

**ALPINE CITY PLANNING COMMISSION MEETING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**January 5, 2021**

**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:

Chairwoman: Jane Griener

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

Excused: Alan MacDonald

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others:

Jane Griener provided a document stating: Due to the seriousness of the current worldwide Covid-19 pandemic, the rapid spread of the infection throughout Utah, and its potentially deadly and life-altering effects, I, Jane Griener, as chair of the Planning Commission, have determined that conducting an electronic meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Accordingly, pursuant to Utah Code section 52-4-207(4), electronic meetings will not be required to have an anchor location at this time. This written determination will expire thirty days from the date it is signed.

**B. Prayer/Opening Comments:** Sylvia Christiansen

**C. Pledge of Allegiance:** Alan MacDonald

**II. PUBLIC COMMENT**

Ryan Bingham 680 W Willow Way, the Cushing's 648 W Willow Way, and the Strong's, 185 S Hawthorn Court, said they were told they built sheds in the wrong place and would like to see if the ordinance could be changed. Mr. Bingham said they have done research and found over 100 violations to this specific ordinance. He said there was new and old construction that was in violation of Section 6 of Accessory Building setbacks. Mr. Bingham said where all three families were in violation was the height requirement. They are all over 10 feet tall. They would like the ordinance changed to all buildings under 200 square feet have no height restrictions and asked if they could get an exception for their sheds.

**III. ACTION ITEMS**

**A. Public Hearing – Ordinance 2021-01 – Planning Commission Rules**

Austin Roy said the City Attorney has prepared language to clarify what constitutes a quorum and the requirements for an affirmative vote of recommendation or approval by the Planning Commission. The existing ordinance does not outline the above items. Staff is recommending that the proposed ordinance be approved to help clarify Planning Commission responsibilities and make sure decisions comply with the Public Meetings Act.

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

**MOTION:** Ed Bush moved to recommend approval of Ordinance 2021-01 Planning Commission Rules as proposed.

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

**Ayes:**  
Jane Griener  
Ed Bush  
Ethan Allen  
Troy Slade  
John MacKay  
Sylvia Christiansen

**Nays:**  
None

**B. Public Hearing – Ordinance 2021-02 – Site Plan Requirements**

Austin Roy on December 1, 2020, the Planning Commission recommended approval of the Alpine Fitness site plan. During the review, the Planning Commission commented that a 3-D rendering of the proposed building would be helpful to better understand the design of the building. Staff is proposing that 3-D renderings be a requirement for future site plans to help improve the review process.

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

Ethan Allen asked if there would be a significant expense to provide a 3-D rendering. Austin Roy he has heard from a business owner that it is expensive and that’s why he didn’t provide one for his building application. Jane Griener said there are home programs that could produce a 3-D rendering for just the software cost.

Jed Muhlestein said Auto Cad is naturally a 3-D program and this is the program most engineers use and it’s not a big deal to produce one.

**MOTION:** John MacKay moved to recommend approval of Ordinance 2021-02 Site Plan Requirements as proposed.

Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**  
Jane Griener  
Ed Bush  
Ethan Allen  
Troy Slade  
John MacKay  
Sylvia Christiansen

**Nays:**  
None

**C. Public Hearing – Ordinance 2021-03 – Appeal Authority**

Austin Roy said a few sections in the Development Code need to be cleaned up which reference the Board of Adjustments. When the City adopted the administrative hearing process a few years ago a few sections of the Development Code did not get updated to change Board of Adjustments to Appeal Authority. This needs to be corrected as soon as possible so that the code accurately outlines the administrative hearing process.

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

**MOTION:** Ed Bush moved to recommend approval of Ordinance 2021-03 Appeal Authority as proposed.

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

**Ayes:**

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

**Nays:**

None

**D. Public Hearing – Ordinance 2021-04 – Monument Signs**

Austin Roy said When Altabank installed a new monument sign in early 2020 there were concerns with the setbacks and dimensions of the sign and how it blocked visibility along Main Street. It is proposed that the setback requirements for monument signs be increased, the size of signs permitted be reduced, and that a new standard for how height is measured be implemented.

Austin Roy said traditionally a business could have a sign that was 6 feet tall and 8 feet wide. Staff feels like that is too large and proposes that signs do not exceed 4 feet in height and 6 feet wide. He said the sign would be measured from the finished grade to the top of the sign. Pedestals would be considered part of the sign and included in the measurement.

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

Jane Griener asked about awning signs and vinyl signs put on metal posts. Austin Roy said vinyl signs are temporary signs and have regulations that need to be followed. Jane Griener asked if the Planning Commission could review those regulations at a later meeting.

**MOTION:** Troy Slade moved to recommend approval of Ordinance 2021-04 Monument Signs as proposed.

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

**Ayes:**

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

**Nays:**

None

**E. Public Hearing – Ordinance 2021-05 – Horse/Cow Regulations**

Austin Roy said the current code allows for a maximum of 5 horses or cows on any given lot. One horse or cow is permitted on a lot of 10,000 square feet, and additional horses or cows for every additional 10,000 square feet. However, no more than 5 horses or cows no matter how large the lot.

Recently, the City has dealt with issues of more than 5 horses on a lot. In each case, the lots in question were larger lots (greater than 5 acres). Thus, the question arises, should a resident with a larger lot be able to have more than 5 horses or cows if they have the appropriate square footage/acreage to accommodate more animals?

Staff is proposing that the number of horses or cows on a lot be limited by the size of the lot and not a set limit.

Jane Griener opened the Public Hearing.

John Williams at 257 N 400 W, said he is in favor of allowing more animals.

Jane Griener closed the hearing.

Jane Griener asked if someone had a large property would they be allowed to keep a large amount of animals corralled on a smaller portion of land. Ed Bush said there are rules about how close the animal enclosures can be to your neighbor.

Ed Bush said he thinks 20 cows on a five-acre parcel is too many cows because of the smell.

Ethan Allen said he doesn't think this is a problem.

Austin Roy said people move here for the rural atmosphere and the ability to have horses. He said we're one of a few towns to allow large animals.

Sylvia Christiansen said she doesn't like animals on small lots and thinks there needs to be a limit.

Ed Bush said 5 animals may be too small for larger lots but still thinks there should be a cap on the number. John MacKay said he agreed.

**MOTION:** Sylvia Christiansen moved to table Ordinance 2021-05 Horse/Cow Regulations until more research can be done.

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

**Ayes:**

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

**Nays:**

None

**IV. Communication**

Jane Griener said in the Planning Commission Rules, it states that on every odd year, we need to elect a Chair. Austin Roy said we will do this at the next meeting. He also said that Jane Griener’s term is up next month.

Austin Roy said the City Council is now going to start their meetings at 6:00 pm. He asked if the Planning Commission wanted to start at 6:00 as well. The Planning Commission decided to stay with a 7:00 start time.

Jane Griener asked if the light at Bertha’s Court can be turned down. Jed Muhlestein said he has already talked to the developer and asked him to do that.

**V. APPROVAL OF PLANNING COMMISSION MINUTES: December 1, 2020**

**MOTION:** Sylvia Christiansen moved to approve the minutes for December 1, 2020 as written.

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

**Ayes:**

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

**Nays:**

None

**MOTION:** Ed Bush moved to adjourn the meeting.

Ethan Allen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed unanimously.

**Ayes:**

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

**Nays:**

None

The meeting was adjourned at 8:40 p.m.