

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
December 3, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chairman David Fotheringham. The following were present and constituted a quorum:

Chairman: David Fotheringham

Commission Members: Bryce Higbee, Jane Griener, Alan MacDonald, John MacKay, Jessica Smuin, Sylvia Christiansen

Excused: Bryce Higbee

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

B. Prayer/Opening Comments: Sylvia Christiansen

C. Pledge of Allegiance: John MacKay

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Public hearing – Site Plan – Alpine Animal Hospital Kennels – Michel Kendig

Austin Roy said The Alpine Animal Hospital at 424 South Alpine Highway would like to build a new accessory building which would serve as a dog boarding facility and be offered as an additional service of the Alpine Animal Hospital. Existing accessory buildings would need to be demolished in order for the proposed structure to be built.

The site was located within the Business Commercial zone and the Gateway Historic District. The new proposed accessory building was approximately 1,920 square feet, with total combined square footage (new plus existing) being approximately 4,497 square feet. The overall size of the property was 1.01 acres. Twenty-one total off-street parking stalls were proposed. The Developer was seeking a recommendation of approval for the proposed site plan.

Austin Roy said the same materials would be used on the proposed building as were used to upgrade the existing building.

Austin Roy said the applicant would need an exception to the setback for the proposed building. He pulled up a map of the property lines to show where the current buildings were. He showed that only the Southwest corner would encroach into the setback.

Austin Roy said the property would need sixteen parking spaces and they had sixteen spaces. The Planning Commission asked if the proposed building could be moved forward and Jed Muhlestein said they would lose a good portion of their parking if they approved that suggestion and that the idea would not work. There was some discussion of various possibilities and features for this property to evade the parking issue and property encroachment.

Austin Roy said the landscaping, lighting, parking, dumpster, streets all meet the ordinance.

David Fotheringham opened the Public Hearing.

James Lawrence, a resident, said the Forge behind the Animal Hospital was very loud. He said the new owner had improved the property ten-fold and said he had been in the Animal Hospital and it was very clean and well run.

David Fotheringham closed the Public Hearing.

MOTION: Sylvia Christiansen moved to recommend that the Alpine Animal Hospital Accessory Building Site Plan be DENIED because the setback exception was too great. Jane Griener seconded the motion.

Clarification was sought on the motion. There was further discussion of a potential noise issue for residents and soundproofing the facility accordingly.

MOTION: Alan MacDonald moved to recommend to the City Council that the Alpine Animal Hospital Accessory Building Site Plan be approved with the following conditions:

1. Exception be granted to the side setback of the new building
2. The sound proofing be adequate to 115 decibels

Jessica Smuin seconded the motion. There were 5 Ayes and 1 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Alan MacDonald
Jessica Smuin

Nays:

Sylvia Christiansen

B. Public Hearing – Setback Exception – J&L Automotive Addition – James Lawrence

Austin Roy said the petitioner was seeking approval of a new addition for the automotive shop. In order to build the addition, an exception to the front setback requirements for a commercial structure in the Business/Commercial Zone would be required. The setback being requested was 12 feet 3 inches.

The property was located at 80 South Main Street. The proposed addition was to be on the front or East side of the building (side closest to Main Street). The front of the property was the only area on the lot that was suited for an expansion (i.e. any expansion on the back of the property would reduce the parking area, and thus made it so the property no longer met the off-street parking requirement).

There was an existing storm drainpipe that ran through the area where the new addition was proposed. If the new addition and setback were approved, it should be approved with the condition that the storm drainpipe be re-routed from underneath the building, and construction plans must be approved through the Engineering Department prior to the release of a building permit.

All properties in the Business Commercial Zone were required to have at least twenty percent of the lot landscaped, and according to the plans, J & L Automotive would still meet this requirement if the proposed expansion and setback exception were approved.

The Development Code stated that the Planning Commission may grant exceptions to the setback requirements for the Business/Commercial and Gateway Historic Zones.

Article 3.07.050.1

Front setback shall be not less than thirty (30) feet from the property line on all streets. No portion of the setback area adjacent to a street shall be used for off-street parking.

