



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, May 21, 2019 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: David Fotheringham
- B. Prayer/Opening Comments: Alan MacDonald
- C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

III. ACTION ITEMS

A. Public Hearing – Amendment to Development Code – Structures in Setbacks

Planning Commission will hold a public hearing and make a recommendation on the proposed change to the Development Code.

B. Public Hearing – Amendment to Development Code – Uses in the Business/Commercial Zone

Planning Commission will hold a public hearing and make a recommendation on the proposed use (dog kennels/boarding) in the Business/Commercial Zone.

C. Site Plan Review – Produce Stand (Peach Pit) – Clark Burgess

Planning Commission will review and consider approving the proposed site plan for a structure to be used seasonally during the apple and peach season. Structure to be used to sell peach shakes and apple slushes.

D. Rules of Order

Planning Commission will review and consider approving the proposed rules of order.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 7, 2019

ADJOURN

Chairman David Fotheringham
May 21, 2019

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Amendment to Development Code – Structures in Setbacks

FOR CONSIDERATION ON: 21 May 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Receive public comments and recommend approval of proposed amendments.

BACKGROUND INFORMATION:

Staff have reviewed the Development Code and have recommended changes to the setback requirements for dwellings and main buildings and prohibiting accessory structures within those setbacks.

STAFF RECOMMENDATION:

Receive public comment and recommend approval of amendments to the Development Code.

**ALPINE CITY
ORDINANCE 2019-11**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLES 3.02.050; 3.03.050; 3.04.050;
3.05.050; 3.06.040; AND 3.07.050 OF THE ALPINE CITY DEVELOPMENT CODE
PERTAINING TO ACCESSORY BUILDING SETBACKS.**

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the ordinance to prohibit accessory buildings within the setbacks of a dwelling or other main building ; and

WHEREAS, the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

WHEREAS, the Alpine City Council has reviewed the proposed Amendments to the Development Code:

NOW THEREFORE, be it ordained by the Alpine City Council, in the State of Utah, as follows: The amendments to Articles 3.02.050; 3.03.050; 3.04.050; 3.05.050; 3.06.040; AND 3.07.050 contained in the attached document will supersede Articles 3.02.050; 3.03.050; 3.04.050; 3.05.050; 3.06.040; AND 3.07.050 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.02.050 Setback Requirements (See Appendix For Drawing)” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.02.050 Setback Requirements (See Appendix For Drawing)

1. Dwellings and Other Main Buildings

- a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
- b. Side Yard Interior Lots. All dwellings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate widths of which shall be at least twenty-two (22) feet. Neither side yard shall be less than ten (10) feet wide.
- c. Side Yard Corner Lots. On corner lots, the front and side yard requirements shall be the same as above, except that the side set back from the street for all buildings shall not be less than thirty (30) feet.
- d. Rear Yard Interior Lots. All main dwelling structures shall be set back from the rear property line a distance not less than twenty (20) feet.

- e. Rear Yard Corner Lots. All main dwelling structures shall be set back from the rear property line a distance of twenty (20) feet.
- 2. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
 - a. Setback from main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 2015-02, 02/10/15)

AFTER AMENDMENT

3.02.050 Setback Requirements (See Appendix For Drawing)

1. Dwellings and Other Main Buildings

- a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
- b. Side Yard Interior Lots. All dwellings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate widths of which shall be at least twenty-two (22) feet. Neither side yard shall be less than ten (10) feet wide.
- c. Side Yard Corner Lots. On corner lots, the front and side yard requirements shall be the same as above, except that the side set back from the street for all buildings shall not be less than thirty (30) feet.

- d. Rear Yard Interior Lots. All main dwelling structures shall be set back from the rear property line a distance not less than twenty (20) feet.
 - e. Rear Yard Corner Lots. All main dwelling structures shall be set back from the rear property line a distance of twenty (20) feet.
2. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
- a. Setback from main building. Accessory buildings shall be set back not less than five (5) feet from the main building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back no less than ten (10) feet from the rear lot line and five (5) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 2015-02, 02/10/15)

SECTION 2: AMENDMENT “3.03.050 Setback Requirements (See Appendix For Drawing)” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.03.050 Setback Requirements (See Appendix For Drawing)

- 1. **Dwellings and other Main Buildings.** All dwellings and other main buildings shall be setback from the lot boundary lines as follows:

- a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
- a. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.03.050 Setback Requirements (See Appendix For Drawing)

1. **Dwellings and other Main Buildings.** All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings.** All accessory buildings shall be located in accordance with the following: (Amended by Ord. No. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
 - a. Setback from Main Building. Accessory buildings shall be set back not less than five (5) feet from the main building.

Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 95-24, 11/14/95; Ord. 2014-11, 6/24/14)

SECTION 3: AMENDMENT “3.04.050 Setback Requirements (See Appendix For Drawing)” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.04.050 Setback Requirements (See Appendix For Drawing)

1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings**. All accessory buildings shall be located in accordance with the following: (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
 - a. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;

- iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
- v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
- vi. The building will not be taller than ten (10) feet to the top of the roof line.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

AFTER AMENDMENT

3.04.050 Setback Requirements (See Appendix For Drawing)

1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings**. All accessory buildings shall be located in accordance with the following: (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)
 - a. Setback from Main Building. Accessory buildings shall be set back not less than five (5) feet from the main building.
Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
 - b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
 - c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
 - d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side

lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:

- i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
- ii. The accessory building contains no openings on the side contiguous to the lot line;
- iii. No drainage from the roof will be discharged onto an adjacent lot;
- iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
- v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
- vi. The building will not be taller than ten (10) feet to the top of the roof line.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 4: **AMENDMENT** “3.05.050 Setback Requirements (See Appendix For Drawing)” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.05.050 Setback Requirements (See Appendix For Drawing)

Same as required within the CR-40,000 Country Residential Zone or as set forth on the final plat of the Planned Residential development, as applicable.

1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings**. (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)

All accessory buildings shall be located in accordance with the following:

- a. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
- b. Side Setback- Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
- c. Front Setback. Accessory buildings shall not be set back less than forty (40) feet from the front property line.
- d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 95-28, 11/28/95)

AFTER AMENDMENT

3.05.050 Setback Requirements (See Appendix For Drawing)

Same as required within the CR-40,000 Country Residential Zone or as set forth on the final plat of the Planned Residential development, as applicable.

1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.

- d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings.** (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10)

All accessory buildings shall be located in accordance with the following:

- a. Setback from Main Building. Accessory buildings shall be set back not less than five (5) feet from the main building.
Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
- b. Side Setback- Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
- c. Front Setback. Accessory buildings shall not be set back less than forty (40) feet from the front property line.
- d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 95-28, 11/28/95)

SECTION 5: AMENDMENT “3.06.040 Setback Requirements (See Appendix For Drawing)” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.06.040 Setback Requirements (See Appendix For Drawing)

- 1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:

- a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings** (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10).

All accessory buildings shall be located in accordance with the following:

- a. Setback from Main Building. Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
- b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
- c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
- d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 98-23,11-24-98)

AFTER AMENDMENT

3.06.040 Setback Requirements (See Appendix For Drawing)

1. **Dwellings and other Main Buildings** (Ord. 97-02, 2/25/97). All dwellings and other main buildings shall be setback from the lot boundary lines as follows:
 - a. Front Yard. The minimum front yard for all main dwelling structures shall be thirty (30) feet (measured from the front property line).
 - b. Side Yard - Interior Lots. For single-unit detached dwellings, main buildings shall be situated on the lot to allow for a side yard on each side of the main building the aggregate width of which shall be at least thirty (30) feet. Neither side yard shall be less than twelve (12) feet.
 - c. Side Yard - Corner Lots. On corner lots, the front, rear and side yard requirements shall be the same as above, except that the set back on any side that faces onto a public street shall be not less than thirty (30) feet.
 - d. Rear Yard - Interior Lots. All main dwelling structures shall be set back from the rear property line a distance of not less than thirty (30) feet.
 - e. Rear Yard - Corner Lots. Rear yard set back for dwellings on corner lots shall be the same as that required for interior lots.
2. **Accessory Buildings** (Amended by Ord. 2006-14, 9/12/06; Ord. No. 2010-03, 8/24/10).

