



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Meeting** on **Tuesday, May 20th, 2025, at 6:00 p.m. at City Hall, 20 North Main Street, Alpine, Utah.**

The public may attend the meeting in person or view it via the Alpine City YouTube Channel. A direct link to the channel can be found on the home page of the Alpine City website, [**alpineut.gov**](http://alpineut.gov).

I. GENERAL BUSINESS

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

II. REPORTS AND PRESENTATIONS

- A. None

III. ACTION/DISCUSSION ITEMS:

- A. **Action Item:** Home Occupation Permit: Swim Lesons

IV. COMMUNICATIONS

ADJOURN

Chair Alan MacDonald
May 16th, 2025

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 conversations 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 with 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 a 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 CITY PLANNING COMMISSION AGENDA

SUBJECT: Home Occupation Application

FOR CONSIDERATION ON: May 20th, 2025

PETITIONER: Katie Edwards + Jen Wadsworth.

ACTION REQUESTED BY PETITIONER: Approval of Home Occupation Permit for Swim Lessons.

REVIEW TYPE: Administrative

BACKGROUND INFORMATION

Katie Edwards and Jen Wadsworth have submitted an application for a home occupation permit to offer swim lessons. The lessons will be conducted at the Wadsworth residence, located at 188 W Parkway Drive. Katie Edwards will be the instructor.

Classes will be 30 minutes in duration, with one child per class, scheduled between 9:00 AM and 11:30 AM, Monday through Thursday. At this time, lessons are planned for a maximum duration of 2 to 3 weeks.

City staff has reviewed the application and determined that it complies with the Home Occupation Business standards set forth in Section 3.23.060 of the Alpine Development Code. As this use is listed as a conditional use, the Planning Commission may attach conditions to “mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards” (Utah State Code 10-9a-507). The applicable standards are found in Alpine Development Code 3.23.030. Any conditions imposed must be directly related to these standards and must be stated on the record as part of the approval process.

- a) The application complies with all applicable provisions of this Chapter, state and federal law;
- b) The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
- c) The use is not detrimental to the public health, safety and welfare;
- d) The use is consistent with Alpine City General Plan as amended;
- e) Traffic conditions are not adversely affected by the proposed use;
- f) There is sufficient utility capacity;
- g) There is sufficient emergency vehicle access;
- h) The location and design of off-street parking as well as compliance with off-street parking standards;
- i) A plan for fencing, screening and landscaping in conformance with DCA 3.13 to separate the use from adjoining uses and mitigate the potential for conflict in uses;
- j) Exterior lighting that complies with the lighting standards of the zone;
- k) Within and signage standards found in DCA 3.25 and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and is appropriate to the topography of the site.
- l) Limitations on hours of operation, methods of operation, and building height and size.

ALPINE CITY CODE:

- Alpine Development Code 3.02.030 TR-10,000 Conditional Uses
- Alpine Development Code 2.32.060 #2 Home Occupations

GENERAL PLAN:

(Town Residential – 10,000 square foot minimum lot size) shall include the area generally located w

ithin the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Alpine General Plan Policy 2.5 Pg.7)

PUBLIC NOTICE:

No Public Notice is required by the City or State Code for this item.

STAFF RECOMMENDATION:

Because this item as presented meets the requirements as found in the code, staff is recommended approval of this application with any conditions deemed necessary to mitigate any potential detrimental effects as determined by the Planning Commission. Staff are recommending conditions to mitigate the following potential detrimental effects.

- Classes will not start within 30 minutes of each other.
- Limit the max size of classes to no more than 4 kids.

SAMPLE MOTION TO APPROVE

I move to approve the home occupation permit for swimming lessons at 188 W Parkway Drive as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

