



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Public Hearing and Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, September 17, 2013 at 7:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Todd Barney

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. AGENDA ITEMS

- A. PUBLIC HEARING - Fort Creek Riverbottom Concept Plan - Quayle & Shari Dutson - North of Whitby Woodland Dr.**
The Planning Commission will review the Concept Plan for the proposed subdivision.
- B. PUBLIC HEARING - Auto Repair Shops in Alpine City**
The Planning Commission will receive public input and discuss the existence of auto repair shops in Alpine city limits.
- C. General Plan Discussion**
The Planning Commission will discuss a potential vision for the center of Alpine City (area around roundabout) including the existence of commercial businesses, main street identity, and diversity in housing types and demographics.
- D. 2013 Annual Meeting Schedule Amendment**
The Planning Commission will review and amend the Planning Commission meeting schedule for the rest of 2013.

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: September 3, 2013

ADJOURN

Chairman Jannicke Brewer
September 12, 2013

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 in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was 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/pmnr/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 v. 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: Fort Creek Riverbottom Subdivision Concept Plan

FOR CONSIDERATION ON: 17 September 2013

PETITIONER: Quail and Shari Dutson

ACTION REQUESTED BY PETITIONER: Review the Concept Plan for the proposed subdivision

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

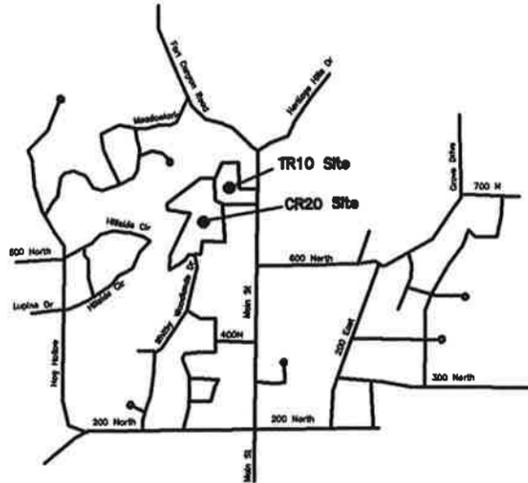
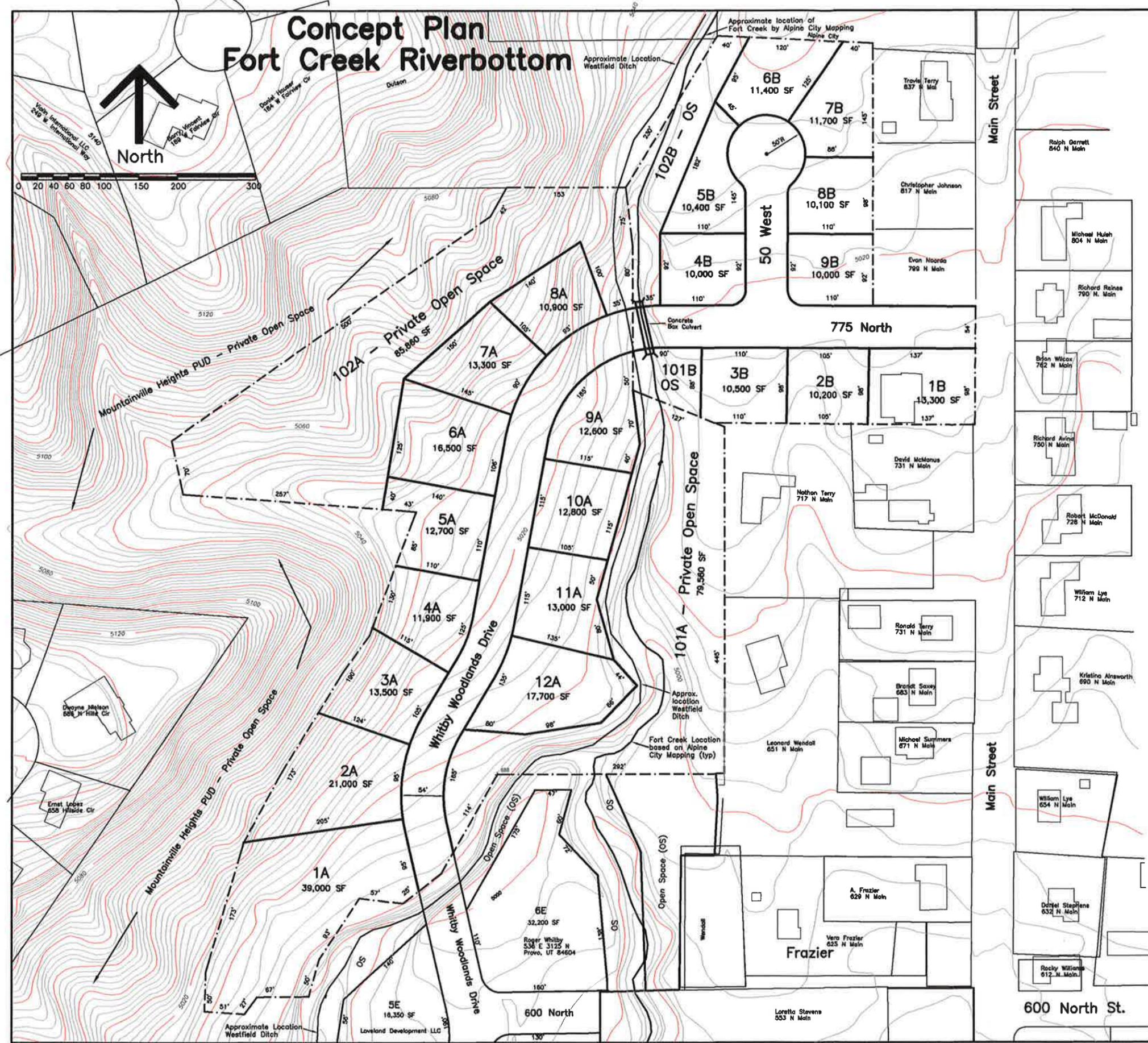
The proposed Fort Creek Riverbottom Subdivision is located north of Whitby Woodlands Drive and West of Main Street. The proposed subdivision consists of 21 lots ranging from 10,000 s.f. to 39,000 s.f. on a site that is 12.83 acres. A portion of the subdivision is located in the TR-10,000 zone (3.56 acres) and the other portion is located in the CR-20,000 zone (9.27). The development is proposed to include 3.80 acres of private open space.