All accessory buildings shall be located in accordance with the following:

- a. Setback from Main Building. Accessory buildings shall be set back not less than five (5) feet from the main building.

Accessory buildings which are located twelve (12) feet or closer to a main building and are attached to the main building by a common roof or wall shall be considered as part of the main building and shall meet the same setbacks as the main building.
- b. Side Setback - Corner Lot, Side Abutting a Street. Accessory buildings shall be set back not less than forty (40) feet from the side lot line which abuts on a street.
- c. Front Setback. Accessory buildings shall be set back not less than forty (40) feet from the front property line.
- d. Side and Rear Setback - Interior Lot Line. Accessory buildings shall be set back not less than fifteen (15) feet from the rear lot line and ten (10) feet from the side lot line, except that no minimum rear or side setback shall be required when all the following conditions are met:
 - i. The accessory building is located more than twelve (12) feet from an existing dwelling on the same or adjacent lot;
 - ii. The accessory building contains no openings on the side contiguous to the lot line;
 - iii. No drainage from the roof will be discharged onto an adjacent lot;
 - iv. The accessory building shall be constructed of non-combustive materials or have fire resistive walls rated at one (1) hour or more;
 - v. The building will not be placed on land designated as a recorded easement, such as a utility or trail easement; and
 - vi. The building will not be taller than ten (10) feet to the top of the roof line.

(Ord. 98-23,11-24-98)

SECTION 6: AMENDMENT “3.07.050 Location Requirements” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

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.
2. In commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)
(Amended by Ord. 98-05, 3/10/98)

A F T E R A M E N D M E N T

3.07.050 Location Requirements

All buildings shall comply with the following setbacks:

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3. Where a commercial zone abuts a residential zone, the side yard and rear yard setbacks will be not less than 20 feet unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
4. A lot occupied by a dwelling structure shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1) unless recommended by the Planning Commission and approved by the City Council where circumstances justify.
5. Accessory buildings shall be set back not less than five (5) feet from the main building.

6.

(Ord. 95-22, 8/22/95 and Ord. 2002-13, Amended by Ord. 2011-09, 5/10/11; Ord. 2014-04, 3/25/14)
(Amended by Ord. 98-05, 3/10/98)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Public Hearing – Amendment to Development Code – Uses in the Business/Commercial Zone

FOR CONSIDERATION ON: 21 May 2019

PETITIONER: Michael and Sarah Kendig

ACTION REQUESTED BY PETITIONER: Receive public comments and recommend approval of the proposed use.

BACKGROUND INFORMATION:

The Alpine Animal Hospital is seeking to add a new dog boarding kennel as an additional service at the veterinary hospital. Under the current ordinance this is not a permitted use within the City. The applicant is seeking approval of the proposed use within the Business/Commercial Zone. See attached proposal from the applicant for details.

STAFF RECOMMENDATION:

Receive public comment and consider recommending approval of the proposed use.

Alpine Pet Lodge Proposal



Introduction; The owners of Alpine Animal Hospital, Michael Kendig and Sarah Kendig, and their practice manager, Monica Lawlis have created a proposal for construction and opening of a dog boarding kennel on the current property of the veterinary hospital. The building would measure 30'0"x 64'0" x 11'4" with a 10'0" truss clearance and be located on the far side of the property, on the other side of the clinic from Alpine Highway. In this proposal we will address possible concerns that may arise due to this project and our proposed solutions. We believe this will be a much needed service for Alpine and only bring positive changes.

Noise; The facility will feature all indoor, soundproofed kennels having a maximum of twenty five cages/rooms at one time. Outside time with the dogs will only happen with a trained staff member. This will control any excessive barking or noise from the dogs due to constant supervision while outside on the grounds. For play time we will convert an existing empty building so that dogs can run and play but still be inside, controlling noise and any outside disturbances. We will not allow noise to affect any neighboring businesses, residents, or the veterinary clinic.

Aesthetic; Alpine is a beautiful city featuring the mountains and local architecture. Local buildings and style will be kept in mind while building the new facility. Not only will it fit into the city, it will also improve the look of the whole property, including our veterinary clinic. Old buildings on the property will be torn down, landscaping of the whole yard will be done, and the water drainage that is currently an eye sore will be redirected and not seen as obviously. Trees will have to be removed but will be replaced with the building and a well-manicured yard and fence that is consistently up kept. The actual boarding facility will not be seen from Alpine Highway but will have an entrance close to where the current veterinary clinic entrance exists.

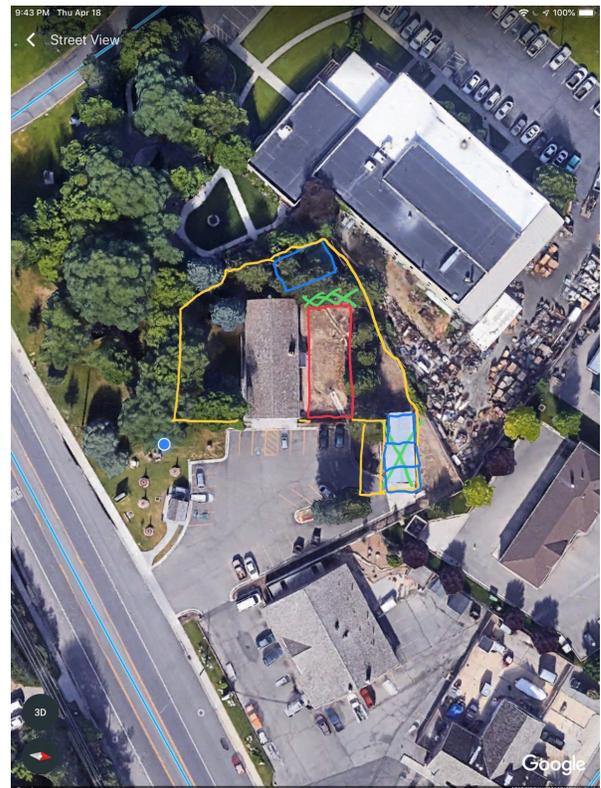
Parking; Currently, our parking lot has 21 well outlined parking spaces. In the summer months we not only handle our own clients, but the very busy Snoasis customers as well. With most services at the new facility only being 5-10 min interactions during drop off and discharges,

parking should never be an issue. Snoasis will be off the property before the facility opens as well which will open up most of our available parking. There will not be a certain window of an influx of traffic due to us being open all day and the flexibility for clients to come by when it's most convenient for them during our open hours. This will prevent any traffic issues that may affect local businesses and schools around the morning and evening rush hours.

Environment; Outside pet waste will be routinely picked up and disposed of as not to be a nuisance from odor or sight. Inside waste will be taken care of by indoor plumbing in the kennels via drains, connected to the sanitation system. Patients will be vetted for any sickness or disease and will be required to have a negative fecal test before boarding, insuring disease doesn't spread among our clients or into the local pet community.

Alpine Benefits; There are no current boarding or grooming facilities in Alpine, and they are very much in demand. Since opening our veterinary clinic almost four years ago we have received an increasing amount of inquiries about boarding and grooming services. We are unable to accommodate due to needing kennel space for our veterinary patients. A separate boarding facility would greatly help out Alpine residents. Including a peace of mind of being directly supervised by our veterinary clinic next door should anything ever arise.