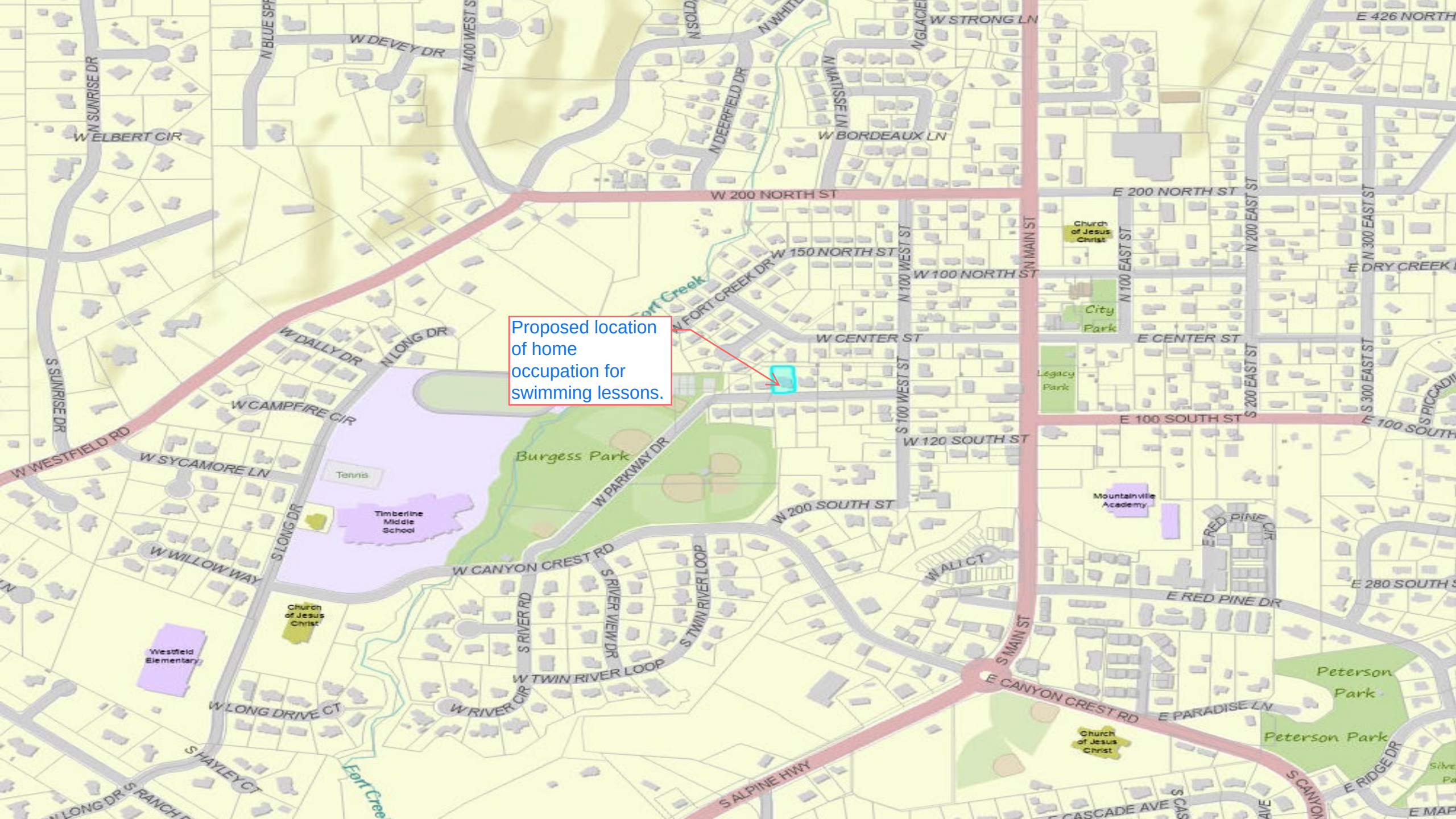
I move to approve the home occupation permit for swimming lessons at 188 W Parkway Drive with the following conditions/changes:

****insert additional findings****

SAMPLE MOTION TO TABLE/DENY:

I move that the home occupation permit for swimming lessons at 188 W Parkway Drive be tabled/denied based on the following:

****insert finding****



Proposed location
of home
occupation for
swimming lessons.

Talin and Jennifer Wadsworth

188 Parkway W.
Alpine, Utah 84004
J.wadsworth.ut@gmail.com

May 1, 2025

Alpine City

Ryan Robinson
20 N. Main Street
Alpine, UT 84004

As the property owners of 188 Parkway West, we give our full permission for Katie Edwards to use our private pool to teach swimming lessons to local children.

We are pleased to support these lessons that provide an opportunity for others to learn an important life skill in a safe and welcoming environment.

Please feel free to contact us with any questions or for further verification.

Sincerely,

Talin Wadsworth

Jennifer Wadsworth