The City Council determined that the portion of the subdivision in the CR-20,000 zone will be developed as a PRD.

RECOMMENDED ACTION:

Postpone approval until flood plain issues are worked out. The engineer's review will be available at the meeting.

Concept Plan Fort Creek Riverbottom



Vicinity Map

General Notes

- The total development area is 12.83 acres. 9.27 acres in the CR20 Zone & 3.56 acres in TR10 Zone.
- The development is proposed to be a PRD in the CR 20,000 Zone. This development proposes approx. 12 Lots as shown.
- It is estimated that there is approximately 1 acre within the Fort Creek Flood Plain based on Whitby survey.
- The maximum base density of the CR20 zone is approximately 14 Lots when Fort Creek Flood Plain area is not counted.
- There is 3.80 acres of Private Open Space (including flood plain area) in the CR20 Zone (Lots 1A-12A).
The minimum area required by the PRD ordinance is 25% or 2.32 acres.
There may be Open Space created in the TR10 Zone along Fort Creek as shown. This property would be deeded to the Private Open Space of the CR20 Zone.
- The Soils in the area classified by the Soil Conservation Service. This property has 3 soils types that cover the of the proposed development.

CaC - Cleverly series consists of deep, well drained, gravelly soils on alluvial fans and colluvial slopes. Soil is rapidly permeable and runoff is slow with moderate erosion hazard. Soil area found on Lots 1B-9B, 9A-12A, 101A, 101B, 102B.

LaD (found on Lots 1A-8A) is the Layton loamy fine sand. These soils are deep and well drained sandy loam. These soils were formed by in wind worked, sandy, mixed lake sediments derived mainly from weathered sandstone and quartzite.

