

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
February 18, 2020

I. GENERAL BUSINESS

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

Chairman: Jane Griener

Commission Members: Bryce Higbee, Ethan Allen, John MacKay, Alan MacDonald, Sylvia Christiansen, and Jessica Smuin

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: John Ogden, Will Jones, Breezy Anson

B. Prayer/Opening Comments: Ethan Allen

C. Pledge of Allegiance: Alan MacDonald

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Thelin Estates Plat B - Plat Amendment

Austin Roy explained that the petitioner was seeking to adjust boundary lines and create frontage and access to a landlocked parcel of land. Properties were located at approximately 1115 East Mountain Drive. Proposed lots ranged in size from 0.46 acres to 1.35 acres and were located in the CR-20,000 Zone. The proposed lots met the lot width (minimum 110 feet) and lot area (20,000 square feet) requirements. Approximately 1,615 square feet (front of Lot 2 & 3) would be dedicated to the City as public right of way. Two of the three lots had existing homes on them. Existing homes would still meet setback requirements after the proposed boundary line adjustment.

If granted an exception, the proposed boundary line adjustment/plat amendment would create a new buildable zoning lot which would allow permitted uses within the CR-20,000 Zone. The new buildable zoning lot would be a flag lot with a private driveway of approximately 269 feet. The developer would be required to meet water rights requirements and bond for infrastructure. The Development Code (3.01.110) stated:

Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement.

Chairwoman Jane Griener asked if a future road would be coming through. Austin Roy said there was an existing driveway access that would be used if approved. He presented an aerial map of the subject property and identified where the driveway access in question was located.

Alan MacDonald asked if there used to be a home on the lot. John Ogden said the proposed lot was vacant. The Planning Commission had a discussion about why the lots were the way they were and how

they got that way. Sylvia Christiansen asked if the Fire Chief was okay with this flag lot driveway, to which Austin Roy answered affirmatively.

MOTION: Alan MacDonald moved to recommend that the proposed Thelin Estates Plat B Lot Exception be approved with the following conditions:

1. Meets the 110 foot frontage requirement
2. Water policy be met
3. Developer bond for required City infrastructure

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

Ayes:

Bryce Higbee
 Ethan Allen
 John MacKay
 Jane Griener
 Alan MacDonald
 Jessica Smuin
 Sylvia Christiansen

Nays:

None

B. Public Hearing – Ordinance 2020-05-Parking Lot dimensions and Size of Parking Spaces

Jed Muhlestein explained that Staff had been requested by Paul Anderson, who was hoping to develop land near 235 South Main, to evaluate the length of a parking stall as regulated by ordinance under section 3.24.020 – Parking Lot Dimensions and Size of Parking Spaces. Current ordinance required parking stall length to be nineteen (19) feet as measured from the curb face. Jed Muhlestein said in the AASHTO Standards they had two parking stall measurements. For full size vehicles the width and length was nine by 20 feet. For standard vehicles the width and length was eight by 15 feet. Jed Muhlestein said three out of four types of vehicles driven in Alpine would fit in an 18-foot stall. He said he would feel comfortable changing the stall length to 18 feet, as this would benefit future development as well.

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

Jed Muhlestein said he would like to make the ordinance change instead of granting exceptions.

C. Amendment – Ordinance 2020-05 – Parking Lot Dimensions and Size of Parking Spaces

MOTION: Bryce Higbee moved to recommend that Ordinance 2020-05 be approved as proposed. Sylvia Christiansen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
 Ethan Allen
 John MacKay
 Jane Griener
 Alan MacDonald
 Jessica Smuin

Nays:

None

Sylvia Christiansen

D. Public Hearing – Ordinance 2020-06 – Sign Ordinance

Austin Roy said in January 2020, Alta Bank installed a new monument sign on the corner of Main Street and 100 South. The City had received numerous complaints regarding the location, size and orientation of the sign. Staff reviewed the ordinance and evaluated the situation and drafted an ordinance to potentially avoid similar future issues.

Austin Roy said Staff had looked at expanding the sight triangle requirements and changing the setback requirements for commercial signs. He said Staff also looked at the height requirement. Austin Roy showed examples of other signs in the Commercial Zone and explained that several of them did not meet the ordinance.

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

E. Amendment – Ordinance – 2020-06 – Sign Ordinance

The Planning Commission had a discussion on the size and placement of Commercial signs. Austin Roy explained that the City measured from the ground level, including the base. Bryce Higbee said he would like to see signs as part of the Gateway Historic requirements. Alan MacDonald agreed and further added that he would like to see the signs built with durable materials that were not back lit, or built with materials that were susceptible to getting holes in them.

MOTION: Sylvia Christiansen moved to table this item. The motion was not seconded.

MOTION: Bryce Higbee moved to recommend that Ordinance 2020-06 be approved as proposed with changing the three-foot setback to a five-foot setback behind the sidewalk and 12 foot setback if there is no sidewalk. Additionally, he recommended that the sight triangle remain at 35 feet. Ethan Allen seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee

Ethan Allen

John MacKay

Jane Griener

Alan MacDonald

Jessica Smuin

Sylvia Christiansen

Nays:

None

F. Public Hearing – Ordinance 2020-07 – Electronic Bicycles

Austin Roy said the City Council discussed this topic at the January 14, 2020 City Council meeting and decided that they would like to consider allowing Class 1 E-bikes on City trails. Staff drafted an ordinance and a public hearing was now needed. Under the current ordinance all motorized vehicles were prohibited on Alpine City open space, and it had been interpreted that this applied to all types of E-bikes. However, both the State of Utah and the United States Forest Service defined certain types of E-bikes (Class 1, Class 2, or Class 3) as a “bicycle.” The table below broke down the differences between the various classes of E-bikes.

Note: Please see attached files for further information on how E-bikes are defined.

| E-Bike Classifications | Peddle Assist | Max. Watts | Max Speed w/ Assist | Speedometer | Electric Assist |
|------------------------|---------------|-------------|---------------------|-------------|-----------------|
| Class 1 | Yes | 750 (1h.p.) | 20 mph | No | Yes |
| Class 2 | No | 750 (1h.p.) | 20 mph | No | Yes |
| Class 3 | Yes | 750 (1h.p.) | 28 mph | Yes | Yes |

Chairwoman Jane Griener opened the Public Hearing.

Breezy Anson, from the Trails Committee, said he liked the definition that stated: “Electronic Bicycle (Class 1). A bicycle equipped with an electric motor that has a poser output of not more than 750 watts, has fully operational pedals on permanently affixed cranks, is fully operational as a bicycle without the use of the electric motor, provides assistance only when the rider is pedaling, and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour.”

Chairwoman Jane Griener closed the Public Hearing.

G. Amendment – Ordinance 2020-07 – Electronic Bicycles

Bryce Higbee said he did not like the exemptions. He preferred language stating that e-bikes were not considered a motorized vehicle.

MOTION: Bryce Higbee moved to recommend that Ordinance 2020-07 be approved as proposed leaving out the changes with exemptions and Include stating the Class 1 bicycle is not a motorized vehicle. John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

IV. Communications

Chairwoman Jane Griener said she would like a quick summary of what happened in the City Council meetings with recommendations sent by the Planning Commission.

V. APPROVAL OF PLANNING COMMISSION MINUTES: February 4, 2020

MOTION: John MacKay moved to approve the minutes for February 4, 2020 as written. Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 8:47 p.m.