

January 18, 2005

Minutes of the Alpine City Planning Commission meeting held January 18, 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: Jim Tracy, Phil Andrus, Dale Porter, Thomas Whitchurch, Steve McArthur. Mike Mickelson was excused.

Staff: Charmayne Warnock, Shane Sorensen, Rachel McTeer

Others: Tracy Wallace, Tyler Lund, Anna Lund, Dale Arston, Michael Summers, Branden Summers, Dallin Mulliner, Will Jones, Roger Whitby, Everett Williams, Loretta Stevens, Charlie Emig, David Austin

The prayer was offered by Phil Andrus

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS:

Christensen's Hand Casting – 367 East 300 North – Linda Christensen: Ms. Christensen requested a permit for her business of making and pouring mold of actual hands and mounting statuettes. Not present.

A8 Inc – 301 Meadowlark Drive – David Austin: David Austin requested a permit for his consulting business on website design. No customers would visit the home. His business appeared to meet the requirements of the ordinance.

Crusade Clothing – 520 Hillside Circle – Tyler Lund: Tyler Lund requested a permit for his business of providing t-shirts that would be catered to conservative and liberal consumers. Products would be sold via the internet website. No customers would visit the home. No stock was kept at the home. T shirts were ordered as needed and shipped from the house.

MOTION: Phil Andrus moved to approve conditional use permits for home occupations for David Austin dba A8 Inc at 301 Meadowlark Drive and Tyler Lund dba Crusade Clothing at 520 Hillside Circle, and table Christensen's Hard Casting until she was present. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed. Steve McArthur was not present at the time of the motion.

3. CHANGE OF USE IN THE OLD ALPINE MARKET BUILDING AT 62 S. MAIN – ALL-PRO REALTY GROUP, INC. – DOUGLAS BATES: Rachel McTeer said that Gerald Day, the owner of the building, had previous come to the Planning Commission for a site plan review. Mr. Day had received a building permit from the City to remodel the old grocery store and change it into two commercial units. At the time of site plan review there was a request for a landscaping plan but since the parking area was asphalted and in place, it was decided the landscaping would be considered if and when a second building was constructed. There were 36 parking spaces which was adequate for the two suites.

Jannicke Brewer noted that the resident to the north had an easement to drive through the parking lot and pull into their garage. No cars should be parked against the fence because of the easement.

The Gateway Historical Committee had approved the building.

Jim Tracy asked where the trash would go and what kind of lighting there would be for the parking lot.

Douglas Bates said the dumpster was in the northwest corner of the lot. They would probably exchange it for a smaller dumpster when the construction was completed. There was outdoor lighting on the backside of the building which would illuminate the parking lot at night.

Jannicke Brewer said she would like to see a fence or some kind of screening to conceal the dumpster.

MOTION: Phil Andrus moved to approve the change of use for All-Pro Realty Group using Suite B at 62 S. Main and recommend the dumpster be screened. Jim Tracy seconded. Ayes: 5 Nays: 0. Motion passed.

4. WHITBY WOODLANDS – DIRECTIONS FROM CITY COUNCIL: Jannicke Brewer said the City Council reviewed the preliminary plat for Whitby Woodlands and sent back some direction to the Planning Commission. The motion instructed the Planning Commission that they would like the private open space in Whitby Woodlands to be public open space and that lot 46 should become open space and the area next to lot 23 become a building lot. The rationale for the change was that if lot 46 were open space, it would be a continuation of the open space in Alpine Cottages and there would be an open space corridor rather than chunks of isolated open space.

Will Jones questioned whether the open space next to lot 23 was large enough for a building lot and whether it would meet the setbacks. Also they would have to remove some mature pine trees that they were trying to preserve. He said lot 46 was just a dry weedy field and wouldn't make very attractive open space.

Rachel McTeer said the City could approve exceptions to setbacks in certain cases and had done so in other subdivision such as Smooth Canyon where they had small, irregularly shaped lots.

Jannicke Brewer said some of the lots in Whitby Woodlands would have to be evaluated, and read the ordinance which allowed the City to assign different setbacks as needed.

Thomas Whitchurch said the City had an opportunity to take advantage of the open space in Alpine Cottages if they continued the trail. Regarding the pine trees by lot 23, Mr. Whitchurch said the builder may choose to leave them there, however, he was not convinced that the additional lot should be located next to lot 23 but it seemed like a natural trade.

Will Jones said he didn't see the logic of having the open space behind houses. It was just weeds and the homeowners would want the City to take care of it.

Jim Tracy asked if there was another place in the plat that could be traded. Jannicke Brewer said there weren't any that had access to the road.

Craig Skidmore said the Alpine Cottages access was problematic. He said he had walked through there but it appeared the neighbors had encroached on the 10-foot easement. They had landscaped right up to the fence and it felt as if you were trespassing when you were actually walking on open space.

Roger Whitby said he thought the Planning Commission got the plan right the first time. He felt good about the preliminary plat approval, but he didn't think public open space behind homes was appropriate. It was not a good idea to have people wandering through backyards.

Steve McArthur said he agreed with Roger Whitby.

Thomas Whitchurch pointed out that the stream ran between the open space and the lots so it was not in their backyards. If the old pioneer road ended being a natural trail, it would provide access to the open space.

Dale Porter said he agreed with Thomas Whitchurch. He would like to see the open space public.

Jannicke Brewer said that at present, one had to cross private property to get to the pioneer road. There was no access to the open space unless the pioneer road was available.

Steve McArthur suggested there be a provision in the approval stating that the open space would be public if access along pioneer road was obtained.

Roger Whitby said they already had trouble with people going in there and chopping up trees and building fires. He felt it would be better to leave it as private.

Thomas Whitchurch said illegal activity would probably be less of a problem if people were passing through there.

Will Jones said he would like to explore Steve McArthur's suggestion.

MOTION: Steve McArthur moved to recommend to the City Council that the layout of lots in Whitby Woodlands remain as before and add a provision stating that the section west of the creek and north of lot 28 be converted to public open space if and when it had public access on both ends. Phil Andrus seconded. Ayes: 5 Nays: 0. Motion passed.

Shane Sorensen suggested that, in light of the flooding in Southern Utah, they walk the creek and look at erosion control measures. The developer would need to bond for channel improvements to prevent erosion, particularly in the event of flooding.

Loretta Stevens was present and Jannicke Brewer thanked her for her service on the Planning Commission and on the Land Use Committee.

5. DEVELOPMENT CODE CHANGES: Rachel McTeer said the public hearing on the Development Code changes was set for the first meeting in February.

The Planning Commission reviewed the proposed changes in the Development Code. Another draft of proposed changes in the Development Code would be provided for the public hearing.

6. GENERAL PLAN: The Planning Commission was given a copy of the General Plan and asked to read it and decide if the underlying values and vision were still relevant. The General Plan would be reviewed and updated in future meetings.

7. MINUTES OF JANUARY 4, 2005

MOTION: Steve McArthur moved to approve the minutes of January 4, 2005 as amended and adjourn. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

Meeting was adjourned at 9:25 pm.