

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
June 16, 2020

I. GENERAL BUSINESS

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

Chairman: Jane Griener

Commission Members: Ed Bush, Ethan Allen, John MacKay, Alan MacDonald, Troy Slade, Sylvia Christiansen

Excused:

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Craig Walker, Clark Burgess

B. Prayer/Opening Comments: Ed Bush

C. Pledge of Allegiance: Troy Slade

II. PUBLIC COMMENT

Kirsten Robinson said she lived in Alpine and grew up in Highland. She asked the City to not allow Blue Bison to put a road through their city.

III. ACTION ITEMS

A. Conditional Use Permit – Freeman Auto Mechanic

Austin Roy said the applicant requested a conditional use permit for a mechanical automotive shop to be located at the Alpine Stop gas station. The gas station had two large garage bays on the back that were originally used as a car wash. The garage bays were currently vacant. The area south of the garage bays was a gated parking area with a privacy fence. It was proposed that the site be permitted for a mechanical automotive shop. The building could be used as is; there was no need for remodel or additions. No changes would occur to the exterior looks or style other than routine maintenance.

Austin Roy showed pictures as well as the location of the building. He said nothing new would be built or modified. The owner of the building said he may add a sign or paint one on the building. Austin Roy said there was existing lighting on the building. Mechanical work on cars would be done in the two garage bays and parking of the cars would be in the back of the building. Austin Roy said a parking plan would need to be provided. Parking in the front of the building would require an exception. The owner said extra cars would be parked in the back and the only cars out front would be the ones coming in and out for repair.

Austin Roy explained that another concern would be on street parking and the applicant needed to provide their plan on to the Planning Commission. Mechanic shops were allowed to have up to three parking stalls per bay. This limited broken cars from backing up on the lot. Austin Roy said the City allowed more than one business to be in the same building, but parking needed to be looked at closely. The City needed to look at how this will impact the gas station on the other side. Austin Roy said the Planning Commission should review where the signage should go.

Jane Griener asked if this was a separate business from the gas station. Austin Roy said the business was in the same building owned by the same person, but the mechanic shop would lease the back portion of the building. She felt the permit would not fit well with the City plan.

Ed Bush said the area was an eye sore, but he wanted to see a better plan of what this would look like before he voted on it. He wanted to know if there was a landscaping plan. He also would like to see a professional sign and not something painted on the garage door.

Alan MacDonald said he agreed and would like to see a plan with off-street parking and signage. He said he would like to see this tabled and a more thorough plan brought back to review.

Jane Griener noted that this proposal did not meet the Gateway Historic Guidelines.

Ed Bush said this was an existing building that was given a conditional use permit and would not have the same requirements as a new building.

Austin Roy said Planning Commission could not require Gateway Historic requirements on an already existing building. He said they could make decisions on signage, landscaping, and parking. When another similar situation occurred, the Fire Chief looked at the building to see if there were new fire codes that needed to be followed. The City also did not want the bays facing the street to make the area look nicer.

Troy Slade said parking in front of the bays was concerning in that high traffic area. He said the applicant could close off the front doors and use the rear doors to create more of a store front.

Ed Bush said he thought the Planning Commission should deny this proposal until a better plan was submitted. He said they needed more information on odors, noise, and how the applicant was going to meet State and Environmental Codes.

MOTION: Alan MacDonald moved to recommend DENYING the Freeman Auto Mechanic Shop to the City Council based on the following:

1. No off-street parking plan;
2. No signage plan;
3. No landscaping plan;
4. No exterior improvement plan;
5. No Fire Marshall safety inspection or recommendation;
6. No noise mitigation or compliance plan with the conditional uses;
7. No environmental protection compliance plan.

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

Ayes:

Ed Bush
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Troy Slade
Sylvia Christiansen

Nays:

None

B. Ordinance 2020-04; Business Commercial Setbacks

Austin Roy said on May 5, 2020, the Planning Commission recommended reduced setbacks in the Business/Commercial zone. The City Council subsequently reviewed the recommendation at the May 12,

2020 City Council meeting and asked that the item return to the Planning Commission to address mixed use buildings and how setbacks should be applied.

Staff prepared proposed language regarding mixed use buildings for the Planning Commission to discuss. Austin Roy said the new proposed language would state: *Where a commercial use and dwelling unit occupy the same building (mixed use), the primary use shall determine the setback requirements. If the primary use is commercial, the building shall meet the setback requirements as outlined above. If the primary use is a dwelling, the building shall comply with the setback requirements set forth in the TR-10,000 zone (DCA 3.02.050 Part 1).*

Jane Griener remembered working on this section in the General Plan and wanted to know if the updated plan was ever adopted by the City Council. Austin Roy said the City Council had not adopted the new General Plan. Jane Griener said she would like the City Council to review it so the Planning Commission could work off the new plan and not one that was thirteen years old.

Alan MacDonald said the Planning Commission needed to determine what the primary use was. Jane Griener said the Planning Commission should take out the term “primary use” and use “square footage” to determine who the primary user was.

The Planning Commission asked Austin Roy to research how other cities handled this primary use definition issue, and to eventually add it to the City code.

MOTION: John MacKay moved to table the issue of Ordinance 2020-04 until the following:

1. Staff to create a new definition of primary use.

Alan MacDonald seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Troy Slade
Sylvia Christiansen

Nays:

None

C. Discussion – Bangerter & Burgess Properties

The City was approached by the Bangerter family and Clark Burgess regarding properties along the South end of Alpine Highway. Both parties were seeking to work with the City to best plan the future of these properties.

The Bangerter property consisted of approximately twenty-seven acres located at 542 South Alpine Highway and included another approximately two acres of the Duffles property located along 800 South. The Bangerters would like to work with the City on planning the best use of this property before they sold it. See attached letter from Paulo Bangerter for details of proposal.

