

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
August 15, 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:** John MacKay

- C. Pledge of Allegiance:** Alan Macdonald

II. REPORTS AND PRESENTATIONS

None

III. ACTION ITEMS

- A. Public Hearing: Rezone of a lot located at 663 N Patterson Drive to TR-10,000.**

Ryan Robinson said a rezone request has been submitted for a lot located on Patterson Drive parcel number 11: 048:0015. This lot currently has two separate zoning designations of CR-20,000 and TR-10,000. The owners are requesting the entire parcel to be zoned as TR-10,000. Their intent is to construct a single-family dwelling. Currently, there is only a barn/shed on this lot.

This lot is currently 9,000 square feet or .20 of an acre in size which is smaller than the required 10,000 square feet for a lot in this zone. However, according to the Utah County Recorder's office, it appears that this parcel was created prior to the current city code being adopted in 1976 requiring the minimum lot size of 10,000 square feet making it legal at the time it was created. If a residential dwelling can meet current code requirements excluding lot size and frontage, Alpine considers this lot to be legally nonconforming based on the date it was created.

Because this is a legislative decision the standards for approval or denial are that the proposed code amendment should be compatible with the standards found in the general plan as well as the current city code and policies. A recommendation should be made to the City Council for approval or denial based on those criteria.

If these standards can be met staff would recommend approving the zone change to have the entire lot under one designation to remove any confusion regarding zoning standards. Setbacks and lot sizes for most of the homes on this street are similar to those in the TR-10,000 zone.

Alan Macdonald asked if the setbacks would be different if the zone were to be changed. Ryan Robinson said the setbacks would be slightly smaller and showed what those would be.