Creating Jobs; Jobs will be created for Alpine applicants especially, having local young people trained to work will benefit them, our facility, and Alpine as a whole. We will be hiring locally for young people who may be in school as well as a groomer. Offering local jobs helps to keep our business supporting Alpine city and Alpine residents. We have many young people from the area intern at the veterinary clinic who have expressed a lot of interest working at our boarding facility. Many want to work in the veterinary or pet industry as they get older and would like a starting position to work their way up in the field.





BRUCE A ALLEN
Cell Phone: (801) 231-6522
Phone Number: (801) 465-0300
Email: BALLE@Clearybuilding.com

4/9/2019
KENDIG, MIKE
Doc ID: 1150720190409125854

Cleary Buildings Project Estimate

Client Proposal - Erected

Project Name: KENDIG, MIKE
Site Address: 424 ALPINE HIGHWAY ALPINE, UTAH 84004
Email: vetmedmck79@gmail.com
Cell Phone: (385) 498-4500



Commercial 30' 0" x 64' 0" x 11' 4" with 10' 0" truss clearance from 100'-0" mark. (8 Bays at 8' o.c.)

Details:

Truss (Standard Lower Chord) with 3/12 roof pitch.
Default Ceiling Design: Designed to Support a Future Drywall Ceiling
Purlin Blocking: Both Endwalls are purlin blocked
Type Foundation: In Ground
Concrete Floor: Yes - Supplied by Purchaser
54 psf Ground Snow Load with 2"x4" Continuous 2' 0" inch on center purlins.

Exterior Finishes:

Roof/Siding: Grand Rib 3 Plus
Roof Condensation Control: 2" condensation blanket white vinyl faced
- Lifetime Film Integrity Warranty, 35 Year Fade and Chalk Warranty, and G-90 Galvanizing Up to 1.0 ounce of Zinc Protection.

Accessories:

Standard Ridge Cap.
Marco LP2 Weather-Tite Ridge Vent "Low Profile" (Add ventilation to ridge).
Side Wall Overhang: Low Profile Eave Ventilation on S1 & S2
End Wall Overhang: None on E1 & E2

- (1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame 22"x36" Insulated - Thermo Pane
- (1) - Plyco Series 20 Blocked 3'-0"x6'-8" with 2x6 frame 22"x36" Insulated - Thermo Pane
- (16) - Plyco CTB500 Horizontal Step Saver Horizontal (Single Slider) 4'-0"x2'-0" with 2x6 Step-Saver Screen



BRUCE A ALLEN
Cell Phone: (801) 231-6522
Phone Number: (801) 465-0300
Email: BALLEEN@Clearybuilding.com

4/9/2019
KENDIG, MIKE
Doc ID: 1150720190409125854

Features: Insulated Double Pane

Interior Finish / Insulation

Responsibilities

Temporary Services:

- Purchaser will provide electric power during construction.
- Portable toilet rental not included with this proposal.
- Seller to pile scrap for Purchaser use or disposal.

Permit

Purchaser shall timely obtain at Purchaser's cost all necessary and required permits and licenses for the construction contemplated by this Agreement.

Site

If Seller is unable to proceed with normal digging procedures (concrete, rocks, etc.), then the extra expense resulting from such condition(s) will be the obligation of the Purchaser and shall be paid to Seller upon request.

Access must be provided for unloading materials to the building material placement area which must be within 75 feet of the building pad – If greater than 75 feet, additional charges will be applied

Total Building Proposal Investment: \$67,506

- Includes material, labor, tax, delivery, warranties and builder's risk insurance.
- Please note this price is subject to change without notice after 4/17/2019.

Dumpster Option - NOT included in the project investment price above

Seller to place scrap in the dumpster and remove from site (Price subject to change based upon delivery and travel charges for the dumpster) \$1,200

Note: If Dumpster Option is not selected, Seller will pile scraps and packaging near building for Purchaser use or disposal.

1. Cleary Trained Crews
2. Workers Compensation and Builders Risk Insurance
3. Only National Builder debt free since 1985.
4. SteelWood University® - through our best-in-class in-house curriculum, we invest in our employees' education to have the premier team to provide you the best solution and the best service.
5. 99.0% Customer Satisfaction
6. Fully staffed for concept, engineering and construction with just one point of contact for you.
7. Dedicated to your design with personal service specialized by our unique Shamrock Service Guarantee.
8. Best warranties in the industry with the financial strength to stand behind them.

Payment Terms



BRUCE A ALLEN
 Cell Phone: (801) 231-6522
 Phone Number: (801) 465-0300
 Email: BALLE@Clearybuilding.com

4/9/2019
 KENDIG, MIKE
 Doc ID: 1150720190409125854

Payment Terms

Amount	Type	Percent	Description
\$13,501	Down Payment	20 %	Upon the signing of the contract with CLEARY BUILDING CORP.
\$27,002	Delivery Payment	40 %	Payment due upon first load of building materials. In the event that multiple loads of materials are required, due to the size of the building, the remaining materials will be shipped to the site as needed while the building is under construction
\$20,252	Truss Payment	30 %	When all trusses are installed on the building. In the event that there is more than one building on a contract, the truss in place payment is due upon installing the trusses in one of the buildings.
\$6,751	Final Payment	10 %	Paid upon Completion and such payment to be delivered to the crew foreman of CLEARY BUILDING CORP.
\$67,506	Total Amount	100%	

TERMS OF PAYMENT: (1) If Contract Amount is \$35,000.00 or less, the terms of payment shall be as provided in the payment terms section above. (2) If Contract Amount is over \$35,000.00, the terms of payment shall be pursuant to the Bank Reference Form which is made a part of this Contract.

If the Purchaser fails to make a payment when due, Purchaser agrees to pay Cleary, upon demand, a delinquency charge equal to the lesser of three-quarter percent (.75%), or the highest rate allowed by law, of the delinquent amount per fifteen (15) days, from the date the delinquent amount is due, until the date it is paid.

License numbers by state: VA #2705 123094A, MI #2102150963, MN #20076522, IL #104.002640, AZ # ROC212050 Limit \$250,000, NM #86107 Limit \$1,000,000, NV #0042464 Limit \$2,000,000, OR # CCB 115247, WA # CLEARBC044NE, PA120833, WV # WV034562

This contract has not been reviewed for energy code compliance. Conformance to the International Energy Conservation Code (IECC) may necessitate additional costs not included in this contract.

This proposal and similar work hereunder are predicated on non-union (non-prevailing wage) labor. If union (prevailing wage) is required, the additional costs will be covered by the purchaser.

Building Proposal Investment is based upon paying with cash or check. If credit card payment is requested (MasterCard, Visa, Discover, or American Express), the purchaser waives the 3% cash or check discount that would be applied to the contract amount.



To turn off 3D imagery, update your map style [MAP STYLE](#)

9:43 PM Thu Apr 18

100%

Street View



3D

Google

Google

40°26'50"N 111°46'49"W 1 mi



Michael Kendig <alpineanimalhospital424@gmail.com>

Invoice + Alpine Animal Lodge!

Whitni Smith <whitni76@gmail.com>

Fri, Apr 26, 2019 at 2:31 PM

To: alpineanimalhospital424@gmail.com

I am an alpine resident and would love for Alpine to have a boarding option. I have two dogs and go out of town frequently and am need of a place for my dogs. There is no option right now in Alpine.

Thank you,
Whitni Smith

Sent from my iPhone

> On Apr 26, 2019, at 2:14 PM, alpineanimalhospital424@gmail.com wrote:

>

[Quoted text hidden]

> <AVIE070335E.PDF>

4/22/19

To: Alpine City Council & Planning Commission,

Subject: Alpine Animal Hospital, Animal Boarding Addition

The Ferrier's have been a resident of Alpine for 16 years and hopefully will spent our remaining years here as well.

