

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
February 7, 2023

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:00 p.m. by Chair Jane Griener. The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: John MacKay, Susan Whittenburg, Ethan Allen, Troy Slade

Excused: Alan Macdonald, Jeff Davis

Staff: Jed Muhlestein, Ryan Robinson, Marla Fox, Heidi Jackman

Others:

B. Prayer/Opening Comments: John MacKay

C. Pledge of Allegiance: Troy Slade

II. REPORTS AND PRESENTATIONS

A. None

III. ACTION ITEMS

A. Public Hearing: New ordinance adopting standards from the Central Utah Water Conservation District for water conservation.

Jed Muhlestein said Central Utah Water (CUW) is requiring all cities within their watershed area to adopt a water conservation ordinance for the residents of that area to be eligible for water conservation rebates such as the “Flip your strip” program, rebates for installing smart irrigation controllers, etc. They had very specific criteria that had to be included in the ordinance. That criterion is items 1 – 4 of section 3.13.050 (attached). CUW has reviewed this draft and approved it.

There are two main ideas presented. First, this only applies to front and side yards of new construction and retrofit projects/construction: not the entire lot. Second, putting grass in park strips is no longer allowed as park strips are difficult to water efficiently. Only commercial site plans would have to turn in a landscaping plan for review (this requirement is already in ordinance). New residential building permits will be given an informational flyer with the landscaping code but will not turn in landscaping plans for review, this would overwhelm the building permit process.

This ordinance needs to be adopted by March 1st. Jed Muhlestein said because of this timeline, a recommendation needs to be sent to City Council.

Jed Muhlestein said this includes all new projects. He said this would be for the front and side yards. He said there are four requirements, and then we added two more.

1. Lawn shall not be less than 8 feet wide at its narrowest point.
2. Lawn shall not exceed 35% of the Total landscaped Area.
3. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.

- 4. In commercial, industrial, institutional, and planned residential/commercial development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of Active Recreation Areas.
- 5. Landscaping within the sight triangle shall not be taller than three feet.
- 6. Trees are not allowed in the sight triangle.

Jed Muhlestein said Xeriscape Standards have also been added. This gives guidelines for planting trees, other vegetation, watering, and how to make the park strip look nice.

Jed Muhlestein said many cities have adopted this ordinance. He said a few people in our city have applied and have received money back.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

Jane Griener asked if adding a driveway would count. Jed Muhlestein said a driveway would not comply. Jane Griener asked if you are required to use Xeriscape instead of Localcape. She said Xeriscape indicates no plants or drip system. Jed Muhlestein said Xeriscape could include vegetation. Jane Griener said she would like to include pictures to give ideas of what you can do.

Susan Whittenburg asked how this would work with CC&R's and HOA requirements. Jed Muhlestein said a lot of cities have already adopted this ordinance and have had them in place for over a year. He said he didn't know what kind of push back there has been from HOA'S.

Troy Slade asked about planting trees in the park strip and how that would affect the sight triangle. Jed Muhlestein said you can plant a tree in the park strip but can't plant in the sight triangle.

MOTION: Planning Commission member John MacKay moved to recommend approval of a new ordinance 3.13 regulating water conservation as required by the Central Utah Water Conservancy District with the following conditions:

- 1. Trees in park strip shall comply with the tree guideline and be spaced 40 feet apart.
- 2. 50% requirement for plants is calculated at maturity.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Susan Whittenburg
Jane Griener
John MacKay
Ethan Allen
Troy Slade

Nays:

Excused:

Alan Macdonald
Jeff Davis

B. Public Hearing: Code Amendment to Section 2.04-Public Notice clarifying written notice requirements.

Ryan Robinson explained that current language in City Code 2.04 Public Noticing is very specific about written notice for a public hearing regarding a zone change but does not address any other form of items

that would need noticed for a public hearing. The process and requirements remain the same, these edits make the uses more generic and apply to any item that is required to have a public hearing/notice rather than just a zone change.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

MOTION: Planning Commission member Susan Whittenburg moved to recommend approval of the proposed code text amendment changing the language in section 2.04 regarding noticing to apply to any land use application requiring a public hearing.

