

July 20, 2004

Minutes of the Alpine City Planning Commission meeting held July 20, 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: Dale Porter, Thomas Whitchurch, Phil Andrus, Mike Mickelson, Loretta Stevens, Steve McArthur

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

Others: Jim Tracy, Richard Mendenhall, Mary Mendenhall, Clair Bigler, Jerry Jensen, Jordan Jensen, Kae Rasmussen, Kowanda Richardson, Derek Richardson, Stephen Sowby, Will Jones, Lori Flygare, Dave Fotheringham, Mrs. Frederick Crook

The prayer was offered by Thomas Whitchurch.

Jannicke Brewer welcomed scout troop #1216

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMIT FOR A HOME OCCUPATION

The China Group – 731 Sunburst Lane – Frederick Crook: Mrs. Crook requested a permit for her husband's consulting business. She said no customers would visit the home. Communication was done by phone, fax, internet.

MOTION: Dale Porter moved to grant a conditional use permit for a home occupation to Frederick Crook dba The China Group at 731 Sunburst Lane. Phil Andrus seconded. Ayes: 4 Nays: 0. Motion passed.

3. DRY CREEK RANCH ANNEXATION – ROBERT MENDENHALL: Rachel McTeer said that the City Council had accepted the Mendenhall application for annexation and sent it on to the Planning Commission. The conditions and issues relative to annexation included: 1) improvement of Westfield road; 2) annexation of the Pasley property to avoid creation of an island; 3) requiring a development plan; 4) annexation fees; 5) zoning; 6) water rights; 7) amending the annexation policy plan.

Richard Mendenhall said this was a unique annexation because they were not planning to develop it in the near future. They planned to continue operating the property as a horse farm as long as Robert Mendenhall and Paul Mendenhall were alive.

Richard Mendenhall explained that the annexation was more of a defensive move because they didn't want to be annexed into Highland. The majority of their property was already in Alpine. If part of their property were annexed into Highland, it would make it difficult to develop in the future. Historically they had functioned as part of Alpine. They attended church and school in Alpine, had an Alpine address, and owned shares in Alpine's irrigation company.

Regarding the improvement of Westfield Road, Richard Mendenhall said Highland City was improving a partial width road along Highland's section of Westfield Road. The north side would be improved because that was where a new development was proposed. The south side of the road had a series of different property owners along it, all of whom functioned as a part of Alpine, including the Mendenhalls. Richard Mendenhall said they would prefer not to do road improvements on Westfield Road until they developed their ground. There would need to be a transition from Highland's section (with an 80 ft. right-of-way) to Alpine's section (with a 60 ft. right-of-way), and it would make more sense to design the transition when they knew how the

future development would be laid out. He didn't anticipate that development would occur very soon because it was their intent to continue to operate their land as a horse farm.

He said he didn't care what the zoning would be. In that area of Alpine it was CR-40,000.

Regarding water rights, Richard Mendenhall said he would like to defer submitting water rights until they developed their ground because they would continue to use their water rights on their farm.

Shane Sorensen said that the staff recommendation was that the water rights be submitted to the City at annexation. Staff could closely estimate the amount needed for development.

Thomas Whitchurch asked if there had been any conversation with other property owners in that area, suggesting that perhaps they should address annexation of all those properties at the same time.

Shane Sorensen explained that some of the properties in that area, such as the Birrells, could only be sewered by Highland. In order for Alpine to sewer them, they would have to build a lift station. Highland also provided the culinary water. Alpine provided pressurized irrigation because they had shares in the company.

Jannicke Brewer said the Annexation Policy Plan would need to be amended. There were five areas that needed to be addressed, and she asked staff to come up with a recommendation in each of those five areas. A public hearing could then be held. Annexation fees would be based on the needs of the City, which the City Council would decide.

Thomas Whitchurch told Mendenhalls that the annexation would take three or four months if everything went smoothly.

4. 1331 PRESTON DRIVE LANDSCAPING PLAN – WAYNE VIEHWEG: Mr. Viehweg's lot on Preston Drive was adjacent to public open space. He requested permission to plant some trees in the open space bordering his property to help with water retention and to hold the ground. At their previous meeting, the Planning Commission asked Mr. Viehweg to come back with a plan showing the location and size of the trees he wanted to plant, and where they would be in relationship to the trail.