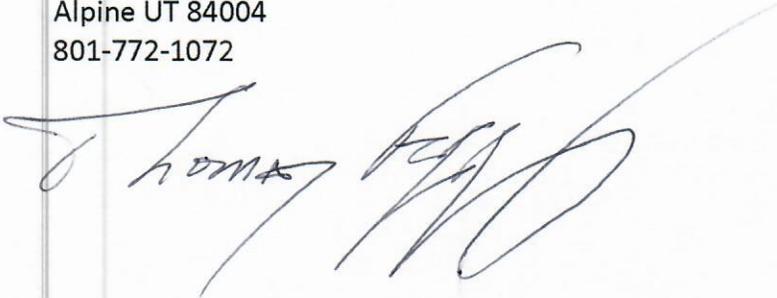
We have had dogs all of the years mentioned above and when we needed vet care for yearly vaccinations or emergencies we were going up into Draper or farther for treatment. Before Dr Kenig came to Alpine we had a very serious condition happen to our dog, which evolved in about 12 months of vet visits and the problems were not getting resolved. I took that same dog to Alpine Animal Hospital after it opened here in Alpine and Dr Kendig explained in a brief few minutes what the problem was and the course of action to repair him, a few weeks and he was back in great shape.

My wife and I travel for our business and to see family in Phoenix and Boise quite often, and most of the time are unable to bring our pets. We currently have been taking our pets to PG for boarding which takes over an hour each way to take them and pickup them 2-3 times a month, consuming a lot of time each month, and most trips are only a few days. So, having a boarding facility locally would be an extreme benefit for us.

We are very glad that Alpine Animal Hospital is located close by and that Dr Kendig has built a viable business here in our community.

Hoping the Board of Alpine will vote in favor of them having a boarding facility at there current location.

Thomas & Carol Ferrier
1061 Moyle Dr
Alpine UT 84004
801-772-1072

A handwritten signature in black ink, appearing to read "Thomas Ferrier", is written over the typed name and address. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alpine Animal Hospital

Michael C. Kendig DVM
424 Alpine Highway
Alpine, UT 84004

Phone: (385) 498-4500

Email: alpineanimalhospital424@gmail.com

To whom it may concern,

We are contacting you in regards to a proposal of a pet boarding lodge being added to our current property next to Alpine Animal Hospital. We are reaching out to our neighbors and local government to address any questions or concerns and to hopefully receive feedback and support as we move forward. Please read over the proposal and if you have any unanswered questions do not hesitate to call or email Monica Lawlis (practice manager) or Dr. Michael Kendig (owner and veterinarian). We feel this will be a positive addition to the Alpine community. We have gone to great lengths to foresee any undesirable consequences to our neighbors and Alpine in general and feel we have solutions to any possible concerns. The building will be constructed directly next to the veterinary clinic which has been open now for four years with great success and overwhelmingly positive feedback. Please let us know your thoughts or if you have any concerns, we will be happy to discuss them and make any changes necessary.

With warm regards,

Monica Lawlis & Dr. Michael Kendig

*Great Idea!
I'm all in!
Sharon Outson*



Michael Kendig <alpineanimalhospital424@gmail.com>

Dog Boarding

Richard Thomsen <ravengramps@gmail.com>
To: alpineanimalhospital424@gmail.com

Fri, Apr 26, 2019 at 7:55 PM

Daisy and Sage enjoy their boarding time. I appreciate how quiet the facility is. I've never heard dogs barking. Plus the facility is extremely clean. I've never seen or smelled anything objectionable inside the building or outside. I appreciate how clean the facility always is.

I hope you are allowed to expand. There are times when you have been too busy to board my dogs. Alpine City needs to expand its businesses to make the city more livable.

Sincerely,
Richard Thomsen

4113 Alpine Cove Circle, Alpine, Utah

Sent from my iPhone



Michael Kendig <alpineanimalhospital424@gmail.com>

Alpine Animal Lodge Support

Paul Speed <pauljspeed@gmail.com>

Mon, Apr 22, 2019 at 9:33 PM

To: Michael Kendig <alpineanimalhospital424@gmail.com>

To Alpine City Planning:

As an Alpine resident, I can attest that our community would greatly benefit from an animal boarding and grooming service provider. The fact that it would be owned and operated by a conscientious and community-minded professional like Dr. Michael Kendig makes the proposal all the more enticing to the local citizenry. I, along with the host of Dr. Kendigs friends and neighbors, wholeheartedly support the advancement of the planning process with Alpine City

Very best regards,

Paul Speed

[Quoted text hidden]

To whom it may concern,

My name is Laine Smith and have lived in Alpine for the last 19 years. Having a veterinarian run boarding and grooming facility in Alpine would be of great use to me and my family as we leave out of town often in the summer and struggle to find somewhere safe to leave our family dog. Being able to leave our pet at a facility under the care of our trusted veterinarian would give us much more peace of mind during these times. Dr. Kendig and his staff have always taken the best care of our animals and I feel that a boarding and grooming facility run by Dr. Kendig would serve our community well.

Thank you,

Laine Smith

To Whom It May Concern:

I heard about the animal boarding project at the Alpine Animal Hospital. I think it's a very useful service here in Alpine. I have spoke with many pet owners in Alpine that have to take their pets long distances to have them boarded if their pet needs aftercare following a surgery/procedures and or need a place if they are going on vacation. This boarding is situated in the perfect place off main street on the way out of town secluded in it's own little area. I think it's a great idea.

Paul Anderson (Alpine Resident 14 years)



Michael Kendig <alpineanimalhospital424@gmail.com>

Alpine Boarding

1 message

Briana Wiegele <bmwiegele@gmail.com>

Mon, Apr 22, 2019 at 3:57 PM

To: Michael Kendig <alpineanimalhospital424@gmail.com>

To whom it may concern,

My husband and I both work full time and sometimes are required to travel for work. To have a boarding facility in Alpine for our dog, Curry would be extremely convenient. We currently have to travel to American Fork for daycare, grooming, and boarding.

We are very supportive of having a boarding facility in Alpine and couldn't think of anyone better suited than the staff at Alpine Animal Hospital. They are very caring and accommodating and we have had nothing but positive interactions with them.

We would definitely be a customer and hope we can offer these services in our area!

Respectfully,
Bri & Matt DeHaan

To whom it may concern,

Our family has lived in Alpine for the last 19 years and have been taking our family pets to be seen by Alpine Animal Hospital 4 years. We have felt that Dr. Kendig's facility was an excellent addition to our community.

Our family dog has separation anxiety and we have struggled finding somewhere to board her safely when we leave out of town. We would feel much safer knowing our family pet was under the care of a veterinarian that we trust.

A pet boarding facility in Alpine run by Dr. Kendig would be a great contribution to our community. I would also be excited to see the youth of Alpine have an opportunity to be employed at this facility. Working with animals is a great opportunity.

Thank you,

Heather and Scott Smith

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Site Plan Review – Produce Stand (Peach Pit)

FOR CONSIDERATION ON: 21 May 2019

PETITIONER: Clark Burgess

ACTION REQUESTED BY PETITIONER: Review and approve the proposed produce stand.

BACKGROUND INFORMATION:

The petitioner is seeking to sell peach shakes and apple slushes this summer as a local produce stand. A new temporary building would be added. The temporary building will only be used from August through November. The Utah Department of Agriculture and Food and the Utah County Health Department have already given approvals for the sell of the proposed items. Produce stands are permitted as a conditional use and must meet the following terms and conditions:

- i. *Incidental Produce Stands are listed as a conditional use in the zone.*

Produce stands are a conditional use in the CR-40,000 zone, where the stand is located.

- ii. *Only plants, animals, or parts thereof which are products of the subject lot shall be offered for sale.*

Products to be sold are derived from peaches and/or apples grown on site.

- iii. *The Produce stand shall provide sufficient off-street parking space to safely accommodate the anticipated level of patrons. The required off-street parking shall be in addition to the spaces required to meet the parking requirements of the primary use.*

According to Article 3.24, less intensive commercial businesses are to provide 3.5 parking spaces per 1000 square feet. The produce stand is primarily outside and occupies a few hundred square feet. That being said, the petitioner has 3 paved parking spaces along their existing apple cooler and additional overflow parking along the length of the property, as shown on the submitted site plan.