The Burgess property consisted of approximately 9.7 acres and was located due East of the Bangerter property at 642 South Alpine Highway. Clark Burgess was not looking to sell his property in the near

future but would like to be included in the discussion for the future plan for the south end of Alpine City along the Alpine Highway. See attached letter from Clark Burgess for details of the proposal.

Both the Bangerter and Burgess properties were currently zoned CR-40,000 for large lot single family homes. If the City should consider another use for these properties, updates to the General Plan and Zoning Map would be needed along with an eventual change of zone. Austin Roy said the Planning Commission was here tonight to discuss what the vision of the City was for these properties.

Jane Griener said she walked the property with Julie Beck, who was a Bangerter, and spoke with her about her family property.

Clark Burgess said his family had had their property for 118 years and it was a legacy. He said they had no plans to sell it. He said multi-use gave them more opportunity to use their property and they wanted to look at how they could use the property in new ways to benefit the City.

Craig Walker said his grandfather ran a dairy farm on their family property which was east of the Burgess property. He said his family would like to use the property to the best of their ability.

Jane Griener showed a map of the Bangerter, Burgess, and Walker properties. She said the City property backed the Bangerter property and the family home on the north side. Julie Beck told Jane Griener she could envision an amphitheater, mixed-use, multi-use housing, some commercial, or a senior area. She said she would like to work with the City to make something a lasting legacy for the City.

Jane Griener explained that a rezone would be required; if they changed the lot to a commercial zone, it would open many opportunities for these properties. Austin Roy added that the Planning Commission would have to review the General Plan and create a new mixed-use zone or an overlay. Jane Griener said they needed to think about what the City needed now and in the future.

Alan MacDonald said everyone would have a different opinion of what they would like to see on that property. He said as a Planning Commission, they had to follow the General Plan. The current General Plan stated that any commercial growth should go to the south of the round-about.

Alan MacDonald asked if the City planned to connect Ranch Drive through the Bangerter property. Austin Roy said there were discussions to connect Ranch Drive to 800 South through a bridge, which would have to be put in over the creek.

Jed Muhlestein said the Street Master Plan did show a connection from Ranch Drive to the Highway and not to 800 South. He also said there were trails on the Trail Master Plan connecting to 800 South, the highway, Twin Rivers, and the creek.

Clark Burgess said a water study was done on one-acre vs one half acre. Jed Muhlestein said it was probably a wash because one-acre lots used more irrigation water, and half-acre lots would use more culinary water because two families were using culinary water.

Austin Roy showed on a map where the trail system ran and where the City easement was located on the south end of the Bangerter property.

Ethan Allen said he would like to see the lots stay at one acre.

Ed Bush said the road should connect from Ranch Drive to the Highway and not to 800 South.

Jane Griener asked about the tax leakage study. She said the Planning Commission spent a lot of time on this subject and paid for a study to be conducted. She said she would like to review that study. Troy Slade said he would like to see another study done on what the residents wanted out of this.

Jane Griener said it might be helpful to walk the three properties to get a better perspective. Clark Burgess and Craig Walker said they would be happy to show their properties any time.

Alan MacDonald said he could envision mixed-use with walkability. A fitness center, age fifty-five-plus housing, restaurants, and/or mixed housing.

Austin Roy explained that should a zone change proposal come forward, there were certain procedures that would need to be followed: letters would be sent out to residents and there would be a Public Hearing.

D. Discussion Continued – Limitations on Size of Lots and Structures in the City

Austin Roy said that other than setback restrictions there was nothing in City ordinance to limit the maximum size of a structure (additions, main buildings, accessory buildings) or lot (plat amendments to combine two or more lots) in the City. Over the past few years some homes, accessory buildings, and lots had been getting bigger. The Planning Commission would continue discussion from previous meeting after having reviewed examples provided by Staff.

John MacKay wanted to know if the City had verbiage in the ordinance that stated what the building could look like. Austin Roy said no, but some neighborhoods had an HOA and the buildings must comply with its CC&Rs. Ed Bush said they could limit the size of the building, so it fit the neighborhood aesthetic.

Sylvia Christiansen wanted to know why the Planning Commission would limit the size, asking if it was because of fire hazard. Jane Griener said some neighbors had complained about large buildings blocking their view.

Austin Roy showed some examples of homes built across two combined lots. He said as long as the home met the setbacks and followed all the ordinances, it would be approved. He also stated that homes over 10,000 square feet required fire sprinklers.

Ed Bush said these large homes ruined property values of their neighbors because they blocked their views.

The Planning Commission discussed limiting the size of buildings on a lot to fit the neighborhood and zone. They suggested researching what other cities had done and how they handled this situation. They also discussed limiting garage size compared to the primary residence size.

Austin Roy asked the Planning Commission if they were pro-owner rights, or if they wanted to limit the size of buildings.

IV. Communications

Jane Griener asked who would be attending July 7, 2020 meeting and to let her know directly if they would be absent so they could constitute a quorum.

Jane Griener said the Planning Commission needed to appoint a Co-Chairman.

Ed Bush said he would like to see the billboard restriction and definition revised in the City.

V. APPROVAL OF PLANNING COMMISSION MINUTES: June 2, 2020

Sylvia Christiansen noted there were a few corrections that would be sent to Marla.

MOTION: Sylvia Christiansen moved to approve the minutes for June 2, 2020, with corrections. John MacKay seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Ed Bush
Ethan Allen
John MacKay
Jane Griener
Alan MacDonald
Troy Slade
Sylvia Christiansen

Nays:

None

The meeting was adjourned at 9:35 p.m.