Article 3.11.040.3.e

The Planning Commission may recommend exceptions to the Business Commercial Zone requirements regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval.

James Lawrence, applicant, said he put a new storm drain across the front of the property when the original building was built. He said he would pay for the new drain or give the money to the City for a new drain. Jed Muhlestein said the City would abandon this line and put a storm drain line in Main Street.

James Lawrence said he could not build all across the front of the building because he had oil drums under part of the property that he could not build on top of. He said he could not build off the back of the building because of the overhead power lines. He met with several City officials to discuss this issue.

James Lawrence said he also needed storage for car parts for future use.

It was suggested that the building plans include something aesthetically pleasing to match the surrounding neighborhood. Austin Roy was open to suggestions for the architect.

David Fotheringham opened the Public Hearing. There were no comments and David Fotheringham closed the Public Hearing.

MOTION: Jane Griener moved to recommend DENIAL of the J&L Automotive Setback Exception because of the storm drain, the thirty (30) foot setback requirement in the Historical District, and because the extra storage requested was not necessary for the success of the building.

Alan MacDonald seconded the motion.

Jane Griener amended her motion and it was then stated as follows:

MOTION: Jane Griener moved to recommend DENIAL of the J&L Automotive Setback Exception because of the thirty (30) foot setback requirement in the Historic District.

Alan MacDonald seconded the motion.

MOTION: John MacKay moved to recommend approval of the J&L automotive Setback Exception with the following conditions:

1. Storm drainpipe be re-routed, and construction plan approved through the Engineering Department prior to a building permit being released and that the applicant pays for it.
2. Modify the architectural design to meet the Historic Gateway requirement.

MOTION: Sylvia Christiansen moved to recommend APPROVAL of the J&L automotive Setback Exception with the following condition:

1. Storm drainpipe be re-routed, and construction plan approved through the Engineering Department prior to a building permit being released and that the applicant pays for it.
2. Fifteen-foot setback exception.

3. Modify the architectural design to meet the Historic Gateway requirement.

Jessica Smuin seconded Sylvia Christiansen's motion. There were 3 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:

Sylvia Christiansen
John MacKay
Jessica Smuin

Nays:

David Fotheringham
Alan MacDonald
Jane Griener

MOTION: John MacKay moved to recommend APPROVAL of the J&L automotive Setback Exception with the following condition:

1. Modify the architectural design to meet the Historic Gateway requirement.
2. Storm drainpipe be re-routed, and construction plan approved through the Engineering Department prior to a building permit being released and that the applicant pays for it

Jessica Smuin seconded. There were 3 Ayes and 3 Nays. Ayes: David Fotheringham, John Mackay, Jessica Smuin. Nays: Jane Griener, Alan MacDonald, Sylvia Christiansen.

MOTION: John MacKay moved to recommend approval of the J&L automotive Setback Exception with the following condition:

1. Modify the architectural design to meet the Historic Gateway requirement.
2. Storm drainpipe be re-routed, and construction plan approved through the Engineering Department prior to a building permit being released and the applicant pay for it
3. Applicant to come back to Planning Commission after City Council approval for Historic Gateway rendering approval.

Alan MacDonald seconded the motion. There were 4 Ayes and 2 Nays. Ayes: John Mackay, David Fotheringham, Alan MacDonald, and Jessica Smuin. Nays: Jane Griener and Sylvia Christiansen.

C. Annual Meeting Schedule 2020.

Austin Roy shared a proposed meeting schedule for the 2020 Planning Commission meetings. He asked the Planning Commission to review the dates and discuss any conflicts.

MOTION: Jane Griener moved to adopt the proposed 2020 Planning Commission Meeting Schedule.

Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

IV. Communications

David Fotheringham said this would be his last meeting as he was moving for two years to Hawaii.

Alpine City Staff, City Council and Planning Commission Christmas Dinner to be held on Tuesday December 10, 2019 at the Skipo building in American Fork.

V. APPROVAL OF PLANNING COMMISSION MINUTES: November 12, 2019

MOTION: Jane Griener moved to approve the minutes for November 12, 2019 with changes made.

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Jane Griener
John MacKay
David Fotheringham
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 9:02 p.m.