Mr. Viehweg had submitted a plan showing seven to ten trees with a diameter of 10 feet and a height of 20 feet. They would be located approximately 10 feet off the property line with 20 to 30 foot centers.

Jannicke Brewer noted that the sprinklers looked like they were in the open space. She said the ordinance did not allow sprinkler pipes or heads on City property, but he could run a drip line to the trees for irrigation. The trees appeared to be off the trail and there wouldn't be a problem. There would need to be a recorded agreement with the City for the improvements in the open space. Dale Porter explained that the improvements would be the property of the City, but Mr. Viehweg would be responsible for their maintenance.

Mike Mickelson said he was concerned about the past cases where the City made people take out trees they had planted in the open space. It was explained that the property owner had done it without permission from the City and it was a poor choice of trees. They were huge trees that needed a lot of water and would block neighbor's view of the mountains.

Thomas Whitchurch said he would like to see the trees planted in a more random design so it looked natural. Mr. Viehweg said he would do that.

Jannicke Brewer added that the ordinance said trees should be planted in a random design rather than parallel to the property line.

MOTION: Dale Porter moved to approve the landscape plan for the open space adjacent to Wayne Viehweg's property at 1331 Preston Drive with the condition that there would be 7 to 10 trees planted in a random design, and they would be irrigated by a drip line extended into the open space. A maintenance agreement would be executed with the City. Steve McArthur seconded. Ayes: 6 Nays: 0. Motion passed.

5. MAIN STREET VILLAGE PLAT AMENDMENT: Rachel McTeer said John Johnson was requesting an amendment to the Main Street Village Planned Commercial Development. He wanted to combine building pads 5, 6 and 7 into two pads, 5 and 6.

Jannicke Brewer asked if they had all the signatures of the property owners, and why the number of parking spaces were increasing for some lots and going down for others. She said it seemed very arbitrary because the Stucki dental office would lose parking spaces and the smaller building would gain parking spaces.

Steve Sowby said he'd just done a mathematical allocation of parking spaces and would be happy to adjust the parking spaces as desired by the City

Ted Stillman suggested the parking be assigned as shown on the previous plat so as not to adversely affect the existing business. The property owners would need to agree with the parking allocations.

MOTION: Phil Andrus moved to recommend the amendment of the Main Street Village Commercial Development as requested with the condition that the parking spaces remain as currently allocated. Dale Porter seconded. Ayes: 6 Nays: 0. Motion passed.

6. TRAIL USE MAP: Jannicke Brewer said the City Council had already approved the text of the trail ordinance as proposed by the trail committee. That evening the Planning Commission would be looking at the map.

Trail committee members Kae Rasmussen, Dave Fotheringham and Lori Flygare presented the proposed Trail Use Map. There were two formats for the map. Everyone indicated that they preferred the map that folded more compactly because the first thing one saw when the map was opened up was the written information. The actual map was on the other side.

MOTION: Mike Mickelson moved to recommend using the smaller folded map. Phil Andrus seconded. Ayes: 6 Nays: 0.

The Planning Commission next reviewed the proposed Trail Use Map, deleting the trails that crossed private property where owners had not given permission. Jannicke Brewer said Larry Velarde of the Forest Service had approved the trails in the wilderness area. They would obtain permission in writing.

Dead-end trails would be looped and designated as dead-end trails on the map. The names of the parks, cemetery and school would be included on the map.

The Trail Committee and City wanted to have the maps available for purchase by citizens in time for Alpine Days. They anticipated printing 500.

MOTION: Steve McArthur moved to approve the trail use map as amended with the note that trails would be added as permission from property owners was obtained. Dale Porter seconded. Ayes: 6 Nays: 0. Motion passed.

7. DEVELOPMENT CODE REVISIONS: The Planning Commission reviewed the revisions to the Development Code and moved to set a public hearing.

MOTION: Mike Mickelson moved to set a public hearing on the revised Development Code for the second meeting in August. Steve McArthur seconded. Ayes: 6 Nays: 0. Motion passed.

8. APPROVE MINUTES OF JULY 6, 2004

MOTION: Phil Andrus moved to approve the minutes of July 6, 2004 as amended and adjourn. Mike Mickelson seconded. Ayes: 6 Nays: 0. Motion passed.

The meeting was adjourned at 9:25 pm.