

**ALPINE CITY PLANNING COMMISSION MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**March 21, 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: Chair Jane Griener

Commission Members: Alan Macdonald, Susan Whittenburg, Troy Slade, John Mackay

Excused: Jeff Davis, Ethan Allen

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

Others: Derek Rowley, Ken Berg

**B. Prayer/Opening Comments:** Troy Slade

**C. Pledge of Allegiance:** Jane Griener

**II. REPORTS AND PRESENTATIONS**

- A. None**

**III. ACTION ITEMS**

- A. Conditional Use Permit: Cherry Hill Farms Stand located at 645 S Alpine Highway.**

Ryan Robinson said Cherry Hill Farms has submitted an application for a Conditional Use Permit (CUP) for a produce stand located at 645 S. Alpine Highway. This property is currently zoned CR-40,000 “Incidental Produce Stands” are listed as a Conditional Use in this zone (DCA 3.04.030-Conditional Uses). The Planning Commission will also review 3.04.030 *Conditional Use Standards of Review* for compliance with City Code. The applicant is seeking approval of their CUP application, the Planning Commission is the designated land use authority for reviewing this particular CUP as per DCA 3.23.070.

A conditional use is defined by Utah State Code 10-9a-103 as the following:

*“A land use that, because of the unique characteristics or potential impact of the land use on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.”*

Ryan Robinson said this is an Administrative decision. The city has a list of criteria that has to be met so any condition we want to add had to refer back to this list.

Ryan Robinson said the applicant has met the conditions with an exception to the parking standards. The applicant is requesting an exception to paved parking and lighting.

Jed Muhlestein said staff has worked with the applicant to get the access to their parking from Bateman Lane. The parking has been on Alpine Highway which has been a safety concern, so we’re glad to move parking next to Bateman Lane. Part of the condition is to have a paved parking lot and be graded so we don’t have water issues. The applicant does not want to pave the parking. We wouldn’t require them to screen the parking because they are not next to any residential houses. And they would not be required to landscape.

Jed Muhlestein said staff recommends signage stating no parking on Alpine Highway and to direct traffic to the new parking lot. The access to Bateman Lane and to the new parking will be much approved.

Ryan Robinson said the parking stalls would meet the parking requirement. Jane Griener asked if we are allowed to require more parking based on the past popularity of this business. She asked if overflow parking would be allowed on Bateman Lane.

Ryan Robinson said we can set hours of operation. He said if they are not going to have lighting, then that will help with staying open late. He said we could also say business hours could be from dusk to dawn.

Susan Whittenburg asked where the building front door would face. Ken Berg said people will enter from Bateman Lane and then come around the south side of the building and the front door will face west.

Jane Griener asked what the parking lot would look like. Ken Berg said they are proposing to build a gravel parking lot, with a top dressing of bark chips in the future.

Derek Rowley, applicant, said he doesn't want to be open after dark because he employes kids. He said they will probably use the small shack this year until the new building can be built.

Jane Griener asked when the improvements to Bateman Lane and the parking lot will be done. She said she would like to see that done before the conditional use permit is given. Derek Rowley said their plan is to do the improvements before the stand is open in July. He said he has every intention to have the improvements done before they open. He said if the new building is not finished, they will move the small shack over and use it until the new building is complete.

Jane Griener asked if the applicant would check with UDOT if they could paint the curb on Alpine Highway red to prevent parking on the street.

Troy Slade asked if there will be big delivery trucks entering. Derek Rowley said it will be box trucks making deliveries. He said there will be farming equipment as well.

Susan Whittenburg asked if there is a bigger picture coming in the future like the big red barn down south. Mr. Rowley said he had no plans to go bigger.

Ken Berg said there will be eighteen parking spaces.

Alan Macdonald said he has a problem with a gravel parking lot. He said we've all seen the use, and now with a new 3200 square foot building, he would like to see a paved parking lot with lined parking stalls. He said this is no longer a mom-and-pop fruit stand, but a bigger business now. Jane Griener said this is still an agricultural use and not a commercial use and she said by paving it, it will make it seem commercial.

Jane Griener asked if this parking lot would be used for the you pick customers. Derek Rowley said it would be.

The Planning Commission had a discussion on whether they wanted to grant an exception to the parking ordinance and if they needed handicapped parking.

Ken Berg said per the ordinance, they have a right to ask for an exception. Alan Macdonald said you can ask, but the city doesn't have to automatically grant the exception. He said you will get more efficient parking if there is a paved lot with parking stalls marked. Jane Griener said you could mark the head of the spaces with cement or railroad ties or allow off street parking on Bateman Lane.

