

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
October 1, 2019

I. GENERAL BUSINESS

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

Chairman: David Fotheringham

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

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Greg Wilding, Dennis Fox, Monty Willhite, Gale Rudolph, David Gifford, Roger Whitby, Will Jones, John James, David Peterson

B. Prayer/Opening Comments: John MacKay

C. Pledge of Allegiance: Monty Willhite

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Public Hearing – Major Subdivision Concept – Alpine Ridge Estates

Austin Roy said that Alpine Ridge Estates consisted of 15 lots on 13.306 acres. The development was located at approximately 430 North 400 West and was in the CR 20,000 zone. The concept plan showed a connection to the Whitby Woodlands Subdivision on the east side of the property. The proposed concept and number of lots was based on bonus density that would be received from a Planned Residential Development (PRD). PRD was granted by the City Council on September 10, 2019 with two conditions. The first condition was that the open space be private open space, and that the developer choose a different name for the development to avoid confusion. The development meets lot area and width requirements of the zone, and the proposed use was consistent with the area. The property was located in the Wildland Urban Interface area, so the fire department has some additional requirements with regards to fire hydrants and proper access. The existing neighbors had requested some fencing between their properties and the proposed subdivision. Trails were not part of the concept plan. Austin Roy confirmed that the plan was in compliance with the Master Street plan.

Jed Muhlestein stated that the lengths of both culs-de-sac met the ordinance requirements, and the stub street would have a proper temporary turnaround. That turnaround would be removed once the adjacent property developed and connected to that stub road. The water and sewer plans also met City requirements and could be served through the east and west connections. He explained that the code contain strict regulations regarding slope in a PRD. Building lots could not have more than a 25% slope, without exception. Lots, in generally, also couldn't have slopes greater than 25%, but there were two possible exceptions that could allow up to 10% deviance. He presented a subdivision plan that had a lot of jagged lot lines, which was done to follow the 25% rule in the code. He also presented a second subdivision plat with straighter lot lines with the use of the 10% exception. Staff suggested cleaning up this ordinance in the future.

Jed Muhlestein said there are two ditches running through this development. He said we don't want to penalize the developer because of these ditches, a current road and an existing home. He said we need to clean up this ordinance to prevent these ugly property lines. He said he would approve the development based on the existing man-made alterations to the terrain. The last thing that Engineering examined was the risk of rock fall and debris flow, and they determined that this was considered a safe site.

David Fotheringham opened the Public Hearing.

John James, 376 Deerfield Road, was concerned with the potential for extra traffic on Deerfield Road.

David Fotheringham explained that the development would eventually connect to another road through the stub road when the adjacent property developed.

David Peterson, 303 Deerfield, asked about the minimum lot size allowed in the PRD.

Jed Muhlestein said that in this zone, the PRD could reduce the lot size to 10,000 square feet. In the proposed development, the average lot size was 17,000 square feet. Jane Griener said that PRDs were required to give open space to the City to preserve the area, which was why they were allowed smaller lots.

David Peterson was very concerned that there was a real fire danger in this area. He asked if it was in the purview of the Commission to impose some fire safety conditions on the development.

Austin Roy read a letter from the Fire Chief, which stated that the deadfall would be cleared of all debris and the water system would be checked. He didn't have any major concerns about the area.

David Fotheringham closed the Public Hearing.

Alan MacDonald asked what the new name of the subdivision would be.

Greg Wilding, the developer, said that they had decided on a new name and they would reveal that at the next meeting.

MOTION: Alan Macdonald moved to approve of the Alpine Ridge Estates Concept Plan with the following conditions:

1. The Developer be granted an exception to the slope requirements for Buildable Area and 25% Slope contained within the lot due to prior alterations of the land;
2. The Developer consider an alternative name for the subdivision to avoid confusion with other existing subdivisions.

Jane Griener seconded the motion.

MOTION: Bryce Higbee moved to amend the motion by adding the following conditions:

3. Developer meet the Fire Chief recommendations
4. Open space be private

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

Ayes:

Bryce Higbee
 Jane Griener
 John MacKay
 David Fotheringham
 Alan MacDonald
 Sylvia Christiansen

Nays:

None

NOTE: Jessica Smuin entered the meeting.

B. Site Plan – Snoasis Shave Ice

Austin Roy explained that Snoasis Shave Ice was proposing a new location for an existing structure and business. The proposed site was located within the Business Commercial zone and the Gateway Historic District. The Snoasis shack was approximately 120 square feet and the proposed location was approximately 0.31 acres in size. The proposed site provided 15 total off-street parking stalls, which exceeded parking requirements of the zone. The applicant was seeking a recommendation of approval for the proposed site plan. Austin Roy presented the site plan and identified the proposed location of the structure. The applicant would need an exception to the side setback at this location. He noted that the dance studio that utilized this parking lot did not operate in the summer, when the snow shack would be open.

There was a discussion regarding parking and the impact to neighboring businesses. Jane Griener, who worked at Purple adjacent to the proposed location, asked if there could be a crosswalk to the snow shack to ensure pedestrian safety. Staff said that they couldn't require the property owner to put in a crosswalk. It was noted that there was a fire lane that needed to remain clear of parked cars and pedestrians.

MOTION: Sylvia Christiansen moved to recommend approval of the Snoasis Shave Ice. Jane Griener seconded the motion.

MOTION: Jane Griener moved to recommend an amendment to the motion to allow an exception to the side setback. Bryce Higbee seconded the motion. There were 7 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

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

Nays:

None

C. PRD Slope Ordinance 3.9.4

Jed Muhlestein said that staff was proposing a change to the ordinance regarding slope requirements for lots located within a Planned Residential Development (PRD). The proposed changes would change the way property lines look and allow for more flexibility when including slope into a lot or development. He showed some examples of lots with jagged lot lines and said that it didn't make sense to have property lines like that. He suggested that they do away with the percentages altogether. In his research, he found that every development in the PRDs had used both 5% exceptions to make straighter lot lines. He proposed a beginning allowance of 15%. This would give developers more flexibility.

The Commission asked about the benefit of having clean lot lines. Jed Muhlestein explained that in many cases, the property owners didn't follow the jagged lot lines when putting in landscaping, which meant that their landscaping was encroaching into the open space. Jagged lot lines also made fencing difficult.

The Commission discussed the pros and cons of changing the percentages in the ordinance. Jane Griener asked if staff could provide ordinance language from other cities to compare. They asked that this item come before the Planning Commission for a public hearing.

IV. Communications

Bryce Higbee expressed his concerns about the traffic on Main Street during school hours. Since the City Council wouldn't allow for another lane, he suggested prohibiting a left turn here. It would be simple for the school to put out a no-left-turn sign just during pick-up and drop-off times. There was continued discussion about the issues.

Jane Griener asked about the proposed ordinance for short-term rentals (AirBNB). She wasn't comfortable with residents having unknown people staying next door every week. It didn't seem safe. Sylvia Christiansen said that her biggest concern was enforceability. Staff noted that the ordinance would come back before the Planning Commission at the next meeting. There were currently more than 30 of these homes in Alpine, and they didn't have any ordinance in place to regulate them. The City had only received complaints about two of those homes. The Planning Commission continued to discuss and made some suggestions for the ordinance, including imposing a high licensing fee, having strict parking, garbage regulations, and noise restrictions. They also suggested putting a City tax on these uses. If they go forward with an ordinance, it needed to be enforceable.

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 17, 2019

MOTION: Sylvia Christiansen moved to approve the minutes for September 17, 2019, as written.

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

Ayes:

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

Nays:

None

The meeting was adjourned at 8:25 pm.