. Motion passed.

The meeting was adjourned at 9:30 pm.