HWG - Hillfield Layton complex of silt loam & loamy sand. Found on surface slopes of 30 to 60%. Soil is well drained and moderately permeable. Runoff is rapid with very severe erosion hazard. Soil is found mainly on portions of Lot 102A and upper portions of Lot 1A and 8A.
- Alpine City has existing culinary water, sewer and pressure irrigation services adjacent to the property to provide services.
- Storm water will be conveyed to Fort Creek new piping from detention areas. There are 2 possible detentions areas.
Detention areas would be on Lot 101B and south of Lot 12A on Lot 101A.
No lots are within the 100 Year Flood Plain of Dry Creek. The exact boundary will be determined with the Preliminary Plat.
Fort Creek will be piped with a concrete box 12' wide by 6' high similar to the one recently constructed in the Whitby Subd.
- Streets will slope from 1 to 6 percent grade.
- There are no known geologic hazards for this area.
- There are no irrigation ditches to be piped. The Westfield Ditch will not be piped except at street crossings. Westfield ditch is historic in nature and maintain in its existing character with a 20% on each side of centerline.
- The street layout for this project complies with the Alpine City Street Master Plan.

Concept Plan Fort Creek Riverbottom

RECEIVED SEP 05 2013

Alpine, Utah	
Engineer: K. Edward Gifford 6163 W. 9600 N. Highland, Utah 84003 Phone 801-592-4150	Owner: Quayle & Shari Dutton 967 Fort Canyon Road Alpine, Utah 84004 Phone 801-532-4500
Date: 8-10-2013	Scale: as drawn Drwg # 10-2013

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: Auto Repair Shops in Alpine

FOR CONSIDERATION ON: 17 September 2013

PETITIONER: City Council

ACTION REQUESTED BY PETITIONER: Discuss the existence of Auto Repair Shops in Alpine City limits

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

BACKGROUND INFORMATION:

The ordinances as now written prohibit the existence of auto repair shops in city limits. The City Council has asked the Planning Commission to review the ordinance. The question that the City Council has is whether or not they should continue to prohibit auto repair shops in the city or find a way through an amendment to the zoning ordinance to implement this use in the Business Commercial Zone.

RECOMMENDED ACTION:

That the Planning Commission receive public input, discuss the issue, and make a recommendation to the City Council regarding the existence of Auto Repair Shops in Alpine City limits. An amendment to the zoning ordinance may need to be considered.

ALPINE PLANNING COMMISSION AGENDA

SUBJECT: General Plan

FOR CONSIDERATION ON: 17 September 2013

BACKGROUND INFORMATION:

A General Plan, sometimes referred to as a comprehensive plan or master plan, expresses a shared vision for the growth and development of a city and sets forth the community's development goals and objectives. Preparing a General Plan provides an opportunity for a city to evaluate what it is today and what it wants to be in the future, what is working well and what needs to change. The General Plan is not intended to be an idle document - it is to be used as *guide* in the decision-making process and should remain flexible to allow for decisions to be made in the best interest of the city.

A General Plan looks at least 20 years into the future, but usually has a life of about five years and will require updating or amending as a community changes. After a General Plan is adopted, a city should develop guidelines to help implement the General Plan.

The General Plan topics for this meeting will be geared around the downtown area of Alpine. This will include things such as:

- Potential commercial development,
- Main Street identity, and
- Diversity in relation to housing types and demographics.

These are three areas that will have an impact on the center of the city. The Planning Commission will have other areas that they may wish to explore that will impact the downtown area of Alpine.

Attached is a potential addition to the General Plan regarding an Economic Development Element. This document was found in a folder from when the General Plan was adopted (2007) but was not included in the General Plan. However, it will need some work to be updated or could just be a good jump start towards a discussion concerning this topic.

RECOMMENDED ACTION:

Discuss the General Plan topics for the night and start developing a vision or framework for the residents of Alpine to discuss and provide direction.

Economic Development Element

Economic development is the carrying out of activities that infuse new capital into the community to improve the lifestyle of local citizens. This element contains information regarding existing commerce and industry in Alpine and identifies possible opportunities for economic growth.

The Vision Statement of the Economic Element is:

To attract a stable flagship business capable of drawing local resident spending. Economic/commercial development should be in a controlled area, limited in scale, and restricted to small retail businesses in order to maintain the City's small, historical feel.

