

**ALPINE CITY PLANNING COMMISSION MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**April 18, 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, Troy Slade, John Mackay, Ethan Allen

Excused: Jeff Davis, Susan Whittenburg

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

Others: Kara Ashton, Nate Heaps, Cori Russon, Brian Nelson

**B. Prayer/Opening Comments:** Jane Griener

**C. Pledge of Allegiance:** Troy Slade

**II. REPORTS AND PRESENTATIONS**

- A. None**

**III. ACTION ITEMS**

- A. Final Plat Review: Cherry Point Subdivision 12 lots located at approximately 1528 N Grove Drive**

Ryan Robinson said Alpine Cherrypoint Estates Subdivision consists of 12 lots on 13.82 acres. The proposed lots range from .91 (40,002 sq. ft) to 1.3 (57,329 sq ft) acres in size. The development is located at approximately 1528 Grove Drive and includes five parcels as part of the proposal. Currently there are two homes and a variety of smaller structures spread throughout the projected site. Those structures will be removed before the homes go in. The proposed property is zoned CR-40,000. The applicant is seeking concept plan approval.

Ryan Robinson said Lot 1 will remain as Peter Christensen's home. He said this lot will be legal non-conforming and any future modifications or expansion on the lot must meet current city code. Lot 10 where the foundation is, we wanted to discuss how they could secure that and make sure it was safe for development moving forward. The approval letter from the irrigation company has a note stating Lot 1 is legal non-conforming. The developer has discussed how they can secure lot 10 and have met all the requirements.

Ryan Robinson said we have gone through the noticing process. The lot width area meets the requirement. He said there are three lots that have more than five sides and would need an exception. He said when viewing the surrounding area, you can see why they are shaped the way they are. The use of this zone is single detached family homes which meets the requirement in the code. There are no trails planned through the subdivision. The Street Master Plan doesn't show any planned roads going through the development.

Jed Muhlestein said all the red lines have been taken care of and the developer is working on bonds and the water policy. He said at preliminary, there was a condition that we have a letter from the irrigation

company, and we did receive the letter. He said the plat and plans look pretty good from the engineering side.

Ryan Robinson said an easement along the south border has been resolved with the Butterfields.

Alan Macdonald asked why Lots 9, 10, and 11 have more than five sides. Jed Muhlestein said the development is conforming to exterior property boundaries that are already existing.

Jane Griener asked what safety precautions will be in place for Lot 10. Jed Muhlestein said the owner has the property locked up. Ryan Robinson said there is a buyer for Lot 10 who wants to move pretty quickly so it shouldn't be a long-term problem.

Jane Griener asked if there needed to be any further improvements on Grove Drive. Jed Muhlestein said the developer will make improvements with sidewalk, curb, and gutter around their development. The road will be thirty feet wide, which is the standard.

**MOTION:** Planning Commission member John Mackay moved to recommend approval of the Final Plat of Alpine Cherrypoint Estates with the following conditions:

1. Lot 9, 10, and 11 receive an exception for more than 5 sides.

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

**Ayes:**

Ethan Allen  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Susan Whittenburg

**B. Commercial Building sign review: Crandall Printing Museum 65 Main Street Court**

Ryan Robinson said The Crandall Printing Museum located at 65 West Main Street Ct, is in the process of creating a sign for its building. [DCA 3.25.080](#) requires the following for approval of an application:

1. Signs shall be painted on, attached to, or erected on the building that houses the business, or upon the property occupied by the business which the sign(s) advertise. There shall be a maximum of one (1) sign per business.
2. A free-standing sign may be considered if there is no location on the building for signage. The determination will be made upon a recommendation by the Planning Commission and approval by City Council. A free-standing sign will follow one of the four (4) approved sign design standards and will not exceed five (5) feet in width and three (3) feet in height. Signs shall not have back-lit lighting.
3. All signs attached to a building shall meet the approval of Alpine City to assure that the sign meets the applicable building and electrical codes.
4. The total area of all sign(s) on any one building shall not exceed 15% of the area of the side of the building where a sign is displayed.
5. The area of a sign shall be construed as the area of the overall background. Signs without a background, such as letters or numbers hung together, shall be assumed to be attached to a background that shall be depicted on the application rendering.