- iv. *Each produce stand shall be entitled to one sign. Said sign shall have not more than thirty-two (32) sq. ft. of sign area and shall advertise only products of the lot. The sign shall not extend into the road right-of-way.*

The petitioner has a sign on the side of the existing apple cooler is not proposing to add any additional signs. However, **staff recommends that signs be added to direct traffic to available off-street parking.**

- v. *An annual business license to operate the produce stand shall be obtained from the City.*
Petitioner has indicated that they would obtain a business license prior to operation.

- vi. *The application shall include a detailed site plan showing the location of all dwellings and other buildings on the site and also all facilities and areas intended for use in the production, processing, storage and sales of the products intended to be offered for sale on the premises.*

A site plan has been provided, see packet, and shows dwellings, other buildings, parking, and driveway information. The proposed location of the new structure would be within the setback of all existing structures.

Petitioner is asking that the Planning Commission to review and approve the proposed site plan. Staff has reviewed the proposed site plan and conditional produce stand and the application appears to meet the requirements set forth in the development code.

STAFF RECOMMENDATION:

Review and consider approving the proposed site plan and conditional use.

Sample Motion to Approve:

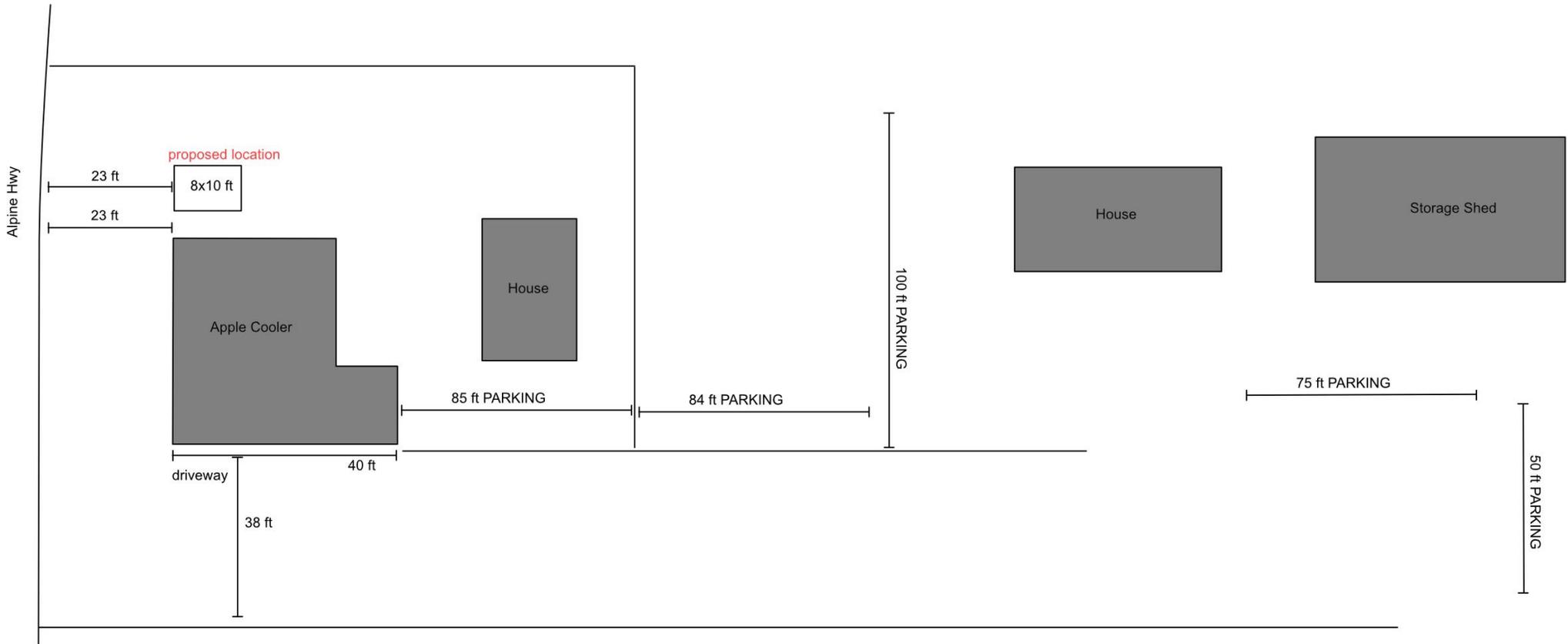
I motion to approve the produce stand as proposed, with the following condition:

- Signage be used to clearly identify off street parking.

Sample Motion to Deny:

I motion that the proposed produce stand be denied based on the following:

- ***Insert Finding***



ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Rules of Order

FOR CONSIDERATION ON: 21 May 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve.

BACKGROUND INFORMATION:

At the April 16, 2019, meeting the Planning Commission reviewed and discussed proposed Rules of Order. The document was created as an adaption of the City Council Rules of Procedure. Staff has made the changes to the document that were discussed in the April meeting and now the document is ready for the Planning Commission to review and consider adopting.

STAFF RECOMMENDATION:

Review and consider approving the Rules of Order for the Alpine City Planning Commission.

ALPINE CITY PLANNING COMMISSION

Rules of Order

Recognizing the Planning Commission needs a systematic way of doing business, this document outlines rules of procedure to provide for the orderly conduct of City business by the Planning Commission, with the objective of providing for full, open, and comprehensive debate of issues brought before the Planning Commission for action in a forum open to the public, and which encourages citizens' awareness of Planning Commission activities.

The following may be referred to as the Alpine City's Rules of Order. Each Rule is followed by a recommended Procedure and Purpose to explain the Rule and guide the Chair and Commission members in its intended application.

RULE NO. 1: The meeting is governed by the agenda and the agenda constitutes the Planning Commission's agreed-upon roadmap for the meeting.

PROCEDURE. Each agenda item can be handled by the Chair in the following basic format:

First, the Chair should clearly announce the agenda item and should clearly state what the agenda item subject is.

Second, following that agenda format, the Chair should invite the appropriate person or persons to report on the item, including any recommendation that they might have. The appropriate person or persons may be the Chair, a member of the Planning Commission, a staff person, or an invited person charged with providing input on the agenda item.

Third, the Chair should ask members of the Planning Commission if they have any technical questions of clarification. At this point, members of the Planning Commission may ask clarifying questions to the person or persons who reported on the item, and that person or persons should be given time to respond.

Fourth, the Chair should invite public comments if at a formal public hearing and should open the public hearing for public input. If numerous members of the public indicate a desire to speak to the subject, the Chair may limit the time of public speakers. At the conclusion of the public comments, the Chair should announce that the public hearing is closed. For a regularly scheduled agenda item, the Chair may invite public comment.

Fifth, the Chair should invite a motion. The Chair should announce the name of the member of the Planning Commission who makes the motion.

Sixth, the Chair should determine if any member of the Planning Commission wishes to second the motion. The Chair should announce the name of the member of the

Planning Commission who seconds the motion. If there is no second then the item will be deemed concluded without decision

Seventh, if the motion is made and seconded, the Chair should make sure everyone understands the motion. This is done in one of three ways: (1) The Chair can ask the maker of the motion to repeat it. (2) The Chair can repeat the motion. (3) The Chair can ask the person taking minutes to repeat the motion.

Eighth, the Chair should now invite discussion of the motion by the Planning Commission. If there is no desired discussion, or after the discussion has ended, the Chair should announce that the Planning Commission will vote on the motion. If there has been no discussion or very brief discussion, then the vote on the motion should proceed immediately and there is no need to repeat the motion. If there has been substantial discussion, then it is normally best to make sure everyone understands the motion by repeating it.