The Goals of the Economic Element are:

Goal 1 To attract a grocery store to locate in the community.

stores in Policy 1 Seek out firms that are interested in locating one of their grocery stores in Alpine.

Goal 2 To expand and retain existing businesses, especially in downtown and south of the roundabout.

Objective 1 To expand and retain businesses.

Business Policy 1 Promote economic growth of existing businesses through a Expansion and Retention (BEAR) program.

expand in Policy 2 Encourage businesses seeking to relocate outside of Alpine to the community.

Objective 2 To encourage businesses to locate in downtown and south of the roundabout.

Policy 1 Improve the appearance of downtown Alpine.

promote Policy 2 Establish a Historic Commercial Zone in Alpine's city center to and maintain the downtown historic heritage and flavor.

Policy 3 Prepare design guidelines including architectural requirements for developments within the Historic Commercial Zone.

as a draw Policy 4 Encourage businesses that complement existing land uses and act for tourists.

Goal 3 To attract new businesses, such as those in the tourist industry and small home-based businesses.

perform an Policy 1 Identify specific businesses, particularly lodging businesses, and analysis to determine the viability of the businesses.

Policy 2 Pursue businesses shown to be viable.

Goal 4 To encourage patronage of local businesses by citizens of Alpine and the surrounding community.

promote Policy 1 Establish an Alpine City Chamber of Commerce to actively businesses in Alpine.

to guide Policy 2 Research community shopping habits and attitudes and use results economic development policy.

BACKGROUND

In the community survey, almost 60% of respondents indicated that they favored commercial growth. In the visioning exercise, the City Council indicated that establishing a grocery store in Alpine was the most popular commercial development option.

The survey also asked where residents purchase goods and services with possible answers being Alpine, Highland, Lehi /American Fork, Other Utah County, Salt Lake County, or via the Internet. Alpine ranked first in only one category—banking. Dental services were a close second. Alpine was listed as a distant second for only one out of the 21 categories—gasoline sales. The City may be able to capture consumer spending by analyzing which goods or services Alpine was listed as either a distant second (i.e. more than 10% below the first choice), third, or fourth choice.

The community survey also indicated that economic/commercial development should be in a controlled area, limited in scale, and containing small retail businesses. In addition, residents were asked where future commercial growth should be located, with the following results:

Alpine Highway south of the roundabout	46.9%
Downtown	39.4%
Canyon Crest	6.1%
Westfield Road	5.1%
Healy Boulevard	2.4%

DEVELOPMENT ALTERNATIVES

To meet the future economic and employment needs of Alpine, several alternative paths could be pursued. Retail, service, office, or industrial development opportunities present the City with a different set of advantages and drawbacks. Commercial businesses, defined as retail, service, and professional, can be an important source of sales tax revenue and are important conveniences for local citizens. On the other hand, commercial businesses often provide lower than average wages

and most jobs in this sector are part time. Industrial businesses, because they invest heavily in capital equipment, often provide significant property tax revenue to support a city and schools. Office developments usually pay the highest wages, but are often relatively insignificant contributors of sales or property taxes.

With a few exceptions, many Alpine residents are traveling to other communities to shop or shop on their way home from work. The community survey reported that Alpine households are predominantly single-income homes. This implies that one of the adults will be home during the day. If there were more attractive retail businesses in the City, Alpine could capitalize on those who would spend their money at local businesses during the day.

Another consideration is to remember that Alpine is not a throughway and businesses that will do well in the community are those that will attract visitors from other areas. Traditionally, businesses that have thrived in Alpine are those that have been a popular destination point, acting as an incentive for people to drive to Alpine.

All forms of growth have impacts on roads, utilities, and many other aspects of quality of life. Choosing not to grow is also an alternative, but it is one that affects youth and even the lifestyles of the existing labor force. In a no-growth scenario, youth will stay in their hometown to be raised and educated and will eventually leave for external job markets. Others may find themselves having to leave the area as well if their present employment opportunities cease to exist and there is nothing new to replace it.

INCENTIVES

The best incentive any city can use to attract business investment is an enthusiastic response team at the local level and an inventory of well-packaged sites. The response team provides general community information, specifics on utility rates and capacities, and simple brochures describing a variety of pre-packaged sites.

