



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah will hold a **Regular Meeting at Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, November 5, 2013 at 6:00 pm** as follows:

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Chuck Castleton

II. PLANNING COMMISSION TRAINING - Meg Ryan of the Utah League of Cities and Townes

III. 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.

IV. AGENDA ITEMS

- A. **Pine Valley Realty Site Plan - Will Jones - Northwest corner of Main St. and Canyon Crest Rd.**
The Planning Commission will review the site plan for the Pine Valley Realty Office Building.

V. COMMUNICATIONS

VI. APPROVAL OF PLANNING COMMISSION MINUTES: October 15, 2013

ADJOURN

Chairman Jannicke Brewer
November 1, 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/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 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: Pine Valley Realty Office Commercial Site Plan

FOR CONSIDERATION ON: 1 November 2013

PETITIONER: Will Jones

ACTION REQUESTED BY PETITIONER: Review the Commercial Site Plan

APPLICABLE STATUTE OR ORDINANCE: Zoning

PETITION IN COMPLIANCE WITH ORDINANCE:

BACKGROUND INFORMATION:

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. The property is in the Business Commercial zone.

On June 11, 2013 the City Council granted an exception to the parking requirement for the proposed Pine Valley Realty Office building to exclude the square footage in the basement from the calculation based on the finding that the basement would be used only for storage, and instead require 32 parking spaces as stated in section 3.24.4 of the Zoning Ordinance, subject to the following conditions:

1. The developer enter an agreement with the City stating that the basement of the proposed office building will never be used for anything except storage.
2. Record a deed restriction on the plat stating that the basement shall not be used for anything other than storage to be transferable to a future owner.

Motion passed unanimously.

Staff is working with Will Jones to see that all of the requirements are met.

RECOMMENDED ACTION:

Review the Pine Valley Realty's Office Building Site Plan with the latest information from staff at the meeting.



Date: October 10, 2013

By: Shane L. Sorensen, P.E.
City Engineer

**Subject: Jones on the Corner Site Plan
36 W. Canyon Crest Road
1 lot on 0.61 acres**

Background

The proposed Jones on the Corner Site Plan is located at approximately 36 W. Canyon Crest Road. It is our understanding that the proposed site plans includes constructing on office building on the site, however there is not a building shown on the plans. The property is in the BC zone.

Street System/Parking

The site plan proposes to access the site from Canyon Crest Road and Main Street by way of existing driveway accesses. There are 25 proposed parking stalls that are completely on the owner's property. There are 9 additional parking stalls that are partially on the owner's property and partially on the adjacent property. A determination will need to be made as to how these shared parking stalls will be allocated between the buildings. The City's off-street parking ordinance requires 4 stalls per 1,000 s.f. of gross building area for office buildings. The current site plan does not show a building footprint or size. It is our understanding that a parking requirement exception was granted by the City Council earlier this year. The City Planner will need to verify the details of that exception. We do not have a floor plan for the building at this point, but will need one to accurately compute the number of parking stalls that will be required.

The parking stall and aisle dimensions meet the minimums required by ordinance. One potential issue is that parking stalls are located within the 30-foot front setback, which is addressed in section 3.7.5.1 of the Development Code. The current plan shows four stalls within the setback. The Gateway-Historic Committee, which is now a Planning Commission responsibility, can allow flexibility in the parking requirement. The Planning Commission will need to consider an exception or variance to the ordinance for the parking stalls in the front setback if the plan remains as it is. From an engineering standpoint, we offer our support on this exception.

Another issue that should be worked out is that the parking stalls that are used by the occupants of the adjacent building are partially (about 50%) on this property. Ideally, a cross easement agreement would be worked out between property owners to address this issue and identify which stalls are assigned to each building.

Sewer System

There is an existing 8-inch sewer line that runs through the parking area just northwest of this property. The sewer line is on private property, however there is a public utility easement on all areas of the adjacent development outside of the building pads. The City has ran a camera in the sewer line and determined that there are one or more unused laterals stubbed from the main line. However, more investigation will be required to determine how far the sewer laterals extend from the main.

Culinary Water System

There are existing 6-inch water mains in Main Street and Canyon Crest Road. In addition, there is an existing culinary water service stubbed into this property that should be able to serve the new building.

There are some existing fire hydrants in the area. After seeing plans for the building that will be constructed, the Fire Marshall will need to determine if the existing fire protection is adequate or if an additional fire hydrant or other fire line will be required for the building.

Pressurized Irrigation System

There is a 1-inch pressurized irrigation lateral stubbed into this property that can be used for landscape irrigation water. The location of the lateral is shown on the plans.

Storm Water Drainage System

The proposed storm water system for this site consists of a small retention area with sumps. Storm drain calculations have not been submitted.

Commercial Site Plan Requirements

- **Parking:** The parking situation was discussed in the Street System/Parking section of this review letter. A parking lot lighting plan will be required.
- **Setbacks:** The development code requires minimum setbacks of 30 feet on the front; and 20 feet on the side and rear, unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. However, the Gateway-Historic Committee can also make recommendations on reduced setbacks. The current plan does not have enough information to verify setbacks.

- **Garbage Facilities:** A dumpster location has been identified at the northwest corner of the site.
- **Landscaping:** A landscaping plan has not been provided. A plan will be required which meets the minimum 20% requirement.
- **Design of Commercial Structures:** Section 3.7.8.8 of the development code outlines architectural design criteria for new buildings. This information will need to be presented to the Gateway-Historic Committee (Planning Commission) for review and approval.

General Remarks

The water policy will need to be met for the proposed development and a bond will need to be posted for the required improvements.

RECOMMENDATION

We recommend that approval of the proposed site plan be postponed until the following items are provided or are addressed:

- **A site plan be provided showing the location of the building on the site to allow for a building size to be determined and to allow setbacks to be verified.**
- **A building floor plan be provided to allow the parking requirement to be accurately computed.**
- **The Planning Commission review the parking stalls that are within the 30 foot front to see if a reduced setback can be recommended.**
- **A determination be made as to how the parking stalls that straddle two adjacent properties will be allocated.**
- **The details of the parking requirement exception that was granted by the City Council be verified.**
- **A cross-easement be entered with the adjacent property owner for access.**
- **A sewer plan be provided indicating how the sewer lateral will be installed to service the property.**
- **The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.**
- **Storm drain calculations be submitted.**
- **A lighting plan be provided for the parking area.**
- **A landscaping plan be provided.**
- **The design of the proposed building be provided for review, including building materials.**
- **The water policy be met. (condition of approval)**
- **A bond be provided for the required improvements. (condition of approval)**

