

October 5, 2004

Minutes of the Alpine City Planning Commission meeting held October 5, 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: Mike Mickelson, Dale Porter, Steve McArthur, Phil Andrus, Thomas Whitchurch. Loretta Stevens was excused.

Staff: Charmayne Warnock, Ted Stillman, Rachel Mcteer

Others: Jim Tracy, Steve Burrows, Ron Madsen, Jeff Wells, Tim McGaffin – New Utah, Charlie Emig, Craig Skidmore, Max Pitcher.

The prayer was offered by Steve McArthur.

PUBLIC COMMENT: Jannicke Brewer said the City wanted to hold their Christmas party on the first Tuesday in December and wondered if they should hold their Planning Commission meeting on the fifth Tuesday in November.

MOTION: Dale Porter moved to hold the Planning Commission meeting the fifth Tuesday in November instead of the regular meeting in December. Phil Andrus seconded. Ayes: 5 Nays: 0. Motion passed.

Jannicke Brewer said Kathy Bailey had called her with concerns about Alpine Peaks Dance studio/Alpine Playhouse. She said parents were dropping off their children across the street from the studio and she thought it might be dangerous to have them running across the road. It was suggested that the parents approach the studio from 100 South and drop them off and pick them up in front so they didn't have to cross the street. Signs could indicate the traffic flow. The owners of the dance studio would be responsible to put up signs.

CONDITIONAL USE PERMIT FOR HOME OCCUPATIONS:

Burrows Consulting, Inc. – 72 N. Matterhorn Drive – Steven N. Burrows: Mr. Burrows requested a permit for his consulting business. It was not anticipated that customers would visit the home.

Transnational Investments, LLC – 1033 Lamar Circle – Jeff Wells: Mr. Wells requested a permit for his investment consulting business. No customers would visit the home.

MOTION: Dale Porter moved to grant conditional use permits for home occupations to Steven N. Burrow dba Burrows Consulting, Inc. at 72 N. Matterhorn Drive and Jeff Wells dba Transnational Investments, LLC at 1033 Lamar Circle. Mike Mickelson seconded. Ayes: 5 Nays: 0. Motion passed.

RODEO GROUNDS PARKING AND TRAIL ALIGNMENT: Jannicke Brewer said Dana Beck was unable to be present that evening but the information on the vision for the rodeo ground was in the packet. It showed estimated costs for an equestrian complex that included a multi-use indoor area with stock pens, roping chutes, etc. (\$375,000), 25 stall covered barn (\$62,000 to \$100,000), lighting, concession stand, restrooms, more bleachers.

Jannicke Brewer said that evening they needed to discuss the parking issues.

Ted Stillman said that they sold 1400 tickets at the recent Alpine Days Rodeo. If they averaged four people per car, it would be between 300 and 400 cars.

Steve McArthur said 400 parking spaces would be a good place to start. They discussed distributing the parking between two areas which were already partially graded. .

It was pointed out that there was no culinary water or sewer at the rodeo ground. It would be needed for a concession stand and restrooms. There was PI water available for stock watering. It was suggested a line be run from the spring for culinary water.

Jannicke Brewer requested staff to write something up that defined the parking areas, indicated where the culinary water would come from, etc. Would groups be required to provide portable toilet facilities until there were restrooms or would the city provide them and charge a fee?

Ron Madsen said he lived on Grove Drive and had some questions about the use of Lambert Park and what the City's intentions were. He asked if the City envisioned it becoming increasingly commercial or would it be primarily natural open space with a once-a-year rodeo. He noted that 4-wheelers were banned in most areas because they tore out the vegetation and caused erosion, but he seen more vegetation torn out by one rodeo event than 4-wheelers do in ten years. He said that once the city transitioned to indoor arenas, barns and stables they created smells that would be a nuisance for nearby residents. If barns and stables went up the area became exclusive for horses and other types of uses in Lambert Park would not be available.

Mike Mickelson said he had the same concerns about the expanding commercial uses of the park. It seemed to him that there were a few residents pushing the equestrian park for their own purpose. He questioned how many citizens would benefit from the money spent to develop an equestrian park. It had been his understanding that the rodeo grounds were to be improved for Alpine Days and that was the extent of it.

Craig Skidmore said they could survey citizens and see if they wanted to go beyond the improved rodeo grounds and have an indoor arena, barns and stalls, etc. in Lambert Park.

Steve McArthur said that if the City was going to have one event a year, it didn't make sense to dump money into restrooms, lighting and a concession stand.

Mike Mickelson said he felt Lambert Park was the wrong place for an equestrian facility. He'd seen the race track facility between St. George and Hurricane, and felt it was the biggest, stinky mess and it didn't want to use City funds to build something of that nature. It went against what they were trying to accomplish in Lambert Park. In addition he said he was totally against motorized vehicles in Lambert Park. The vegetation was being ruined and they needed to stop it.

Jannicke Brewer said they should resolve the questions on parking. There could be more discussion on whether there should be electricity for lighting as well as culinary water and sewer for restrooms and a concession stand.