A pre-packaged site is one that meets a “Five-way Test”: 1) Annexed, 2) Zoned for business use, 3) Utilities are available or a utility plan is in place, 4) A “fully improved” asking price for the site is readily available, and 5) Transportation via major highways is available without interference by residential areas, school zones, or other incompatible uses.

Good planning; well-written zoning ordinances; and Conditions, Covenants and Restrictions (CC&R's) are the best assurance a business owner can have to protect his or her long-term investment.

Packaged sites and city cooperation are usually the only real incentives sought by businesses. Other incentives, such as loan pools and tax rebates, mean little to quality businesses, contrary to common belief. Another myth is that land price is important. Business investors see land price as a one-time cost, usually averaging about 1% of the total project cost. On the other hand, relative land cost is significant. Business sites in Alpine need to be competitively priced with sites in comparable settings.

All incentives offered to business have a cost. A commitment by the City to package business sites is costly. Engineers, real estate advisors, city leaders, and planners will typically need one to two

years to prepare a site for market. Consulting fees and land improvement costs are out of reach to most communities without some form of grant assistance. Cash incentives, such as tax increment financing, are not only usually unneeded to attract business, but they also rob from the major reason for economic development, which is to expand the tax base to provide support for schools and local government.

Disincentives can play a significant role in economic development. Sites in Alpine that do not meet the “five way test” are not competitive with alternatives locations, such as Provo/Orem or Salt Lake. Ongoing costs such as utility franchise taxes, if higher than neighboring competitors, are also a strong disincentive. Alpine’s relative property tax rates are neither an incentive nor a disincentive. Alpine’s rate of 0.1298 is not out of line with most Utah communities.

Funding for business incentives, such as expanded utility systems or city owned business park sites, could become available through moderately increased property tax rates, by forming partnerships with developers, or by obtaining grants through the Economic Development Administration.

ACTION ITEMS

Economic development can be met by having the City government serve as an on-going development partner with owners of business sites. As a partner, the City would: 1) Provide information on the City, 2) Make referrals of potential clients to local developers, and 3) Expedite business zoning and permit approvals. The private landowner, as a partner, would apply for annexation and proper zoning, extend utilities or at least design a utility plan, set a “fully improved” asking price, and ensure that the aesthetic quality of the site is adequate.

Alpine’s economic development program should also assist owners and developers of business properties in packaging their sites for market. Packaged sites should meet the “five-way test” discussed earlier. Alpine’s focus should be on working with quality developers to bring business sites to the market, cooperating with utility services, and providing quality zoning ordinances to attract and keep targeted businesses in the City. Among the businesses targeted for attraction are a grocery store, a drug store, small businesses, and businesses that provide entertainment and job opportunities.

The beautiful backdrop of the mountains and secluded feel of the City that appeals to many residents may also attract visitors. The viability of bed and breakfast establishments should be considered, and if found to be a realistic option, should be pursued. Considering the City’s wonderful trail system, combined with the nearby canyon and its numerous opportunities for outdoor activities, the chances are high that visitors will not linger in the City and contribute to an unwanted “tourist” climate in Alpine. The City’s lodging establishments could be as large or as small as the community sees fit, ranging from an establishment the size of a house to a larger scale operation comparable to the Homestead in Heber City.

In order for new commercial establishments to survive and bolster Alpine’s tax base, residents must be encouraged to shop in town. Establishing a Chamber of Commerce, a dedicated body working on raising community awareness about local businesses, could greatly benefit the City. A study on the shopping habits and attitudes of Alpine residents would help the City administration, and Chamber of Commerce if instituted, better learn what residents want and will allow the City to better cater to resident needs when determining which economic development options to pursue.



2013 ANNUAL MEETING SCHEDULE

FOR

ALPINE CITY, UTAH

PLANNING COMMISSION MEETINGS for the 2013 calendar year are scheduled on the 1st Tuesday of each month as follows unless otherwise indicated:

January 8	June 4	October 1
February 5	July 2	October 15
March 5	August 6	November 5
April 2	September 3	November 19
May 7	September 17	December 3

CITY COUNCIL MEETINGS for the 2013 calendar year are scheduled on the 2nd and 4th Tuesdays of each month as follows unless otherwise indicated:

January 15	May 14	September 10
January 29	May 28	September 24
February 12	June 11	October 8
February 26	June 25	October 22
March 12	July 9	November 12
March 26	July 23	November 26
April 9	August 13	December 10
April 23	August 27	

All meetings will begin at 7:00 pm unless otherwise posted and will be held at Alpine City Hall, 20 North Main, Alpine, Utah 84004.