Pine Valley Realty

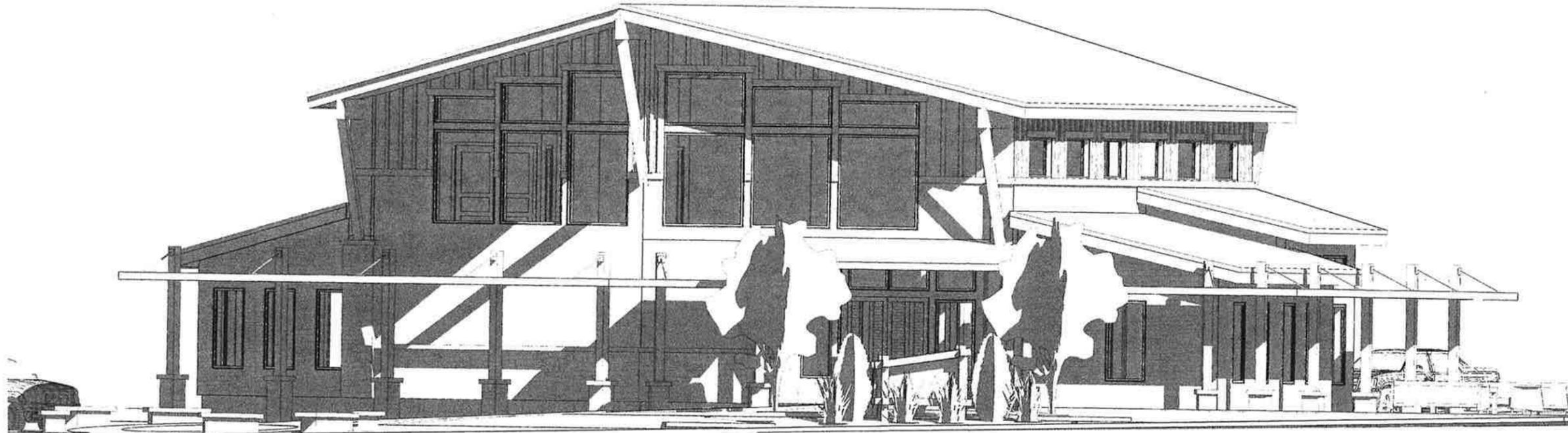
539 Blackhawk Lane
Alpine, Utah 84004

Deferred Submittals:
1- Truss Specifications
2 - Fireplace Specifications
3 - Fire Sprinkler System (if required)

**EZRA
LEE
DESIGN
+BUILD**

EZRA LEE DESIGN + BUILD
801.318.9611 phone
send bids to bids@ezralee.com
send invoices to invoices@ezralee.com
ezra@ezralee.com
ezralee.com

| Square Footage Legend | |
|-----------------------|---------|
| Name | Area |
| Main Level | 4556 SF |
| Upper Level | 3282 SF |
| Basement | 4382 SF |



Pine Valley Realty

539 Blackhawk Lane,
Alpine, Utah 84004

Cover
Sheet

SCALE:

RECEIVED OCT 31 2013

ABBREVIATION LEGEND

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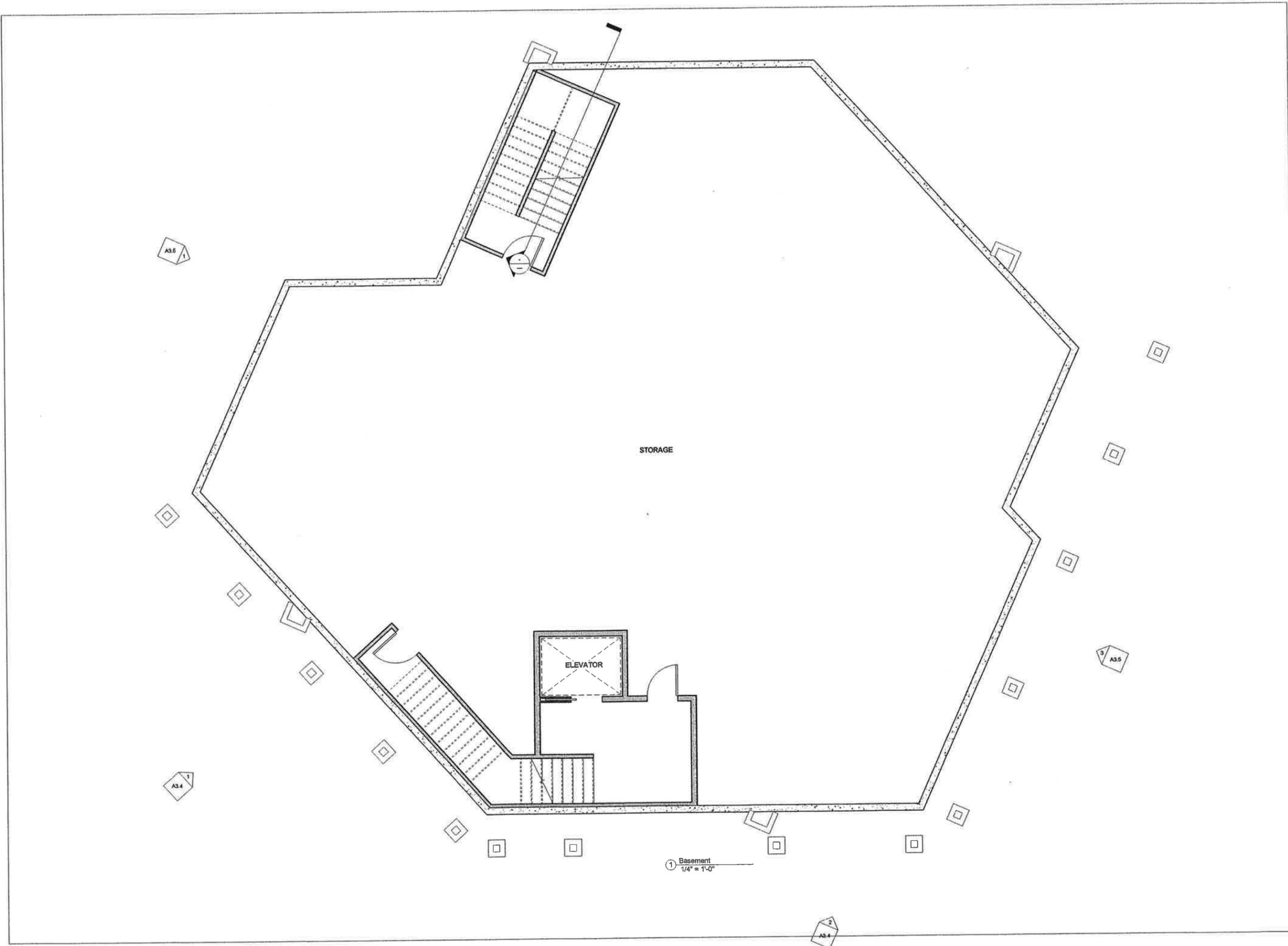
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Basement
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① Basement
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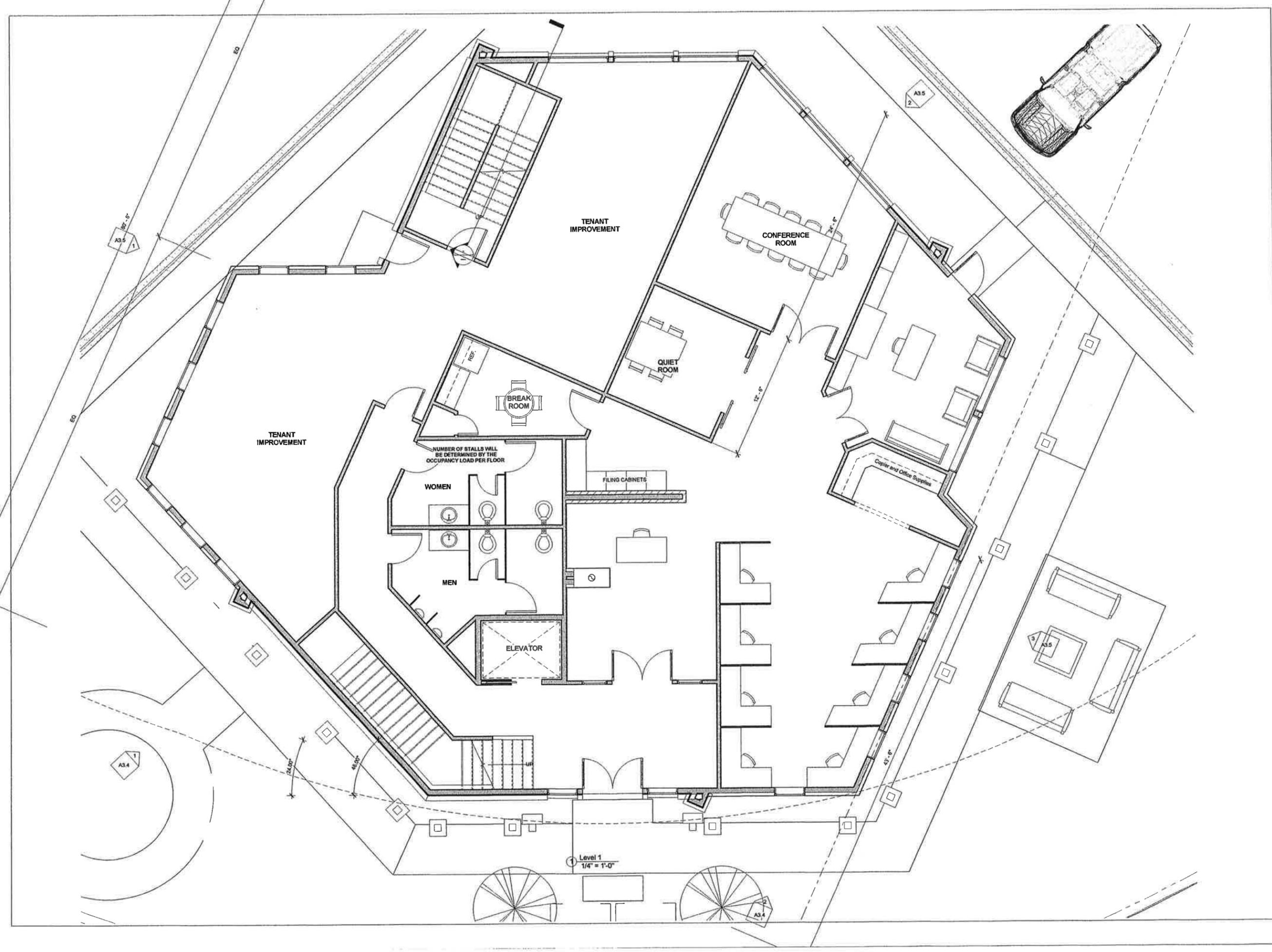
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**First
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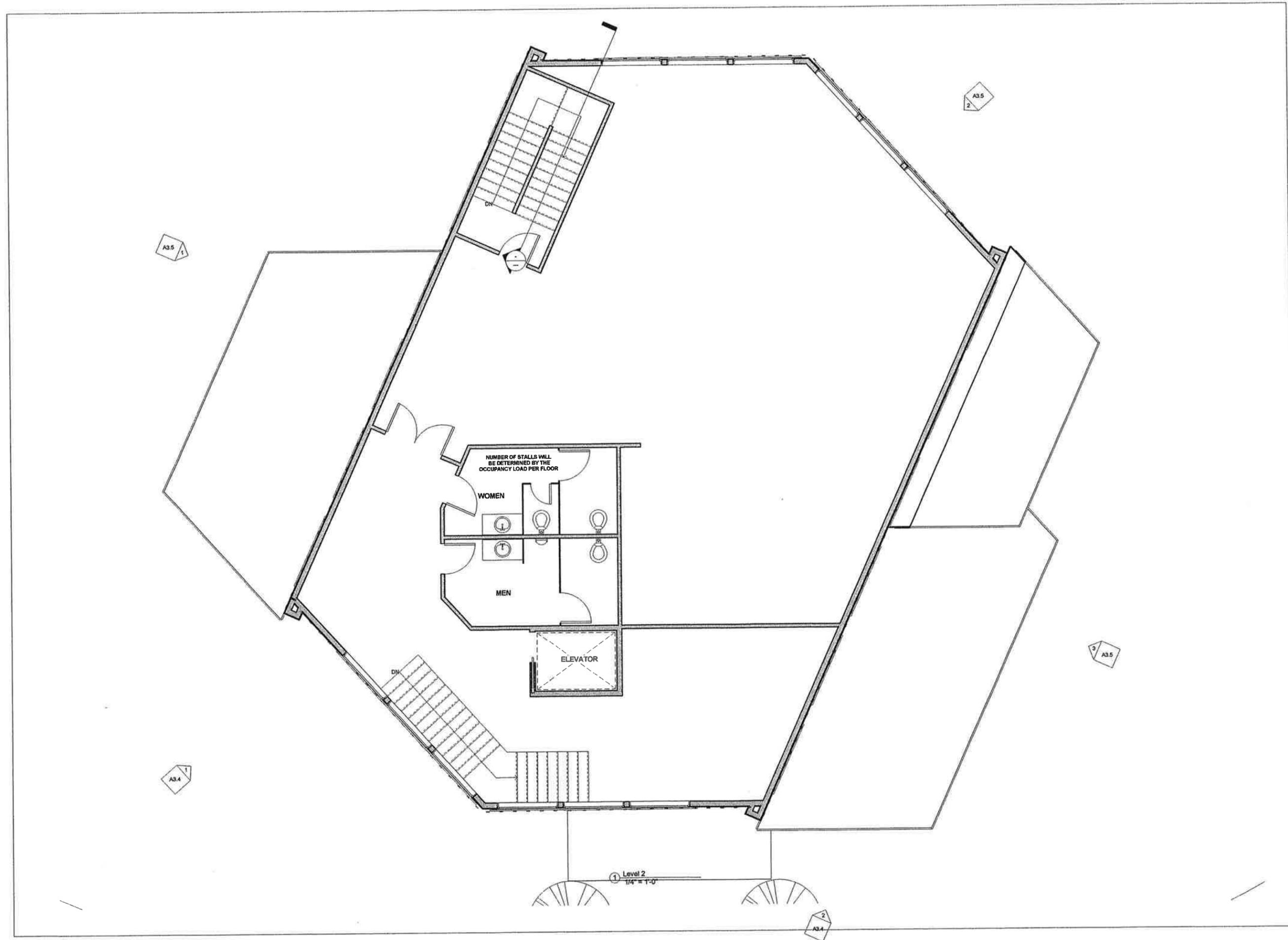
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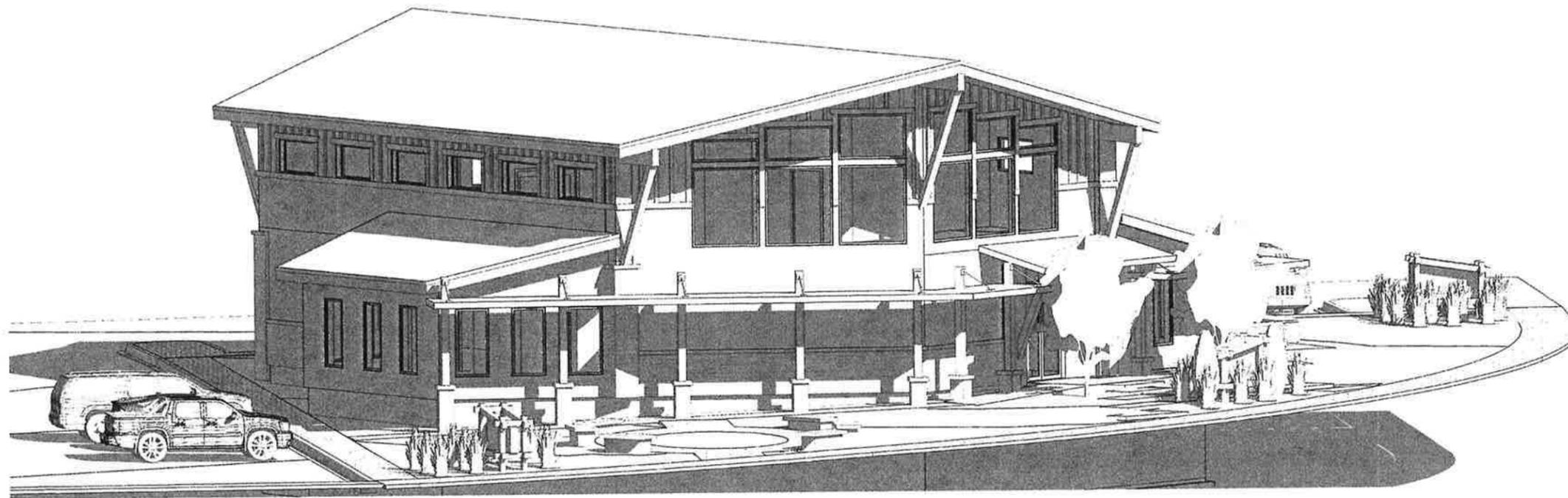
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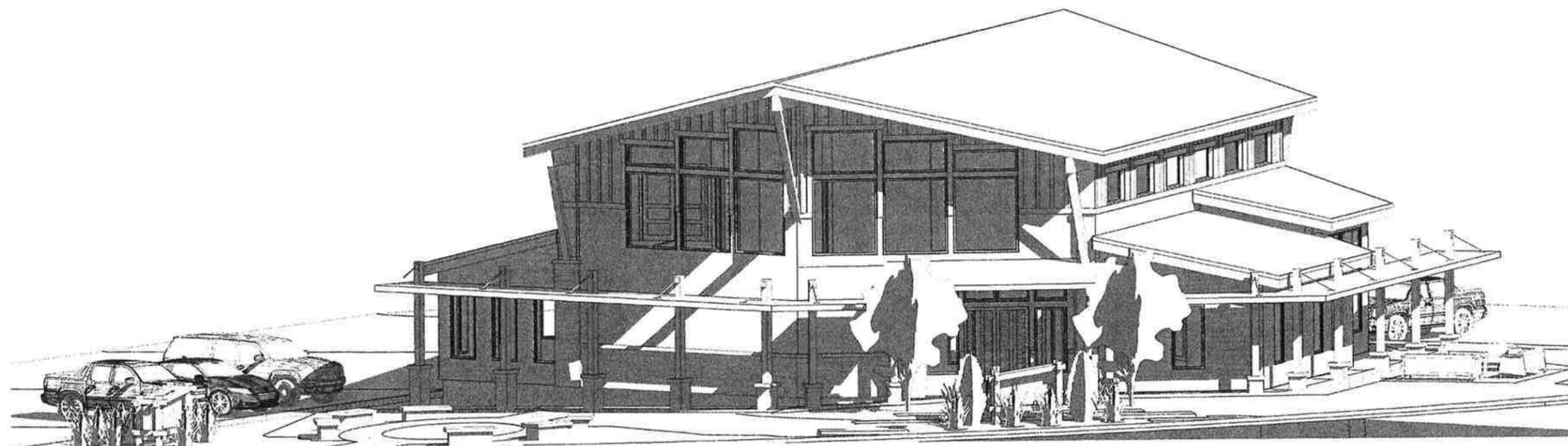
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① Front Left