Ninth, the Chair should announce the result of the vote and should announce what action (if any) the Planning Commission has taken.

PURPOSE OF THE RULE: All meetings must comply with the Utah Open and Public Meetings Act which requires that a notice and an agenda for a public meeting be prepared in advance of the meeting and that no final action be taken on any item that is not on the agenda. In addition the Act requires that the minutes of the meeting contain certain minimum information including the name of any member of the Planning Commission speaking on an issue, the substance of what the member says, an accurate description of any action taken by the Planning Commission and the voting record of each individual member of the Planning Commission.

RULE NO 2: Any matter that requires a Planning Commission decision shall be brought before the Planning Commission by motion.

PROCEDURE. The procedure for any motion shall be as follows: First, the Chair should recognize the member of the Planning Commission. Second, the member of the Planning Commission makes a motion by preceding the member's desired approach with the words: "I move "

So, a typical motion might be: "I move that we give the City Attorney a raise in pay."

The Chair usually initiates the motion by either (1) Inviting the members of the Planning Commission to make a motion. "A motion at this time would be in order." (2) Suggesting a motion to the members of the Planning Commission. "A motion would be in order that we give the City Attorney a raise in pay." (3) Making the motion. As noted, the Chair has every right as a member of the Planning Commission to make a motion, but should normally do so only if the Chair wishes to make a motion on an item but is convinced that no other member of the Planning Commission is willing to step forward to do so at a particular time. (4) Reading a motion suggested by the City Staff.

PURPOSE OF THE RULE. The purpose of this rule is to limit items under discussion to those and only those that the Planning Commission members want to discuss; give clarity as to what is being decided; and to make sure everyone,

including the person taking the minutes actually knows and can remember what the ultimate outcome of any discussion and debate is.

RULE NO 3: One question at a time and one speaker at a time.

PROCEDURE: Only one question will be discussed at a time. The question may have several motions.

There will only be one speaker at a time. Anyone who wishes to speak must raise their hand first after the current speaker finishes. The Chair will call upon the person by name. Once a member has been recognized, he has been granted “the floor” and may begin speaking. The speaker may not be interrupted except as allowed by these rules.

If a Planning Commission member wishes to ask a question during their time and retain the floor to speak after the question has been answered they may indicate so before posing the question by saying something similar to “I have additional comments and wish to retain the floor after this question has been answered.”

PURPOSE OF THE RULE. The purpose is to focus on only one question and to allow Planning Commission members the ability to express their points of consideration without losing their train of thought and to completely finish without fear of interruption.

RULE NO 4: The Chair may use General Consent (also known as Unanimous Consent) with all motions.

PROCEDURE: When the Chair feels the Planning Commission is all in agreement, the Chair asks if there are any objections to the motion to amend, withdraw, or any motions in Rule No. 7. The Chair pauses and if there are no objections states that the motion is approved. If there is any objection then the motion is put to a regular vote. A Planning Commission member may object simply because he or she feels it is important to have a formal vote.

Example: The Chair states, “If there is no objection, we will recess for 10 minutes, [pause to see if any member objects]. There being no objection, we will recess for 10 minutes.”

If a member objects by stating, “I object” the matter is then put to a vote.

The Chair states, “An objection being made, the question is shall we recess for 10 minutes? As many as are in favor, say Aye. Those opposed, say No. The Ayes have it and we will recess for 10 minutes.”

PURPOSE OF THE RULE. General consent is helpful in expediting general routine business or when the Chair senses the Planning Commission is in agreement. General consent allows flexibility of the rules while protecting the right of the majority to decide and the minority to be heard.

RULE NO 5: There are only three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

PROCEDURE: The initial motion. The initial motion is the one that puts forward an item for the Planning Commission's consideration. An initial motion might be: "I move that we give the City Attorney a pat on the back."

The motion to amend. If a member wants to change the initial motion that is before the Planning Commission, they would move to amend it. A motion to amend might be: "I move that we amend the motion to give the attorney a kick in the butt." A motion to amend takes the initial motion which is before the Planning Commission and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

The substitute motion. If a member wants to completely do away with the initial motion that is before the Planning Commission, and put a new motion before the Planning Commission, they would move a substitute motion. A substitute motion might be: "I move a substitute motion that we get a new City Attorney."

PURPOSE OF THE RULE. "Motions to amend" and "substitute motions" are often confused. But they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the Chair. So that if a member makes what that member calls a "motion to amend", but the Chair determines that it is really a "substitute motion", then the Chair's designation governs.

RULE NO 6. There can be up to three motions on the floor at the same time and no more than three. The Chair can reject a fourth motion until the Chair has dealt with the three that are on the floor and has resolved them.

PROCEDURE: When there are two or three motions on the floor (after motions and seconds) at the same time, the vote should proceed first on the last motion that is made. So, for example, assume the first motion is a basic "motion to give the City Attorney a pat on the back." During the discussion of this motion, a member might make a second motion to "amend the main motion to give the City Attorney a kick in the butt." And perhaps, during that discussion, a member makes yet a third motion as a "substitute motion that we just get rid of the City Attorney." The proper procedure would be as follows:

First, the Chair would deal with the third (the last) motion on the floor, the substitute motion. After discussion and debate, a vote would be taken first on the third motion. If the substitute motion passed, it would be a substitute for the basic motion and would eliminate it. The first motion would be moot, as would the second motion (which sought to amend the first motion), and the action on the agenda item would be completed on the passage by the Planning Commission of the third motion (the substitute motion). No vote would be taken on the first or second motions. On the

other hand, if the substitute motion (the third motion) failed then the Chair would proceed to consideration of the second (now, the last) motion on the floor, the motion to amend.

Second, if the substitute motion failed, the Chair would now deal with the second (now, the last) motion on the floor, the motion to amend. The discussion and debate would focus strictly on the amendment (should the City Attorney be kicked in the butt). If the motion to amend passed the Chair would now move to consider the main motion (the first motion) as amended. If the motion to amend failed the Chair would now move to consider the main motion (the first motion) in its original format, not amended.

Third, the Chair would now deal with the first motion that was placed on the floor. The original motion would either be in its original format (pat on the back), or, if amended, would be in its amended format (kick in the butt). And the question on the floor for discussion and decision would be what part of the City Attorney's anatomy would be subject to assault.

PURPOSE OF THE RULE: Too many motions on the same subject can cause confusion as to what the end result is and in the official record. Limiting the number of motions to no more than three at a time, allows for enough debate and parliamentary maneuvering to satisfy those who want to be clever while allowing the slow to still keep up.

RULE NO 7: The debate can continue as long as members of the Planning Commission wish to discuss an item, subject to the Chair determining it is time to move on and take action by using General Consent to limit debate or by a proper motion by a Planning Commission member to limit the debate. The following motions are not debatable—a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

PROCEDURE. There are exceptions to the general rule of free and open debate on motions. The exceptions all apply when there is a desire of the Planning Commission to move on. The following motions are not debatable (that is, when the following motions are made and seconded, the Chair must immediately call for a vote of the Planning Commission without debate on the motion):

A motion to adjourn. This motion, if passed, requires the Planning Commission to immediately adjourn to its next regularly scheduled meeting. It requires a simple majority vote.

A motion to recess. This motion, if passed, requires the Planning Commission to immediately take a recess. The length should be set in the motion which may be a few minutes or an hour. It requires a simple majority vote.

A motion to fix the time to adjourn. This motion, if passed, requires the Planning Commission to adjourn the meeting at the specific time set in the motion. For example, the motion might be: "I move we adjourn this meeting at midnight." It requires a simple majority vote.

A motion to table. This motion, if passed, requires discussion of the agenda item to be halted and the agenda item to be placed on "hold". The motion can contain a specific time in which the item can come back to the Planning Commission: "I move we table this item until our regular meeting in October." Or the motion can contain no specific time for the return of the item, in which case the matter will not be placed back on an agenda for a future Planning Commission meeting except at the order of the Chair or the request of any two Planning Commission members. A motion to table an item requires a simple majority vote.