Charmayne G. Warnock
City Recorder

THE PUBLIC IS INVITED TO ATTEND ALL PUBLIC CITY MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 113.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being a bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Orem, UT and local newspapers 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.

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Sept 20, 2013**

I. GENERAL BUSINESS

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

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Jason Thelin, Jannicke Brewer, Steve Swanson

Commission Members Not Present: Chuck Castleton, Todd Barney

Staff: Marla Fox, Jason Bond

Others: Becky Rasband, Emily Gooch, Darren Gooch, Will Jones, Don Watkins, Mel Clements, Bradley Reneer, Stephanie Hansen, Tessa White

B. Prayer/Opening Comments: Bryce Higbee

II. PUBLIC COMMENT

Jason Thelin asked Will Jones if city sewer has been pulled off Moyle Drive to service the new subdivision just south of Box Elder. He said he thought that property was not going to be annexed into the city unless it was going to be a park. Will Jones said that has not been approved yet and that property is in the County. He said that property is supposed to have 56 homes and he has been down to the county twice to protest it. He protested because the developers wanted to build this subdivision without open space. They said they didn't need it because they were surrounded by Lambert Park which is 285 acres of open space.

Will Jones said that through litigation we, as the city, have to do three things. First, sewer has to be provided, and it can't be prevented through an easement or right-of-way which means we have to let this subdivision hook into our sewer. Jannicke Brewer said this was done with Mayor Hall and he said the city would provide the sewer because they didn't want the area to be full of septic tanks.

The second issue is water, and the city said they would provide water due to a settlement. The developers will upsize the Box Elder tank and create enough extra storage for what they need for the Box Elder subdivision and another project. They will probably attach an extra tank right behind the existing tank.

The third issue is access to the property. In the settlement, the city said they would provide access to the property. Currently, the plan would be to come up through Box Elder and down through Grove. Will Jones showed on the map where a secondary access road would go. He said we don't have to build any of the infra structure due to the lawsuit.

Don Watkins said the sewer was put into Patterson's development above the rodeo grounds. He said this did not go through the City Council because he was on the City Council at that time, you will find no minutes on this. He said he asked the Mayor how this happened. The Mayor said there needs to be sewer; we didn't want septic tanks up there. Now the same thing has happened with this new subdivision south of Box Elder. It should have just stayed as five acre lots with septic tanks. He said it would have been better to pay the lawsuit than to give in and give them sewer and smaller lots. We should never rezone, this was a horrendous decision.

III. AGENDA ITEMS

A. Townhouse Overlay Zone – Will Jones

Will Jones is proposing a new Townhouse Overlay Zone in Alpine City. This potential ordinance would be nearly identical to the Senior Housing Overlay Zone. The proposed townhomes would be built at approximately 242 South Main Street. This proposal is contingent on the adoption of a new ordinance and an amendment to the

1 General Plan since multi-family housing is currently not allowed in Alpine City.

2
3 Jason Bond said we've had some great input from the residents on this subject, but we didn't get a chance to really
4 look at the ordinance. He asked the Planning Commission if they wanted to revisit the Townhouse Overlay Zone
5 and make any recommendations before they sent it to City Council. Steve Cospers said this should be part of the
6 General Plan because it's going to change some things that have always been here in Alpine. He said if we are
7 pushing this now, he would vote against it because it is premature. Jannicke Brewer said she agrees and said we
8 need to get a general feel for this first as to what we want to do with our Business/Commercial zone.

9
10 Bryce Higbee asked what the process will be to review the General Plan. Jason Bond said this will be an
11 opportunity to change or include additional information in the General Plan. This is a tool to help guide us in our
12 decisions and is not a binding document.