② Front Right

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Perspectives

SCALE:

DATE

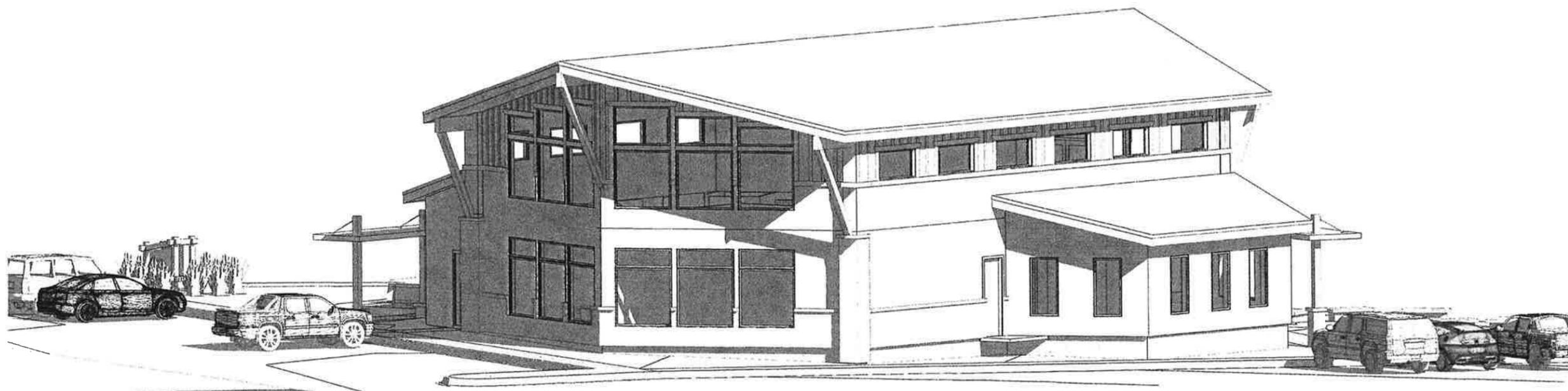
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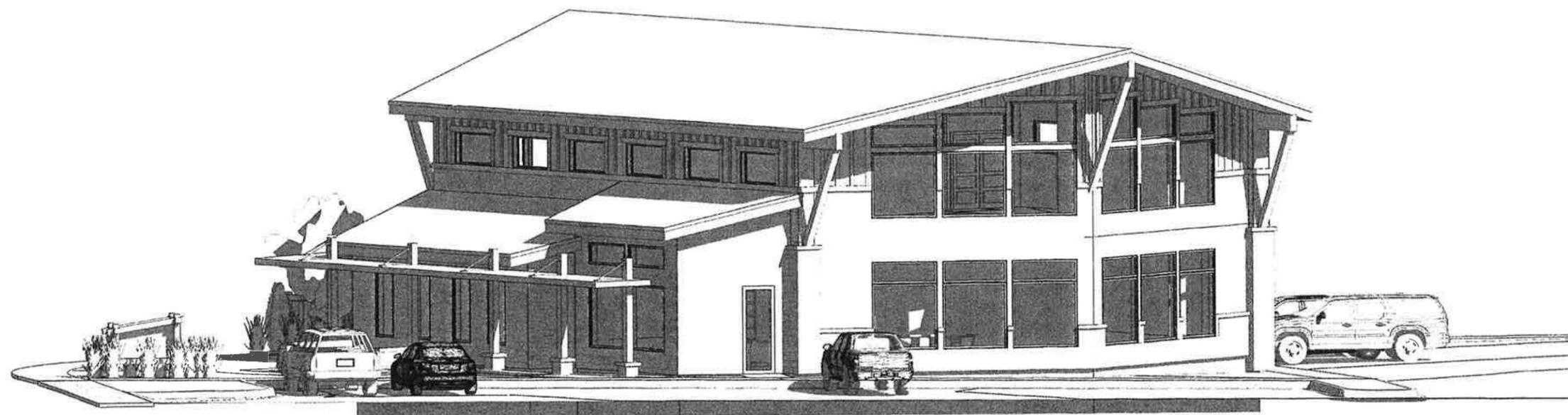
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① Rear Left