In regard to parking, Rachel McTeer would come up with language amending the ordinance to allow non-paved parking in public open space. There were two other areas in Lambert Park besides the rodeo grounds where non-paved parking was an issue - - the Bowery and the trailhead east of the LDS Stake Center.

DEVELOPMENT CODE CHANGES: Rachel McTeer reviewed the proposed changes to the Development Code.

Signs: One of the issues was community event signs, the sign for Alpine Playhouse in particular. The ordinance allowed temporary signs for community events, but sign for Alpine Playhouse would be more permanent in nature because of the intensive schedule for plays. It was planned to have a production once a month that ran for three weeks.

Rachel McTeer had researched other cities' sign ordinance regarding signs for community events. The other cities had time limits on the signs and restricted the number of times a year they could advertise.

There was a discussion about what constituted a community event. Thomas Whitchurch said the confusion came when a non-profit organization charged money for the event, particularly when the money was used to pay salaries and not just to recoup the cost of the event.

It was asked how other community theaters advertised. Jannicke Brewer said Hale Theater had an on-site sign that advertised the plays. They also used flyers, newspaper ads, etc.

After some discussion the Planning Commission agreed to allow a sign for a community event to be posted 4 times a year with a maximum of ten consecutive days of advertising. They would limit the location of the sign to two places.

Addition of Pressurized Irrigation to the Ordinance: Language regarding pressurized irrigation was added to the appropriate sections in the ordinance.

Fences: Ted Stillman said the City Council didn't like the language in the Fence Ordinance that required side-yard privacy fences on corner lots to be at least 10 feet back from the property line when they were located along the street frontage. He said the Council felt that the requirement resulted in too much property loss.

Rachel McTeer had photographs showing examples of lots where fences had been built against the street.

Steve McArthur said he liked the 10-foot setback from the property line because it created an open streetscape. The rest of the Planning Commission agreed. A compromise was suggested, bringing the setback to 5 feet rather than 10 feet.

Home Occupations: Jannicke Brewer suggested they amend the ordinance to send home occupation applications to staff for approval rather than the Planning Commission. The League of Utah Cities and Towns had recommended that routine, uncontested actions be handled by staff.

Clean Street Ordinance: Ted Stillman said Kent Hastings had sent an email stating that there were complaints from people saying the Clean Street Ordinance was too restrictive and the Notification of Violation letter was too harsh. It was stated that the City violated the ordinance with the work being done to install sidewalks in downtown Alpine. Copies of the Notification Letter were given to the Commission for their review along with photographs of violations of the Clean Street Ordinance.

Jannicke Brewer said she felt that people needed to put their building and landscaping material on their own yards and not pile it in the street.

Steve McArthur said he felt the ordinance was fine. Roadwork being done by the City was a totally separate issue because it was bonded for; barricades and traffic plans were required. When individuals used the street as a storage facility for their building and landscaping materials, it created a problem.

Charmayne Warnock said piles of material in the street created a safety issue, especially at night on dimly lit streets. Thomas Whitchurch agreed saying he was jogging and had run into a pallet of sod.

Ted Stillman noted that Highland City removed the material from the streets and impounded it.

Jim Tracy said some cities required builders to work out of trucks during construction. Other cities used lighted barricades with a four-inch plastic pipe to allow drainage along the gutter.

Jannicke Brewer suggested the put an article in the Newslite about the Clean Street Ordinance and to educate the public.

MOTION: Steve McArthur moved to keep the Clean Street Ordinance as written because building and landscaping materials in the street created safety problems and clogged the storm drain. There should be an article in the Newslite to educate the public about the ordinance. Private violations of the Clean Street Ordinance were not the same as public-street improvements because a bond was required for the public improvements along with barricades and a traffic plan. Mike Mickelson seconded. Ayes: 5 Nays: 0. Motion passed.

Land Use Plan: Thomas Whitchurch said the City Council would like the Planning Commission to address the Land Use Plan and come back with recommendations on how it should be changed. A public meeting would need to be held. Thomas Whitchurch would also take it to Youth Council for input.

Hazard Ordinance: Rachel McTeer said Gary Christensen from Utah State reviewed the draft Hazard ordinance and recommended some changes.

There was a discussion about fault lines. Max Pitcher defined an active fault saying it was a fault with a displacement of more than 4 inches and activity within the last 10,000 years. He said some of the trenches in the proposed Three Falls Subdivision revealed some active faults. He added that the trenches in Three Falls needed to be longer and closer together.

Regarding liability, Max Pitcher said that if the city wanted to be clean, the developer needed to disclose to the buyer that all studies and mitigation was done before the development was approved by the City. He said he felt the proposed ordinance was adequate provided the City adhered to whatever recommendation was made on an individual development. The state might also come back with a recommendation on what a developer needed to do.

Mr. Pitcher noted that there was no consideration for wildlife in the ordinance. Jannicke Brewer said flora and fauna were included in the environmental impact study.

APPROVE MINUTES OF SEPTEMBER 21, 2004

MOTION: Steve McArthur moved to extend the meeting to 9:30 pm, approve the minutes of September 21, 2004 as corrected and adjourn. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

Adjourned at 9:30 pm