A motion to limit debate. The most common form of this motion is to say: "I move the previous question" or "I move the question" or "I call the question." When a member of the Planning Commission makes such a motion, the member is really saying: "I've had enough debate. Let's get on with the vote". When such a motion is made, the Chair should ask for a second, stop debate, and vote on the motion to limit debate. The motion to limit debate requires a simple majority vote of the Planning Commission.

PURPOSE OF THE RULE. Debate and discussion are important until they are not. When a matter is chewed on enough it should be swallowed. This rule allows the Chair by General Consent or the majority of the Planning Commission to end the debate, after a reasonable time. It also keeps those in a minority position on an issue from filibustering until they get their way.

RULE NO 8: The Chair and Planning Commission members shall adhere to the code of conduct.

PROCEDURE. The Chair, as chair of the meeting, is primarily responsible to see that debate and discussion of an agenda item focuses on the agenda item and the policy in question, not the personalities of the members of the Planning Commission. There are, however, exceptions that are intended to assist the Chair in keeping order to the meeting. A speaker may be interrupted by a Planning Commission member only for the following reasons and in the form set forth below:

Privilege. The proper interruption would be: "point of privilege." The Chair would then ask the interrupter to "state your point." Appropriate points of privilege relate to anything that would interfere with the normal comfort or safety of the meeting or when the reputation of the Planning Commission or any individual is at stake. For example, the room may be too hot or too cold, a blowing fan might interfere with a person's ability to hear, or the speaker may be misrepresenting an individual's remarks

Order. The proper interruption would be: "point of order." Again, the Chair would ask the interrupter to "state your point." Appropriate points of order relate to anything that would not be considered appropriate conduct of the meeting. For example, if the Chair moved on to a vote on a motion that permits debate without allowing that discussion or debate.

Appeal. If the Chair makes a ruling that a member of the Planning Commission disagrees with, that member may appeal the ruling of the Chair. If the motion is

seconded, and after debate, if it passes by a simple majority vote, then the ruling of the Chair is deemed reversed.

Call for orders of the day. This is simply another way of saying, "Let's return to the agenda." If a member believes that the Planning Commission has drifted from the agreed-upon agenda, such a call may be made. It does not require a vote, and when the Chair discovers that the agenda has not been followed, the Chair simply reminds the Planning Commission to return to the agenda item properly before them. If the Chair fails to do so, the Chair's determination may be appealed.

Withdraw a motion. To withdraw a motion, the maker of the motion on the floor states, "I request that my motion be withdrawn." The motion to withdraw a motion requires a simple majority vote.

PURPOSE OF THE RULE. Debate and discussion should be focused, but free and open. In the interest of time, the Chair may, however, limit the time allotted to speakers, including members of the Planning Commission. A Planning Commission member may continue speaking on a majority vote of the Planning Commission. The rules of order are meant to create an atmosphere where the members of the Planning Commission and the members of the public can attend to business efficiently, fairly and with full participation. At the same time, it is up to the Chair and the members of the Planning Commission to maintain common courtesy and decorum. Only one person at a time will have the floor and every speaker must be recognized by the Chair before proceeding to speak.

RESIDENTS' RIGHT TO BE HEARD:

It is the Planning Commission's goal that residents of the City resolve their complaints for service or regarding employees' performance at the staff level. However, it is recognized that residents may from time to time believe it is necessary to speak to Planning Commission on matters of concern. Accordingly, the Planning Commission expects any person presenting to the Planning Commission to speak in a civil manner, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the Chair.
- Public comments will only be heard during the Public Comment portion of the meeting unless the issue is a Public Hearing or a member of the public is asked to speak on a matter by the Chair.
- Speakers must state their name and address for the record.
- Any resident requesting to speak shall limit him or herself to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the Chair.
- If a representative is elected to speak for a group, the Chair may approve an increased time allotment.

- Personal attacks made publicly toward any person or city employee are not allowed. Speakers are encouraged to bring their complaints regarding employee performance through the supervisory chain of command in accordance with the City's Personnel Policies.
- Any member of the public interrupting Planning Commission proceedings, approaching the dais without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Planning Commission, shall be deemed to have disrupted a public meeting and, at the direction of the Chair, shall be removed from Planning Commission chambers by Police Department personnel or other agent designated by Planning Commission or City Manager.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Planning Commission Minutes May 7, 2019

FOR CONSIDERATION ON: 21 May 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve Minutes

BACKGROUND INFORMATION:

Minutes from the May 7, 2019 Planning Commission Meeting.

STAFF RECOMMENDATION:

Review and approve the Planning Commission Minutes.

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
May 7, 2019

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 pm by Co-Chairman Bryce Higbee. The following were present and constituted a quorum:

Commission Members: Bryce Higbee (Co-Chairman), Alan MacDonald, Jane Griener, Jessica Smuin, Sylvia Christiansen

Excused: David Fotheringham (Chairman), John Mackay,

Staff: Marla Fox, Jed Muhlestein

Others: Will Jones

B. Prayer/Opening Comments: Jessica Smuin

C. Pledge of Allegiance: Fire Chief, Reed Thompson

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Major Subdivision Final Plat Review – Montdella – Alan Cottle

Jed Muhlestein said the Developer was seeking approval of the Final Plat and plans for the proposed Montdella Subdivision. The development consisted of 25 dwelling units on 3.94 acres. The units ranged in size from approximately 2,400 square feet to 3,500 square feet. The property was located in the Business/Commercial Zone and the Senior Housing Overlay.

Jed Muhlestein said there were some red lines at the Preliminary review. He explained the road was 24 feet, but it was widened to 26 feet. They also tightened up the radius so a fire truck could turn in the area. They also added a second fire hydrant. He continued that there were a few minor items on the plat that need to be fixed. Staff previously discussed the cross access between neighboring properties. Jed Muhlestein noted that Alan Cottle was researching who needed to sign off on that agreement.

Reed Thompson explained that the road was increased to 26 feet wide to allow for fire truck access. He said this would be adequate for public safety needs as long as no one parked on the street. Jed Muhlestein added that including “no parking” on the street signs would be a requirement.

Sylvia Christiansen asked about the agreement for the adjacent property. Jed Muhlestein discussed the conditions of approval needed prior to plat recordation. Sylvia Christiansen asked for clarification on the road’s size increase to allow for fire truck access. Jed Muhlestein indicated the plans had changed to widen the road to allow for larger vehicles to turn.

1 Jessica Smuin asked about traffic control on to Main Street. Jed Muhlestein said Staff decided not
 2 to restrict left-hand turns. Jessica Smuin also asked if there were 25 units or 26, to which Alan
 3 Cottle responded there were only 25 units.

4
 5 Alan MacDonald asked if there was enough visitor parking. Alan Cottle explained that there were
 6 eight additional stalls and every unit could hold two cars in the garage and two additional cars in
 7 the driveway. Jed Muhlestein noted this met the City's off-street parking ordinance.

8
 9 Jane Griener asked for more information on the cross-property agreement. Alan Cottle noted that
 10 the agreement was with Linus Properties, in addition to a couple of other properties.

11
 12 Alan Cottle then presented a rendering of the property, which showed the units' locations and
 13 designs. The project architect showed on the plan the different elements of the units and the
 14 building materials used. He brought physical samples for the Planning Commission to investigate.

15
 16 Alan Cottle said he did not want to use a lot of stucco and would use a lighter colored brick. He
 17 said they would have a few different variations. They would also make sure no two units next to
 18 each other would have the same colors.

19
 20 Jane Griener asked about the brick wall on Main Street. Alan Cottle said they planned on a 30-
 21 inch tall brick wall with shrubs in front. This would allow for good mountain views.