② Rear Right

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Perspectives

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A3.1

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Elevations

SCALE:
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DATE
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SHEET

A3.2



① Front Elevation
3/16" = 1'-0"



② Rear Elevation
3/16" = 1'-0"

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Elevations

SCALE:
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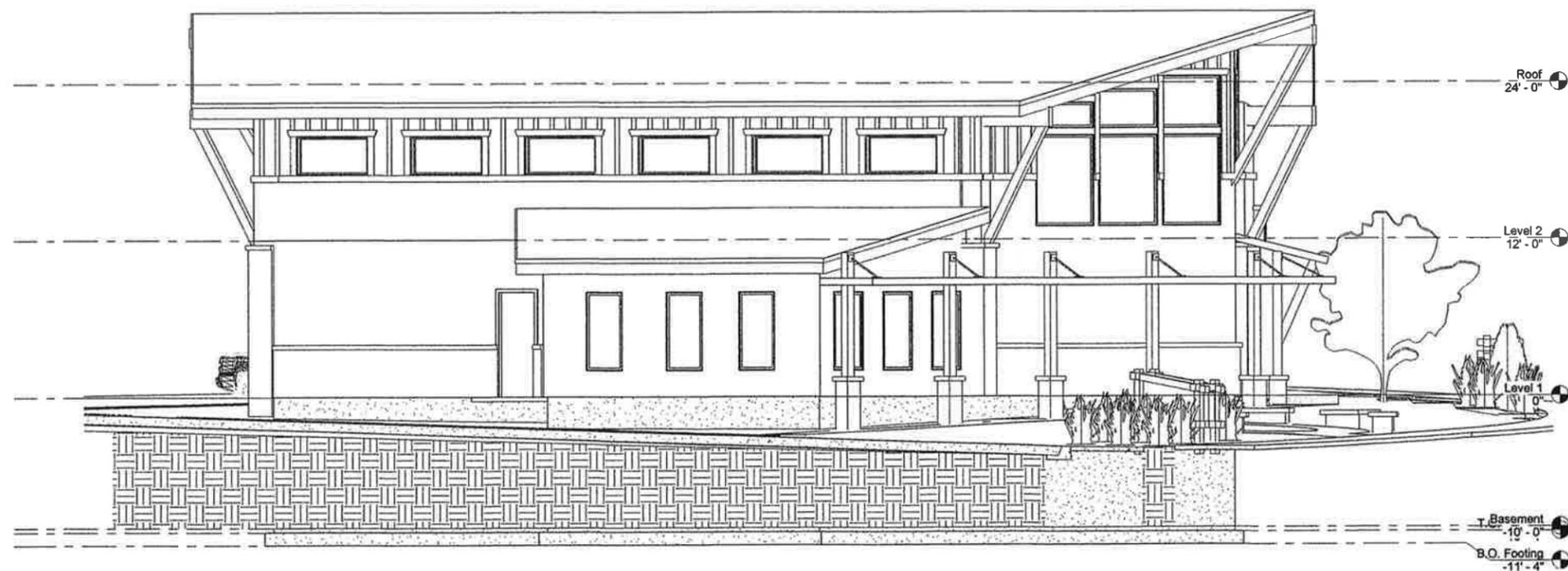
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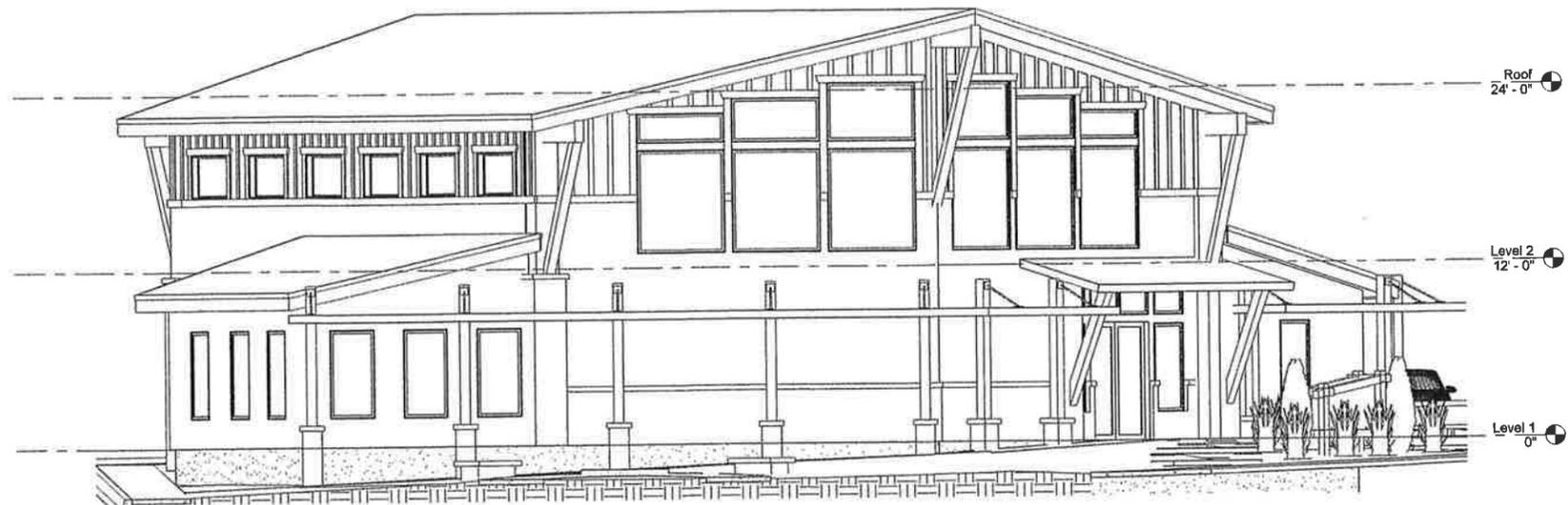
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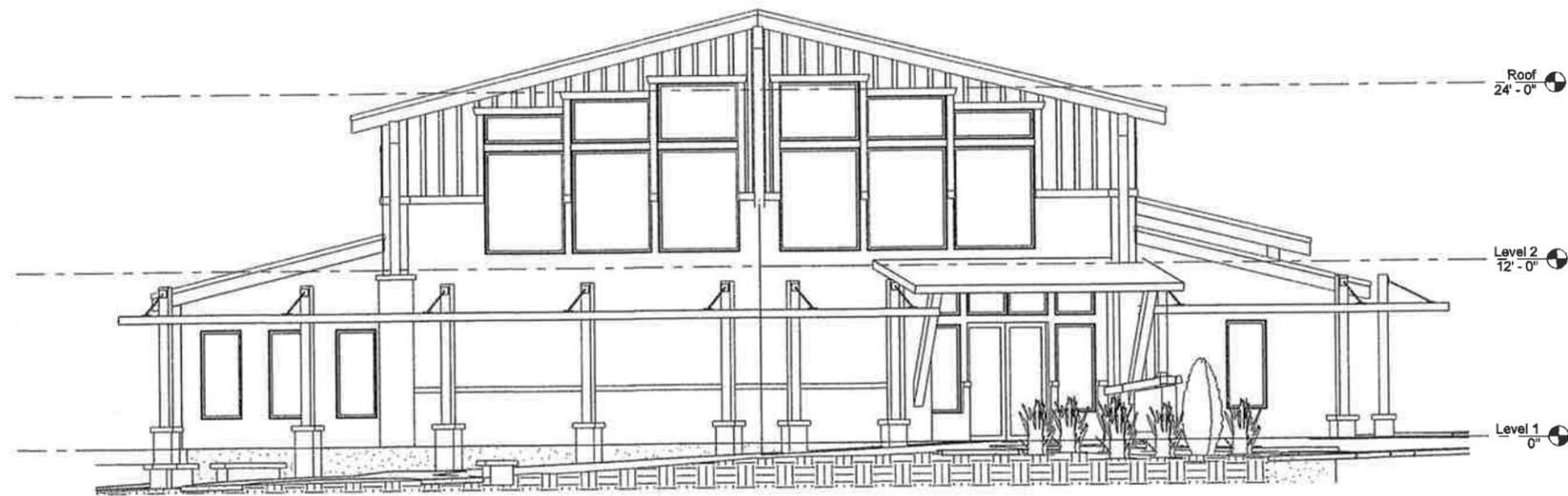
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3/16" = 1'-0"