13
14 Will Jones said he wanted to hear the plus and minuses about the townhome project. Steve Cospers said it was 2 to 3
15 against this at the last meeting. Will Jones said all of the information wasn't presented at that meeting. He said
16 density was a big concern and this project would have less density than the Senior Overlay. The townhomes would
17 have 7.8 lots per acre, where the Senior Overlay allows 8.

18
19 Steve Swanson said he voted against it because of where it is located. He said the Senior Housing doesn't impact
20 the city because of where it is located. Will Jones said this project will impact the traffic a little bit, but nothing like
21 the school, or the Art Center. He said if we put in Commercial Businesses, traffic would be much higher.

22
23 He said the look of this project would improve the look of Main Street because the first 30 feet would be
24 landscaping. The only difference between this project and the Senior Overlay is the age difference. Steve Swanson
25 asked Will Jones why he doesn't want these townhomes to have the age limit. Will Jones said many people age 55
26 and over have said they are not ready for Senior Living and they prefer to live in and around younger couples. They
27 don't feel old yet and don't want to live in a Senior Citizens Center.

28
29 Jason Thelin asked if this project or any other project wanted to come in and build as Senior Housing, is it a
30 guarantee that it would automatically be approved. Jason Bond said no, it would be the sole discretion of the city to
31 decide. Jason Thelin asked if the city would be opening itself up for a lawsuit because we allowed it in one area, but
32 not this one. Jannicke Brewer said we follow the ordinances, and sometimes there are variances. She said we have
33 to look at this for all projects and not just this one in the Business/Commercial zone.

34
35 Jannicke Brewer said we need to postpone this until we can study this further in the General Plan and talk to the
36 people who live in that surrounding area. She said this ordinance is not ready to go to the City Council. Steve
37 Swanson said he is concerned if this goes through; it opens the door for other developers to come in and do the same
38 in the Business Commercial Zone.

39
40 Tessa White said she applauds that the Planning Commission is holding off on this issue. She said she wants to
41 have a chance, and she thinks others will want to have a chance, to have input about townhomes. She said she
42 appreciates the big signs and announcements to let her know what is going on in the city.

43
44 Don Watkins asked the Planning Commission to spend some time talking about how to market information. He said
45 we need to get information out so more people can be part of the meetings and give input.

46
47 Mel Clement said thank you, it takes a lot of effort to write a General Plan. He said our Attorney said this is the
48 most powerful Planning Commission in the state because they follow closely to the Plan. He said he really
49 appreciates the Planning commission and that Jannicke Brewer is the architect of Alpine.

50 51 **IV. COMMUNICATIONS**

52 53 **A. Auto Body Shops in Alpine City**

54 **B. Process to Update the General Plan**

1 Jason Bond said there were some concerned residents in the city about auto body repair shops. The City Council
2 said within 90 days they wanted to get public input about these shops so they can make a decision about whether to
3 allow them or not, and in what zones. They were hesitant to just shut them down without looking into this further
4 because this is some people's livelihood. He said that we need to get input from the citizens as to what they want. If
5 the consensus is that we don't want these businesses in the neighborhoods, then we need to put in place measures we
6 can take to enforce the ordinances.

7
8 Jason Thelin asked why we are only looking at auto body shops and not car lots. Jannicke Brewer said we need to
9 look at whether this is something the residents want. She said the Attorney said many Alpine residents take their
10 cars to these shops. She said we need to include whether the home is owner occupied in order to have a home
11 business.

12
13 Jannicke Brewer said we need to discuss the Kyle Terry auto repair shop. Mr. Terry has passed away and another
14 man rents the home premises to run an auto body shop. She said enforcing the rules would be up to the City
15 Council. David Church said if it is not expressly written then it is not permitted. Steve Swanson asked if it says
16 anywhere on the application that the home has to be owner occupied. Marla Fox said it does say that on the
17 application and the applicant has to sign that he understands that rule.

18
19 Don Watkins said this is a tough issue. He said he is very close to the Terry family. He said the family came to him
20 and asked if they could have a reception center on Westfield road and he told them no because it is not in the
21 General Plan or our zoning.