**MOTION:** Planning Commission member Alan Macdonald moved to approve the Conditional Use Permit for a produce stand at 645 S. Alpine Highway with the following conditions:

1. Off street standard exceptions for paving and lighting of the parking lot are subject to City Council approval;
2. No portion of the setback area adjacent to Alpine Highway, or Bateman Lane will be used for off street parking unless approved by the Gateway Historic committee and the City Council;
3. The applicant installs signage on their property to not allow parking on Alpine Highway and direct traffic to the parking lot;
4. Meet with UDOT to receive permission to paint curbing or to put up no parking signs in the parking strip;
5. Hours of operation are dawn to dusk;
6. Season of operation is first day of Spring to last day of Fall;
7. Business can't open until improvements to Bateman Lane and the parking lot are complete.

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

**Ayes:**

Susan Whittenburg  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Ethan Allen

**B. Public Hearing: Code Amendment to Section 3.19.070 regarding density standards in the Assisted Living and Nursing Care Overlay Zone.**

Ryan Robinson said City staff has received requests from City officials to review and recommend ways within the Assisted Living and Nursing Care overlay zone to reduce the number of overall residents allowed per lot size and create a standard unit allotment to better regulate overall density for projects within this designated zoning.

The Current density in this zone allows for one (1) resident for every 1,000 square feet of lot area. A minimum lot size of two (2) acres and a maximum of 10 acres means a development seeking this zone change could currently have anywhere from 87 to 435 residents depending on the lot size with no limits to the number of dwelling units.

*Residential Standard Comments*

The following table shows potential density changes compared to the current standard. The density standards for a single-family dwelling within the B-C zone has a minimum lot size of 10,000 sf. To compare per resident for a single-family dwelling, we multiplied the max density for each acreage amount

by the average household size according to the latest Census information, which is 3.67 people per household.

Lot Size	Residents Per 1,000 SF	Residents Per 2,000 SF	Residents Per 3,000 SF	Single-Family Dwelling Size.
2 Acres= 87,120 sf	87	43	29	8 homes= 29 residents.
3 Acres= 130,680 sf	130	65	43	13 homes = 48 residents
4 Acres=174,240 sf	174	87	58	17 homes = 64 residents
7 Acres= 304,920 sf	304	152	101	30 homes= 112
10 Acres= 435,600 sf	435	217	145	43 homes= 160 residents

*Dwelling Unit Standard Comments*

The staff has also reviewed the different options for creating standards for the maximum number of dwelling units. These different options consider creating uniformity with similar zoning uses (Senior Housing Overlay) and or limiting the number of units based on the population of the various options.

Jane Griener asked who put this forward. Ryan Robinson said several people from the City Council did.

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

Alan Macdonald said we allow for higher density in the overlay business commercial zone such as senior housing. Jane Griener said we have that with Montdella and River Meadow. Alan Macdonald said we have a desire in the city to provide independent senior living and also a desire to progress to assisted senior living and memory care. He said with assisted living, you have a higher density with other services. This comes with a bigger box type apartment looking building. He said we say we want and need this service, but to what extent.

Jane Griener said we have that with River Meadow. She said the City Council liked that layout better than a big building because it fit in better with the community.

John Mackay said we're being asked to approve density numbers for all three different categories of senior housing rolled into one. He said they are all different and the requirements should be different. He said he read an article that said 80 to 100 residents are needed to make the business viable. He said he shared the article with the Planning commission and the City Council.

Jane Griener said there were concerns with the last application about the height of the buildings and the look and pitch of the roof. She said people preferred a more homey or residential look versus a tall apartment looking building.

The Planning Commission had a discussion about an aging in place project where people could go from senior housing to assisted living to skilled nursing.

Jane Griener asked Ryan Robinson to research different assisted living projects and what the density is. She would like it broken out into the three different categories of senior housing, assisted living, and skilled nursing. She asked the Planning Commission to do some research as well.

**MOTION:** Planning Commission member John Mackay moved to recommend **Tabling** the proposed code text amendment changing the language in section 3.19.070 reducing the density standards in the Assisted Living and Nursing Care Overlay Zone.

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

**Ayes:**

Susan Whittenburg  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Ethan Allen

**IV. COMMUNICATIONS**

The applicants who asked for a re-zone on Lupine Drive and 400 West withdrew their application.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: March 7, 2023**

**MOTION:** Planning Commissioner Susan Whittenburg moved to approve the minutes for March 7, 2023, as written.

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

**Ayes:**

Susan Whittenburg  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Ethan Allen

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

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

**Ayes:**

Susan Whittenburg  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Ethan Allen

The meeting was adjourned at 8:09 p.m.