② Left Elevation
3/16" = 1'-0"



① Front Elevation 1
3/16" = 1'-0"



② Front Elevation B
3/16" = 1'-0"

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Elevations

SCALE:
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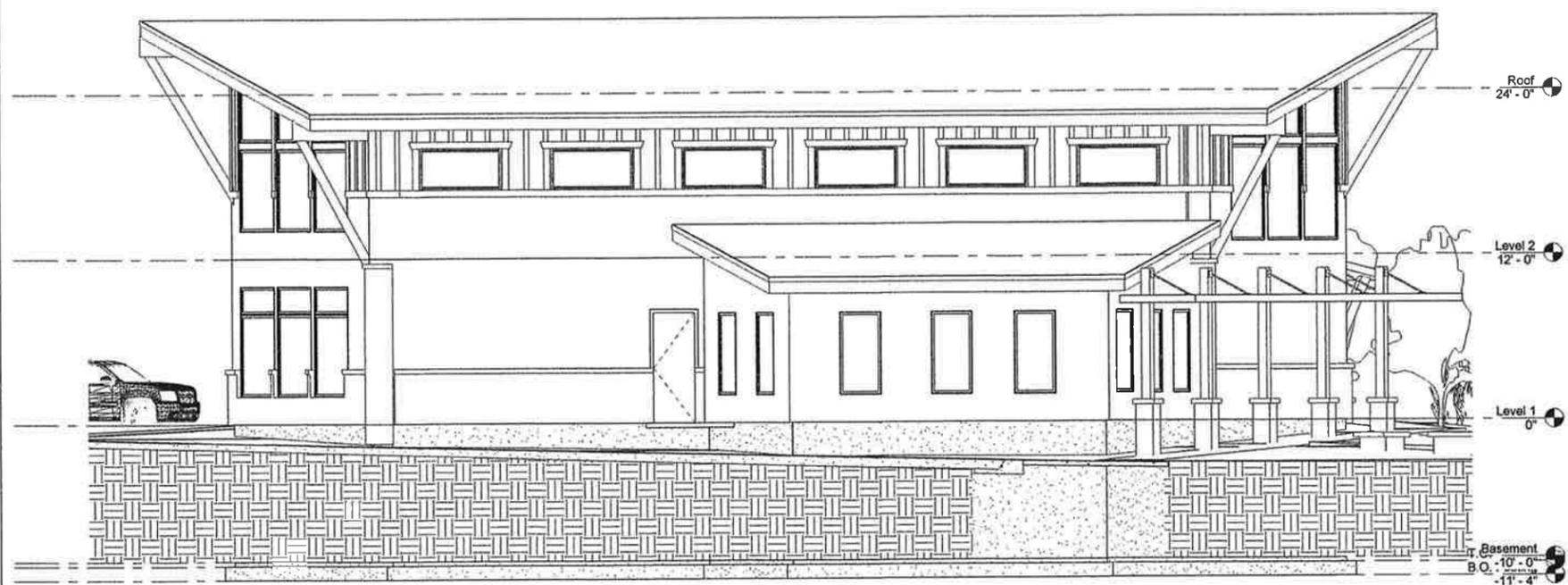
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Elevations

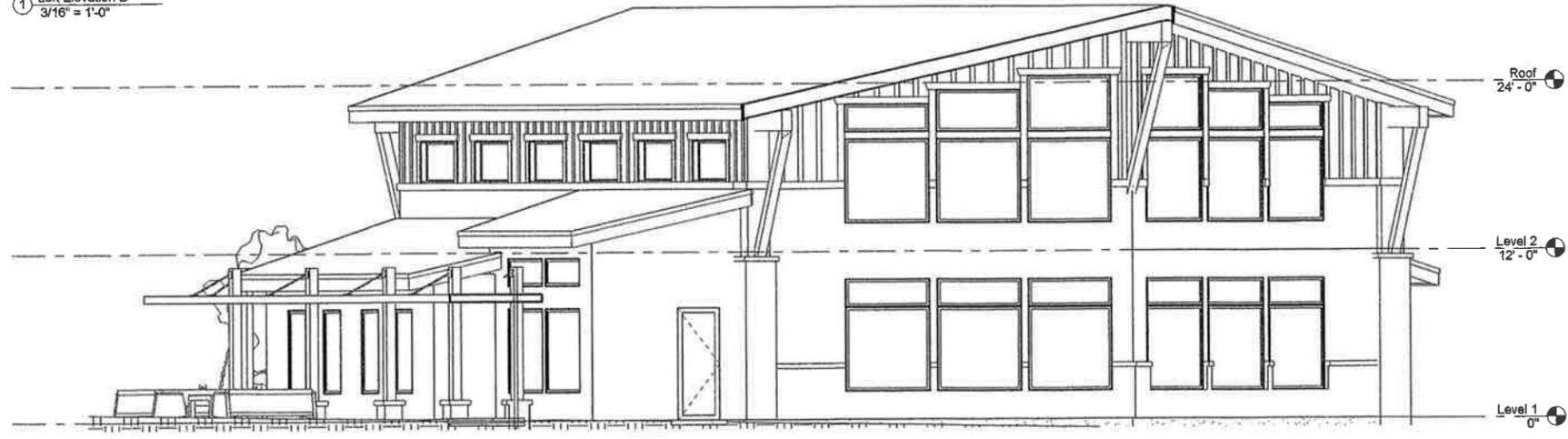
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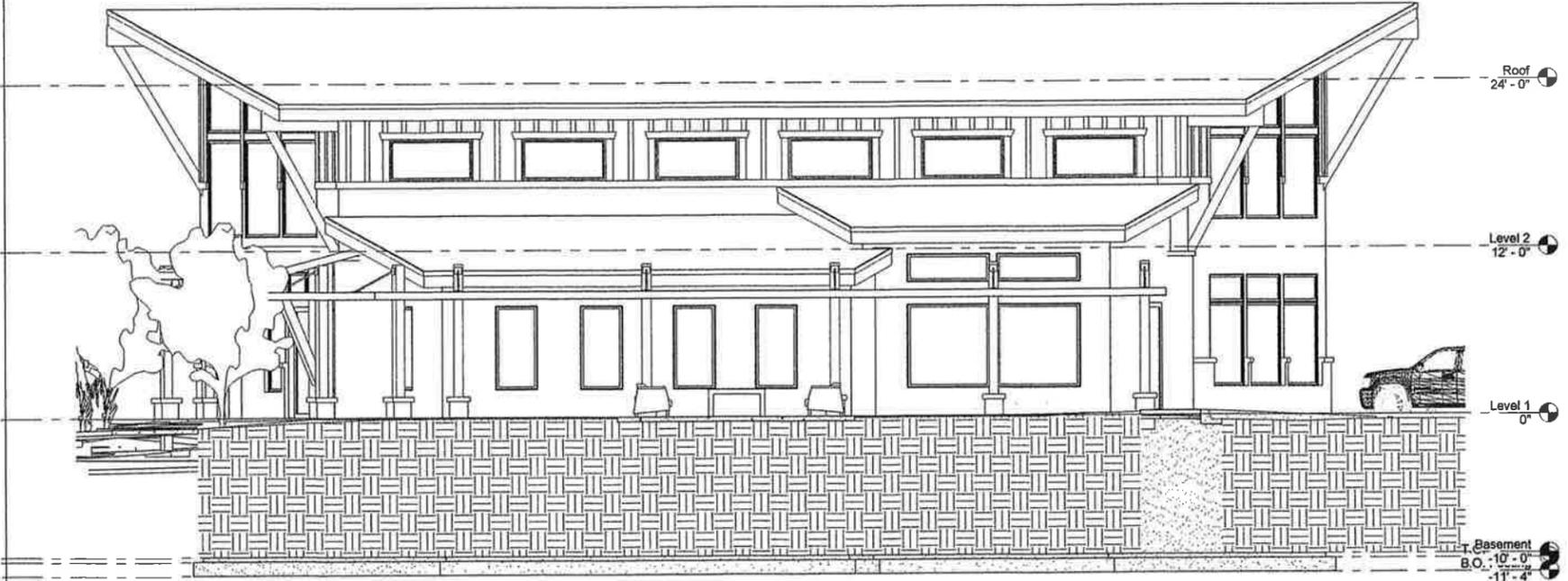
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① Left Elevation B
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② Rear Elevation1
 3/16" = 1'-0"