22
 23 **MOTION:** Alan MacDonald moved to recommend approval of the Final Plat for the Montdella
 24 55+ Community with the following conditions:

- 25
 26 1. Developer address the red line comments regarding the trail on the plat
 27 2. Developer address comments on no on street parking on the plat
 28 3. A 26 foot private street have a sign to indicate there is to be no on street parking allowed
 29 4. Require a fully signed cross agreement document with the adjacent property to the
 30 south be submitted to the City prior to recording
 31 5. Developer meet the City water policy

32
 33 Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion
 34 passed.

35
 36 **Ayes:**

37 Bryce Higbee

38 Alan MacDonald

39 Jane Griener

40 Jessica Smuin

41 Sylvia Christiansen

36 **Nays:**

37 None

42
 43 **B. Public Hearing – Amendment to Development Code – Urban/Wildland Interface**
 44 **Overlay**

45 Jed Muhlestein said Staff had reviewed the Development Code and recommended changes for
 46 Article 3.12.070. Changes included repealing most of the code and referring to a new reference

1 guide prepared by the Lone Peak Fire Department. The new guide, titled the Wildland-Urban
2 Interface Site Plan/Development Review Guide, outlined a new rating system for determining fire
3 safety hazards in Wildland Interface areas.

4
5 Jed Muhlestein explained that fire sprinklers were required if a building met certain standards.
6 Staff wanted to change the ordinance to allow the Fire Chief to determine if a property needed fire
7 sprinklers.

8
9 Fire Chief, Reed Thompson, explained the contents of the Wildland Protection document. He had
10 a form that rated each property which indicated if a home needed fire sprinklers. He said some
11 homes inside the current boundary line needed fire sprinklers and some homes outside the line
12 needed them as well. This score was based on topography, vegetation, proximity to a fire hydrant,
13 travel time to get to the home, square footage of the home, and other criteria.

14
15 Jane Griener asked if this would change the home's opportunity to receive emergency aid. Chief
16 Thompson said it would improve the home's opportunity. Jane Griener asked if there would be
17 problems if neighboring homes were treated differently because of the new requirements. Chief
18 Thompson explained that the enforcement of sprinklers was relaxed in the past. The fire risks
19 throughout the City were high and they needed to reach out to homeowners to fix this problem.

20
21 Jessica Smuin asked if the City would be liable if a homeowner got a good rating, did not install a
22 fire sprinkler, and then had a fire. Chief Thompson said the City Attorney confirmed this document
23 would help the City's officials determine if a sprinkler was needed. This would improve the City's
24 liability compared to the current code. He noted there was little subjectivity to the rating.

25
26 Sylvia Christiansen asked if this would be used on all new homes, to which Chief Thompson
27 responded in the affirmative.

28
29 Bryce Higbee opened the Public Hearing. There were no comments and Bryce Higbee closed the
30 Public Hearing.

31
32 **MOTION:** Sylvia Christiansen moved to recommend the City Council adopt the approval of the
33 Urban/Wildland Interface Site Plan/Development Review Guide.

34
35 Jane Griener seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion
36 passed.

37
38 **Ayes:**

39 Bryce Higbee

40 Alan MacDonald

41 Jane Griener

42 Jessica Smuin

43 Sylvia Christiansen

38 **Nays:**

39 None

44
45 **C. Public Hearing – Improvements to Open Space – Trailhead Kiosk in Lambert Park**

1 Jed Muhlestein presented a proposal for a trailhead kiosk structure to be built on the eastern most
 2 boundary of Lambert Park. It would be located above the water tank, which would identify trails
 3 in the area. The structure would be intended to raise awareness of trails in the area and serve as a
 4 reminder to people shooting in the area; it was illegal to shoot within 150 yards of a structure.

5
 6 Jed Muhlestein showed a picture of what the structure could look like. The picture showed a roof
 7 overhang with a bulletin board and a bench. Jane Griener said she would like to see something a
 8 little more substantial with a building pad and a small building. Will Jones suggested they install
 9 something smaller because they thought it would be shot by the people shooting. Jane Griener
 10 agreed but wanted to consider a bigger structure in the future.

11
 12 Bryce Higbee opened the Public Hearing. There were no comments and Bryce Higbee closed the
 13 Public Hearing.

14
 15 **MOTION:** Alan Macdonald moved to recommend approval of Trailhead Kiosk in Lambert Park.

16
 17 Sylvia Christiansen seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The
 18 motion passed.

19
 20 **Ayes:**

21 Bryce Higbee

22 Alan MacDonald

23 Jane Griener

24 Jessica Smuin

25 Sylvia Christiansen

20 **Nays:**

21 None

26
 27 **D. Public Hearing – Improvements to Open Space – Planting Trees**

28 Jed Muhlestein said the City received a proposal from a resident who wanted to make
 29 improvements to an area of open space east of Ridge Lane. Jed Muhlestein said the resident
 30 wanted to plant some pine trees randomly on the hill in open space next to Ridge Lane. They said
 31 they would also like to plant some poppy seeds.

32
 33 Jed Muhlestein read from the ordinance, which stated that drip irrigation had to be used, they
 34 owner had to spread the trees out, and could not extend their yard. The water would be paid for
 35 by the homeowner. It was noted that the trees had to be planted randomly and not in rows.

36
 37 Jane Griener asked what the use of the hill was, concerned that it might be used for trails or
 38 recreation. Scott Hardy, the homeowner, explained it was not currently used for anything. He
 39 said there was a part of the trail system connected to this area. He said he would begin by planting
 40 behind his own home. His goal was to encourage his neighbors to plant trees behind their homes
 41 as well. Jane Griener said she liked the idea but not just behind Mr. Hardy's home because it
 42 looked like he would be extending his own property.

43
 44 Alan Macdonald said more trees were better than no trees and maybe the neighbors would do the
 45 same thing. He said it would add more privacy and block the barn structures.

1 Jane Griener said she was curious about how much water it would take to water the trees and if
 2 the family would stop watering because of the cost. She said she wanted the project to be
 3 successful.

4
 5 Jed Muhlestein said the City could take on the responsibility of watering the trees if the resident
 6 moved or stopped watering.

7
 8 Jessica Smuin said she wanted variety and shade on the trail. Jed Muhlestein said pine trees would
 9 be established after one year. Mr. Hardy said he also wanted to plant poppies.

10
 11 Bryce Higbee opened a Public Hearing. There were no comments and Bryce Higbee closed the
 12 Public Hearing.

13
 14 Sylvia Christiansen said she wanted the planting of trees to have some guidelines. Jed Muhlestein
 15 said the homeowner would have to follow the City's ordinance.

16
 17 **MOTION:** Sylvia Christiansen moved to recommend approval of planting trees in Open Space
 18 east of Ridge Lane with the following conditions:

19
 20 1. Approval of City Engineer and the Development Code

21
 22 Alan Macdonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The
 23 motion passed.

24
 25 **Ayes:** **Nays:**
 26 Bryce Higbee None
 27 Alan MacDonald
 28 Jane Griener
 29 Jessica Smuin
 30 Sylvia Christiansen

31
 32 The Planning Commission discussed that if trees were planted on City property it would be owned
 33 by the City. The City would be responsible for the maintenance and care of the trees after they
 34 were planted.

35
 36 **IV. Communications**

37 Jed Muhlestein said the City Council did not like the idea of adding a center turn lane by
 38 Mountainville Charter School. He said Lon Lott had the idea to move the crosswalk to the bank
 39 corner. The Planning Commission discussed placing no left-hand turn signs during school hours.

40
 41 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** April 16, 2019

42
 43 **MOTION:** Sylvia Christiansen moved to approve the minutes for April 16, 2019, as written.

44
 45 Alan MacDonald seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The
 46 motion passed.

1
2
3
4
5
6
7
8
9

Ayes:

Bryce Higbee
Alan MacDonald
Jane Griener
Jessica Smuin
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 8:25 pm.