

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
July 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: Jane Griener

Commission Members: Alan Macdonald, Troy Slade, John Mackay, Ethan Allen, Jeff Davis, Susan Whittenburg

Excused:

Staff: Ryan Robinson, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Troy Slade

C. Pledge of Allegiance: By Invitation

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

A. Design Plan Addition: Alpine Fitness Main Street Building

Ryan Robinson said a new building was proposed for Alpine Fitness and approved by the City Council during the December 8th, 2020 meeting. The project is on the property located at 235 South Main Street. The proposed building would be 9,380 Square Feet located on a property of approximately 0.58 acres. The property is in the Business Commercial Zone and Gateway Historic District. The approved site plan includes 40 off-street parking stalls (38 required), and 5,037 square feet of landscaping (20% of total lot area).

The applicant has been granted a setback exception (08/13/2019 City Council approved a 15' front and 2' side (north) setback exception), parking exception (09/10/2019 City Council approved parking within 15' of front property line), and two land swaps (09/10/2019 City Council approved a 234.23 square foot exchange; 05/12/2020 City Council approved 430 square foot exchange to accommodate underground powerlines) by the City Council and has worked with Dominion Gas and Utah County on the removal of a gas line and easement.

Alpine Fitness is requesting to add an awning to its currently approved structure. The awnings are a lumber material that will project out no more than three feet on the west and south sides of the building. The length of each awning will match that of the window it hangs above, and the braces will match other pillar material.

Ryan Robinson said the applicant has met the requirements of the Gateway Historic Design Standards, the General Plan, and the Alpine City Codes. He showed renderings of what the awnings would look like. The awnings would only be over the windows and would match the roof.

Alan Macdonald asked what the awning would be made of. Ryan Robinson said wood and metal and the metal would match the roof.

Jane Griener said she thought we had previously asked the applicant to add some design to the building and thought this would dress the windows nicely.

Alan Macdonald asked if the awnings would encroach into the setbacks. Ryan Robinson said no because the awnings could be cantilevered with no posts in the setback. Alan Macdonald asked if there were any other buildings on Main Street with awnings. The Planning commission discussed and mentioned a couple of other buildings that had awnings.

MOTION: Planning Commission member Alan Macdonald moved to recommend approval of the design renderings for an awning on the Alpine Fitness building located at 235 South Main Street and find them to be in compliance with the Gateway Historic District Standards

John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
Alan Macdonald
John MacKay
Jeff Davis
Ethan Allen
Troy Slade
Susan Whittenburg

Nays:

Excused

B. Public Hearing: Amendment to Construction Standard Specifications and Details

Jed Muhlestein explained that the Construction Standards Specifications and Details need to be updated. Included in the updates are:

1. The requirement for developers to install empty conduit for future fiber communications, such as high-speed internet. See attached memo for a full list of changes.
2. The Division of Drinking Water that have sections that override APWA specifications.
3. Moratorium of five years for cutting a new street.

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

Jed Muhlestein said we added a Roadway Tree Trimming section.

MOTION: Planning Commission member Ethan Allen moved to recommend approval of Resolution No. R2023-20 as proposed.

Susan Whittenburg seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Alan Macdonald
 John MacKay
 Jeff Davis
 Troy Slade
 Ethan Allen
 Susan Whittenburg

Nays:**Excused****C. Public Hearing: Amendment to Tree Guide**

Jed Muhlestein explained that proposed updates to the Alpine City Standard Specifications and Details affect the Alpine City Tree Guide. Specifically, on page 15 the height to trim branches above roadways and sidewalks has been changed from 13.5' and 8' to 12' and 9' for the height of branches above roads and sidewalks, respectively. This is to match what crews have done in practice as well as to help trees appear more rounded after being trimmed. This same standard is proposed as Detail 35 in the Standard Details. The Tree Guide should match the Standard Details. The logo has been updated throughout the document as well.

The review by the Planning Commission during their July 18th meeting focused primarily on the responsibility of the city vs private groups who are tasked with maintaining this standard. It was clarified this is primarily upheld when projects are going on that would impact trees above roads.

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

Alan Macdonald asked if trees were trimmed in existing neighborhoods. Jed Muhlestein said this is for new neighborhoods. He said all trees in the park strips are the responsibility of the residents. He said the only time we would trim a tree is if there are complaints, or a danger and the resident isn't taking care of the trimming. He said this is why we added the Tree Guide, so we had something to fall back on when there is a need to cut back a tree.

MOTION: Planning Commission member John MacKay moved to recommend approval Resolution No. R2023-21 be approved as proposed.

Ethan Allen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Alan Macdonald
 John MacKay
 Jeff Davis
 Troy Slade
 Ethan Allen
 Susan Whittenburg

Nays:**Excused****D. Public Hearing: Amendment to Stormwater Design Manual**

Jed Muhlestein said the Stormwater Drainage Design Manual needs to be amended to match the current state code regarding onsite stormwater retention. State code requires onsite retention of

stormwaters up to and including the 80th percentile storm. The 80th percentile storm, for Alpine, is 0.55 inches of rain. 0.55 inches of stormwater must be retained on all new construction sites (new homes, commercial buildings, etc.). For any amount of stormwater more than this, Staff has directed homeowners to grade their properties such that stormwater flows to the street collection system. This idea was first introduced and adopted into state code back in 2016 but at the time the 90th percentile storm was required instead of the 80th percentile storm. Now that the 80th percentile storm is required, Alpine needs to update the Stormwater Drainage Design Manual to match state requirements.

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 Resolution No. R2023-22 be approved as proposed.

Jeff Davis seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Alan Macdonald
 John MacKay
 Jeff Davis
 Troy Slade
 Ethan Allen
 Susan Whittenburg

Nays:

Excused

IV. COMMUNICATIONS

Ryan Robinson said Cherry Hill fruit stand asked if they could use their old building until their new building is complete. Jane Griener said she is fine with that as long as they finish their new building in a timely manner and not drag it out. She said she would also like to see no parking signs or cones put up along the road.

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 20, 2023

MOTION: Planning Commissioner Troy Slade moved to approve the minutes for June 20, 2023, as written.

Ethan Allen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
 Ethan Allen
 Troy Slade
 Alan Macdonald
 John MacKay
 Jeff Davis
 Susan Whittenburg

Nays:

Excused:

MOTION: Planning Commissioner Jeff Davis moved to adjourn the meeting.

Susan Whittenburg seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
Ethan Allen
Troy Slade
Alan Macdonald
John MacKay
Jeff Davis
Susan Whittenburg

Nays:

Excused:

The meeting was adjourned at 6:41 p.m.