③ Right Elevation B
 3/16" = 1'-0"

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Oct 15, 2013**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:02pm by Vice Chairman Jason Thelin. The following Commission members were present and constituted a quorum.

Chairman: Absent

Commission Members: Bryce Higbee, Steve Cospers, Jason Thelin, Chuck Castleton, Steve Swanson, and Todd Barney

Commission Members Not Present: Jannicke Brewer

Staff: Marla Fox, Jason Bond, Jed Muhlestein

Others: Jim Hobbs, Julie Yarbrough, Kacee Terry Tanner, Kylee Terry Clark, Becky Rasband, Taylor Smith, Mark Wells, Don Watkins, Will Jones

B. Prayer/Opening Comments: Jason Thelin

II. PUBLIC COMMENT

No Comment

III. AGENDA ITEMS

A. Eagle Pointe PRD Concept Plan – Mark Wells and Taylor Smith

The proposed Eagle Pointe Subdivision is located at approximately 800 West 600 North (just north of intersection of Hog Hollow Road and Matterhorn Drive). The proposed subdivision consists of 16 lots ranging from 20,316 s.f. to 53,401 s.f. on a site that is 31.88 acres. The site is located in the CR-40,000 zone. The City Council determined that the proposed subdivision will be developed as a PRD.

This subdivision has slightly changed from 16 lots to 15 lots since it was last brought before us. The first proposal came with a full road that would need substantial retaining walls. Then it came back a second time with a long cul-de-sac which doesn't meet ordinance because the road exceeds maximum length. Now it is being brought forward as a cul-de-sac with a second road to be used as a fire access road. Our Attorney David Church said the third option would need exceptions and the approval from the City Engineer, Planning Commission, City Council and the Fire Marshall.

Todd Barney asked what the City Engineer's recommendation is. Jason Bond said Shane Sorensen is still gathering information and would like to see more details on the rock walls before he makes a recommendation. Taylor Smith said they would do an engineered wall. This is a retaining wall behind some kind a decorative rock wall. Jason Thelin asked about a past proposal that the City Council denied. Jason Bond said there was an issue with the walls in the past and the developer was asked to look at the walls and come up with a different plan. Steve Cospers said he thought time expired on this before the plans went through.

Chuck Castleton asked about the ordinance; he wanted to know if the Planning Commission didn't make a positive recommendation on this, would the City Council even see it. Jason Bond said we have to address the four exceptions before concept approval is given. The City Attorney said we could grant concept subject to the four exceptions being a condition. Chuck Castleton said the City Engineer has made a contingent recommendation, a recommendation for a design to be pursued. This implies to me that we can take this another step and then we will look at it again when we have more details and the City Engineer may or may not approve it. He asked if we have the same option to proceed in a more incremental way or do we have to come to a final decision before this goes to City Council. Jason Bond said with some of the exceptions that should be the route we should take but it doesn't have to happen that way.

1 Chuck Castleton said the retaining wall is not one of the four exceptions but requires approval. Jason Bond said it is
2 not an exception but it is still something that the Planning Commission has to address. Steve Cospers asked where on
3 the map where the 50 foot clear zone would be. Jason bond showed on the map where it would be and said the fill
4 was necessary so they wouldn't have to have a retaining wall in that area. Steve Cospers said if there is a retaining
5 wall there, then number 1 would not be an exception. Jason bond said he believed that was correct. Taylor Smith
6 said the retaining walls along the access road are well within the clear zone.

7
8 Taylor Smith said a lot of the terrain is at a 2 to 1 slope and so the idea is to mimic the 2-1 slope to make it look like
9 the natural terrain, but that would necessitate us going outside the clear zone. If we do not go outside the clear zone,
10 then we have to engineer the wall and go more vertical. Then it looks more artificial, but it is a tradeoff.

11
12 Todd Barney said this is just for the road, once homes are built, there is going to be a lot of fill because retaining
13 walls will have to built behind the homes. Jed Muhlestein said retaining walls for residents are not against our
14 ordinance, many homes in Alpine have retaining walls. Steve Cospers said this is just the tip of the iceberg as far as
15 retaining walls go by the time you are through. Jason Bond said there may be a need for these homes to build
16 retaining walls, but that is not against our ordinance.

17
18 Jason Thelin said he does not like making the decision for the City Council whether they can move forward or not,
19 he said he feels like we need to make a recommendation even if it is negative. Todd Barney said we spend a lot of
20 time making ordinances and now we are trying to find a way around the ordinances. Steve Cospers said we could
21 recommend approval of the concept plan and then it will go to City Council and they can approve the walls. Jason
22 Thelin said we can deny it as well and it will still go to City Council. Jason Bond said if the Planning Commission
23 denies approval, they could appeal to the City Council.

24
25 Steve Swanson asked if we are within the PRD specifications with 15 lots. Jason Bond said subdivisions with 20 or
26 more lots shall provide 2 working accesses to the development. He said we are still looking at this to see how the
27 subdivision will be interpreted because it butts up against lots on Lakeview which bumps the number to 19.

28
29 Steve Cospers asked Taylor Smith if they talked to the City of Draper to see what their plans are. Mr. Taylor said
30 they did talk to them and they weren't that interested because their plans are way in the future. Mr. Wells said he
31 didn't think exceptions 2, 3, and 4 were valid. He said the only exception they are looking for is the clear zone.

32
33 The secondary access road makes the main road coming in not a cul-de-sac. He said he would like number 4 taken
34 off as an exception because they meet the ordinance. Chuck Castleton said the ordinance talks about traffic patterns
35 on the second access. There will be no traffic patterns on this access because it will be gated and only used in case
36 of a fire; it is not a working access. Todd Barney said this is still a cul-de-sac even if you have the second access.
37 Steve Cospers said this would be an emergency road only and it will be gated. Mr. Wells does not agree that this
38 would be a cul-de-sac. It is a long road with a turn around with a secondary access that can be used by residents and
39 emergency vehicles. Todd Barney said the second access road does not meet our City Street Ordinance in any way
40 and is not a street. Jason bond said it is an emergency fire access road.