Ethan Allen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Susan Whittenburg
Jane Griener
John MacKay
Ethan Allen
Troy Slade

Nays:

Excused:

Alan Macdonald
Jeff Davis

C. Public hearing: Code Amendment to Section 3.09.060 removing language for setback exceptions in the Planned Residential Development Zone.

Ryan Robinson explained that The Planned Residential Development zone under section 3.09.060-Dwelling Clusters; Lot Size; Buildable Area; Setback, allows for the Planning Commission to recommend and City Council to approve an exception to the designated setback envelope standards as outlined in this section of the code. The intent was to accommodate for the open space requirement in the PRD zone and allow flexibility for lot design. Recently the City has seen an increase in requests for setback exceptions in the PRD zone. The requests have been primarily to accommodate larger homes on regularly sized/shaped lots, rather than impacting open space.

Staff is seeking approval to remove this section of the code. A setback exception could still be applied for within this zone through the variance process as would be the case in every other zone seeking an exception to the standards found in city code.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

Jane Griener said she agreed as long as residents had a path to get a variance. She said we shouldn't be involved in neighborhood disputes.

MOTION: Planning Commission member Ethan Allen moved to recommend approval of the code text amendment to section 3.09.060 removing language allowing for an exception to the setback standards in the PRD zone.

Troy Slade seconded the motion. There were 5 Ayes and 0 nays (recorded below). The motion passed.

Ayes:

Susan Whittenburg

Nays:

Excused:

Alan Macdonald

Jane Griener
John MacKay
Ethan Allen
Troy Slade

Jeff Davis

D. Public Hearing: Code Amendment to Section 3.07.080 amending setback exception requirements for customary residential accessory structures in the Business Commercial Zone.

Ryan Robinson explained that in 2021 a request was made to the city altering the requirements for exceptions to the setbacks of accessory structures sections of city code. These exceptions allow for an accessory structure to be located closer to the side and rear property lines if more strict standards can be met. The changes were made to the following zones.

- TR-10,000
- CR-20,000
- CR-40,000
- CE-5
- CE-50

The Business Commercial zone (B-C) was not updated along with the other sections regulating the accessory structure exceptions. In reviewing meeting minutes as well as discussion among city staff there seems to be no clear reason for excluding the B-C zone. The B-C zone does allow residential development as a permitted use when within a recorded subdivision and as a conditional use permit when not in a recorded subdivision. The lot size and development standards are closely aligned with those in the TR-10,000 zone. There are also many existing residential units within the B-C zone that this would apply to as well.

The primary changes focus on updating the introduction of the section and the requirement that an accessory structure be no taller than 12’6” to qualify for an exception. The previous standard was 10’. We also add language requiring the accessory structure be at least five feet away from the main dwelling. This makes the standards uniform across all the primary zones within the city.

Jane Griener opened the Public Hearing. There were no comments and Jane Griener closed the Public Hearing.

MOTION: Planning Commission member Troy Slade moved to recommend approval of the code text amendment to section 3.07.080 changing the introduction to the section, setback from the main building, and regulating the max height requirement for setback exceptions from 10’ to 12’6”.

John MacKay seconded the motion...There were 5 Ayes and 0 nays (recorded below). The motion passed.

Ayes:
Susan Whittenburg
Jane Griener
John MacKay
Ethan Allen
Troy Slade

Nays:

Excused:
Alan Macdonald
Jeff Davis

IV. COMMUNICATIONS

Ryan Robinson said the City Council approved additional parking for the auto shop to 6 stalls per bay.

V. APPROVAL OF PLANNING COMMISSION MINUTES: January 17, 2023

MOTION: Planning Commissioner Ethan Allen moved to approve the minutes for January 17, 2023, as written.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Susan Whittenburg
Jane Griener
John MacKay
Ethan Allen
Troy Slade

Nays:

Excused:

Alan Macdonald
Jeff Davis

MOTION: Planning Commissioner John MacKay moved to adjourn the meeting.

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Susan Whittenburg
Jane Griener
John MacKay
Ethan Allen
Troy Slade

Nays:

Excused:

Alan Macdonald
Jeff Davis

The meeting was adjourned at 7:03 p.m.