6. Signs on cloth awnings shall be permitted subject to review by Alpine City and shall comply with the guidelines in DCA 3.25.080 Part 3, DCA 3.25.080 Part 4, and DCA 3.25.080 Part 9.
7. Within any planned commercial development or on any single building housing a number of uses, or in any arrangement of buildings or shops which constitute a visual entity as a whole, if addresses are to be used, all numbers, letters, or other symbols shall be identical in size, design, color, and installation.
8. The color, size, number, lighting, and placement of business commercial signs is subject to recommendation by the Planning Commission, consistent with the guidelines set forth in the Gateway/Historic District, and approval by the City Council.

Part of this staff report shows the sign including lighting. Point #2 in DCA 3.25.080 prohibits signs from being backlit. This sign is considered front-lit and meets the requirements of these standards. The Planning Commission can make a recommendation to the City Council regarding lighting as specified in point #8.

Ryan Robinson said this was reviewed by staff and we feel it meets the standards in our ordinance. He said our ordinance states signs shall not have back lit lighting. He said he discussed this with the applicant, and they said the lighting they are proposing is front lit lighting. Examples of both back lit and front lit signs were shown to show the difference.

Alan Macdonald said both of these options seem internally lit and what we were trying to avoid. He said front lit to him means lights shining down on the sign.

Ryan Robinson said we all thought when we put in this language that it meant no internal lighting, but that's not what the ordinance says. It specifically says back lit lighting so it's hard to say someone can't have front lit lighting. In the future we could look at internal lit signs and change the language if we don't want them.

Kara Ashton, applicant, said a front lit sign is light that just comes from the front. A back lit light is coming from the back. Internal light is coming from both. She said her sign would be internally lit. Alan Macdonald and Ethan Allen both said back lit and front lit are the same thing and this is the kind of light we don't want in the Gateway Historic District. John Mackay asked Ms. Ashton if the light was a light box with a light inside. She said yes. John Mackay said according to Google, that is the exact definition of a back lit light.

Jane Griener said we need to look back at our discussion and see if we have used the wrong wording in our ordinance for what we thought we meant. She said the applicant has met the ordinance per their definition. The Planning Commission said the applicant is giving us their definition, but that is not our definition. Alan Macdonald said our definition of back lit lighting was any light illuminating from the back, through the inside, and out the front.

Brian Nelson, applicant, said he doesn't care how the sign is lit. He said he doesn't like the gooseneck look but needs to get this approved as soon as possible.

The Planning Commission said the applicant could install down lit lights and that would look really nice.

**MOTION:** Planning Commission member Ethan Allen moved to recommend approval of the sign application for the Crandall Printing Museum with the following condition:

1. Lighting be external shining down on the sign with no internal lighting.

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

**Ayes:**

Ethan Allen  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Susan Whittenburg

**C. Assisted Living and Nursing Care Overlay Zone Density Requirement Edits Section 3.19.070 of Alpine Development Code.**

Ryan Robinson said During the March 21<sup>st</sup>, 2023, Planning Commission meeting the Commissioners reviewed a proposal to edit section 3.19.070 of the Alpine Development Code regulating density standards for the Assisted Living and Nursing Care Overlay Zone. The discussion focused on the General Plan vision for this zone and the need for assisted living housing within the community. The Commission expressed a desire to create standards that can be attractive to developers while at the same time not having a negative impact on the City and surrounding neighborhoods. City Staff were asked to provide information to the Planning Commission to better understand market needs and how surrounding communities are also addressing density for similar uses.

Ryan Robinson said he contacted neighboring cities to get feedback on what they allow. Highland City said Assisted Living is allowed in an overlay zone, but the City Council has the right to deny it because it's a Legislative decision and a zone change. If they don't think it fits, they have the ability to say no even if it meets the ordinance. Cedar Hills likes the smaller Beehive type homes, and they use square footage to patient ratio of eight residents to one hundred and fifty square feet. Lindon City has an assisted living zone with different standards for smaller and larger facilities. Their standard is thirty units per acre.