22
23 Darren Gooch said the Business Zone is so limited, if you take it out to put in housing, then it limits it even further.
24 If you take businesses to the neighborhoods, it's not fair to the surrounding neighbors to have to have these
25 businesses in their view and parts of their business spinning out onto the streets. Steve Swanson said this will come
26 down to enforcement. It won't matter what we put down on paper, because the enforcement isn't in effect. Bryce
27 Higbee said there is no enforcement if you approve it. Cars and junk can spill out into the streets and there is
28 nothing you can do about it. Jason Thelin said enforcement problems could be fixed if the Mayor, the City Council
29 and Jason Bond did their job.

30
31 Don Watkins asked if we could send out a notice to the public to get them here to discuss this issue. We have to
32 market the high points and not clutter it up with other things. Jannicke Brewer said we have sent out surveys in the
33 past. Generally we get back 10% to 20%. It is not enough to give us a good feel of what the people want. Don
34 Watkins said maybe you could go directly to the neighborhood and have a meeting, or send out an electronic survey.

35
36 Becky Rasband said she read the General Plan. She said this plan is not binding and we spend a lot of time caring
37 about people who didn't want to get involved or show interest in the issues. On the townhome issue, 90% of the
38 people said they wanted ¼ to ½ acres building lots. Only 10% didn't. At what point do you have enough input to
39 make the General Plan? It seems the focus is on the people who didn't show up and talk about it.

40
41 Jason Thelin said he thought the people would shoot down the townhome idea. Steve Cospers said the General Plan
42 is used as a guideline. Becky Rasband said the advertising for the townhomes was misleading because she thought
43 we were only talking about that specific piece of property. She said she was stunned to learn we were talking about
44 the whole Business/Commercial zone. She said that is probably why there was low attendance to the meeting.

45
46 Will Jones said the General Plan doesn't allow for a Senior Housing Overlay. It also doesn't address the accessory
47 apartments. There is another process besides just the General Plan. Steve Swanson said we need to make clear to
48 everyone what is in the General Plan such as the violation of the water restrictions and that it is a Class B
49 Misdemeanor. Jason Bond said the General Plan is not set in stone and should be changeable. It is not a perfect
50 document and will be updated.

51
52 Jason Thelin said it shouldn't be changed a whole lot. Jannicke Brewer said we need to discuss the Auto Repair
53 Shops, Commercial Businesses, and Main Street character, Gateway Historic, off street parking, and residential
54 character including density, size of lots and monster homes, accessory apartments, and Home Occupations. She said
55 trails need to be discussed as well as location of government, Public Works, Police and Fire Departments.

56

1 Brad Reneer said a few years ago a library was high on a survey list. Individual rights of people trump what the
2 majority wants. Jannicke Brewer said we certainly saw that when the Recovery Lodge came in. Darren Gooch asked
3 what it would take to get businesses in Alpine.
4

5 Don Watkins said we are not a metropolitan but we get a share in state taxes. We don't have to have a bunch of
6 businesses in Alpine. You are wasting your time if you zone for Commercial because it isn't going to happen,
7 businesses are not coming to Alpine.
8

9 Will Jones said Cedar Hills is bringing in an Olive Garden and 5 other major stores just south of Wal-Mart and they
10 are smaller than us. Steve Cosper said Cedar Hills is not a dead end like we are and we just don't get the traffic to
11 support a major franchise. Jannicke Brewer said we need to decide if we want businesses here that are just for us, or
12 do we want to support all of Utah Valley.
13

14 Jason Thelin said we could update the old survey, decide if we want to add or delete anything, and send it out. Don
15 Watkins asked what's the hurry. Jason Bond said it is State law to update the General Plan every 5 years, and it is
16 time to do it.
17

18 Bryce Higbee said we need to be more specific with the rules of a Home Occupation. We can't just say if it is
19 specifically expressed then it is not allowed. Jannicke Brewer said we will have a hearing on the Auto Repair Shops
20 at the next Planning Commission.
21

22 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:** Aug 20, 2013

23

24 **MOTION:** Steve Cosper moved to approve the Planning Commission Meeting Minutes with revisions for Aug 20,
25 2013.
26

27 Steve Swanson seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Bryce Higbee,
28 Steve Cosper, Jason Thelin, Jannicke Brewer, and Steve Swanson all voted Aye.
29

30 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the
31 meeting at 8:50pm.