Ryan Robinson said he spoke with a couple of developers who develop these types of facilities and had good conversations with them. One was Ross Welch, and he said anything under 60 units is not worth doing. Greg Neild said anything over 120 units will start to affect the quality. He said most of the units, about eighty percent, have only one resident. This could be because a spouse has died, and most of them are women.

Ryan Robinson said our code states you can have one person under fifty-five living in the unit, with a maximum of three per unit. He said Ross Welch said the Beehive homes are not really working anymore, so they are moving away from them. He said the larger projects will obviously make more money. He also said it's best to combine congregate, or independent living with assisted living on the same property for a smooth transition.

Jane Griener asked if we approve an overlay and they don't have assisted living, can they get approval for that. Ryan Robinson said yes. Jane Griener said that would just be a large apartment complex for fifty-five and over and she was surprised that this language was in there because that was not the intention. Ryan Robinson said we could clean that language up to require assisted living as part of the development.

Ryan Robinson said he would like to add language to state the units are not for sale or privately owned. The units would be rented and not meant for permanent residency.

The Planning Commission had a discussion about what they would like to see in the city and what is currently working here. Ethan Allen said he has concerns about allowing three stories. Alan Macdonald talked about parking and asked if there was any value in putting restrictions or requirements around parking.

Jane Griener said we had a few weeks to review this but said she had concerns that someone could propose something when we're right in the middle of changing something.

Alan Macdonald said when the last proposal came forward, there was a lot of citizen concern over traffic. He said he would like to put that subject to bed because the prior applicants did a traffic study and usage of that site and it was determined that it was a low usage. He also said there was a lot of concern about emergency services and ambulances coming in and out of there multiple times a day with sirens on. The Fire Chief said that was not true, at most there would be one and a half calls a week. Ryan Robinson said another facility he called had .76 calls per week, so less than one and a half per week.

Jane Griener said we could leave the ordinance as is and add one more bullet point. She said if we do that then someone could apply for the senior house overlay and build a fifty-five and over complex. She said she would like to add assisted living must accompany independent living.

Alan Macdonald said we are a small community with a small Historic District but said it would be nice to have this type of development for our seniors. He would like to see a facility with progressive care that is all together on one property. He said when he thinks about his mom, he likes that she is in a facility where she can have some independence and then as things progress, she can get heightened care. From there, move into assisted living, and then end of life care. He said he would like to see this type of facility here in Alpine for our seniors.

Alan Macdonald asked Ryan Robinson if he would do a little more research on what would be the right facility for our city. The Planning Commission discussed adding language to the ordinance stating a development or facility needed assisted living along with independent living, so it didn't end up just being a fifty-five and older apartment complex.

John MacKay said he likes independent living but would like to see assisted living as part of the development.

Ethan Allen said he thinks 10 units per acre would work. Jane Griener said she would like to add that a development would have to meet 60 units of assisted living before they could add independent living.

**MOTION:** Planning Commission member Ethan Allen 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 for further review as discussed.

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

**Ayes:**  
Ethan Allen  
Jane Griener

**Nays:**

**Excused:**  
Jeff Davis  
Susan Whittenburg

Troy Slade  
Alan Macdonald  
John MacKay

**IV. COMMUNICATIONS**

Jed Muhlestein said someone asked if they could tear out their park strip and pour concrete. He told them no, and said they could xeriscape, but wanted to make sure that was correct. Jane Griener said we decided against it because of aesthetics and fitting into the desired look of the city. John Mackay said xeriscape requires fifty percent vegetation so the concrete wouldn't work.

Alan Macdonald asked if a member of the Trails Committee could attend our next meeting to discuss the trail usage by equestrian/horse riders in the spring. He said it was a big issue last year and after the wet year we've had this year, it's going to be a huge issue this year. He said we need signage or restrictions to prevent significant damage because of the weight of the horses and rider.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: March 21, 2023**

**MOTION:** Planning Commissioner Alan Macdonald moved to approve the minutes for March 21, 2023, as written.

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

**Ayes:**

Ethan Allen  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Susan Whittenburg

**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:**

Ethan Allen  
Jane Griener  
Troy Slade  
Alan Macdonald  
John MacKay

**Nays:**

**Excused:**

Jeff Davis  
Susan Whittenburg

The meeting was adjourned at 7:26 p.m.