41
42 Mr. Wells said he feels like they meet the ordinances and the overlay states they can have a secondary road. He said
43 they do not have 4 exceptions, only 1. Mr. Wells said the Fire Chief said this plan relieves his concerns and is a
44 good solution because it allows for two accesses in case of an emergency. If they do not meet any of the ordinances
45 and this can't be worked out, they can still go with the original design with a 56 foot wide road which creates a loop,
46 and 40 foot high retaining wall system. Aesthetically, that would be much more obtrusive. This is a good example
47 of why there are exceptions. Sometimes things come through that are better than the ordinance. This ordinance is
48 forcing us to put up 50 foot retaining walls. If it is good for the community to make exceptions then they should be
49 made.

50
51 Jason Bond said the secondary access road would be temporary and that is why it is on the exception list. Mr. Wells
52 said the City has set a precedent with a secondary access road on Preston Drive and it is also a long cul-de-sac. He
53 wanted to know why the City would allow that one and not our subdivision when it is the same circumstances. Jason
54 Thelin said ordinances change over time. The last time you came in, you got approval for the retaining walls. This
55 time you may not because the ordinances have changed and you are bound by the new ordinances and not the old

1 ordinances. We don't have a grandfather clause and just because someone got a long road before, doesn't mean you
2 can get it now because the ordinance was different then.
3

4 Bryce Higbee said we need to know if this is a cul-de-sac or not. Our Attorney needs to weigh in on this so we have
5 a solid understanding of what a cul-de-sac is., and whether these exceptions need to be granted. If it is not a cul-de-
6 sac, then there aren't any exceptions. Chuck Castleton said in the memo from Shane Sorensen, it is his judgment
7 that this is a cul-de-sac and requires the exceptions. Todd Barney said our City Engineer is calling this subdivision a
8 cul-de-sac. Steve Cospers said the developer is trying to do the least controversial retaining wall which puts it into an
9 exception. Jason Thelin said we need to look at this as a cul-de-sac and decide if we want to make the exceptions.
10

11 **MOTION:** Todd Barney moved to not approve the concept plan for the Eagle Pointe Subdivision due to the four
12 exceptions.
13

14 Steve Cospers seconded the motion. The motion passed but was not unanimous with 4 Ayes and 2 Nays. Steve
15 Cospers, Jason Thelin, Steve Swanson, and Todd Barney all voted Aye. Chuck Castleton and Bryce Higbee voted
16 Nay.
17

18 **B. Abe's Landing Minor Subdivision – Jim Hobbs**

19 This is a proposed Minor Subdivision located at approximately 250 East Center Street. The property is within the
20 TR-10,000 zone and consists of 3 lots on 1.414 acres. Lot sizes are proposed to be 15,384 square feet, 15,657
21 square feet, and 17,202 square feet.
22

23 Jed Muhlestein said Mr. Hobbs is taking Bob Bennett's property and splitting it into 3 lots. Utilities are already on
24 lot 1 because there is already a home on the lot. Lot three has a sewer lateral plumbed to it. Lot 2 will need a sewer
25 lateral and lots 2 and 3 will need stubs for culinary water to be hooked up. Pressurized irrigation has been stubbed
26 to the property with an inch and a half service which can be split off into two one inch connections. The street is
27 already in so storm water is already taken care of. The boundary lots have been cleaned up and Mr. Hobbs has
28 already had that recorded. There is overhead telephone power going across lot 2 that will need to be shifted over to
29 the property line.
30

31 **MOTION:** Steve Cospers moved to recommend approval of the proposed Abe's Landing Minor Subdivision subject
32 to the following conditions:
33

- 34 1. The Fire Marshall review the locations of the existing fire hydrants to determine if they are sufficient
35 for the area.
- 36 2. The City's water policy be met.
- 37 3. The redlines on the plat be corrected.
- 38 4. The telephone lines be moved on the property line between lots 2 and 3.
39

40 Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee,
41 Steve Cospers, Jason Thelin, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.
42

43 **C. Jones on the Corner Site Plan – Will Jones**

44 The proposed Jones on the Corner Site Plan is located at approximately 36 W Canyon Crest Road. The property is
45 in the Business Commercial Zone.
46

47 Will Jones said when he went through the engineering process; the building was not on the plans. He said he now
48 has maps and things have been corrected. Steve Cospers said Mr. Jones could meet with staff to clean things up and
49 bring it back next time.
50

51 Jason Thelin asked if the look of the building will fit in with the Historical Gateway design. Will Jones said it won't
52 look like any other building in Alpine. Steve Cospers said it would be nice to get an architectural rendering to look
53 at. Mr. Jones said he will bring one in.
54

55 **D. Auto Repair Shops in Alpine City**

1 Jason Bond said this went to the City Council and they discussed this for two and a half hours and 8 motions were
2 made. The first thing they would like us to look at is allowing Auto Repair Shops in the Business Commercial
3 Zone. Second would be to create a Service Commercial Zone and third would be to amend the Business
4 Commercial Zone to include James Lawrence's property.

5
6 A General Plan amendment would have to be made in order to expand the Business Commercial Zone or create a
7 Service Commercial Zone. The fourth thing they want to look at is what regulations would there be to regulate these
8 shops. Steve Cospers said this plan would exclude all others except Mr. Lawrence. Todd Barney said Mr. Lawrence
9 is the only one who meets the ordinances. Steve Cospers said even if we create a Service Commercial Zone, these
10 shops will not want to or be able to move their business to that zone.

11
12 Will Jones said the City Council just wants the Planning Commission to discuss these options and see if any of these
13 would work. He said they need a recommendation and if you are for it, what would the ordinances be. Steve
14 Swanson asked if these were in the Business Commercial Zone, would it be an overlay. Jason Bond said we don't
15 want it to be an overlay because then it has to be in the entire Business Commercial Zone.

16
17 Will Jones showed on the map some possibilities for a Service Zone in the Commercial Zone. Mr. Lawrence said to
18 put rules on this zone such as cars need to be registered, limit the amount of cars you have on the property, etc.
19 Steve Cospers asked if neighbors are going to be upset if a new zone is formed and these businesses come in right in
20 their neighborhood. Jason Thelin said he agrees and he would rather see it in the Commercial Zone. Steve Swanson
21 said we should have to have specific restrictions for this.

22
23 Jason Thelin said maybe we could look at some other cities and see how they handle this situation and take some of
24 their ideas. Jason Bond said he has looked into it and cities don't generally allow Repair Shops in the Residential
25 zone. James Lawrence said the amount of cars on the lot should depend on how big the property is. He said could
26 go into business with Mr. Jenks if they could have a shop in the Business Commercial Zone.

27
28 Jason Bond said we will have a Public Hearing in November to discuss the future of Auto Repair Shops in the
29 Business Commercial Zone, or to create a Service Commercial Zone, as well as outlining how they would be
30 regulated.

31 32 33 **IV. COMMUNICATIONS**

34 Jason Bond said the Mass Gathering Ordinance was adopted at the last City Council meeting.

35
36 The Mayor, City Administrator, Jannicke Brewer and Jason Bond met with neighbors by Shepherd's Hill. The
37 neighbors would like to form a committee to talk to the cell tower companies to discuss concerns. The City will not
38 be required to take minutes or be involved. Will Jones said the last change on the cell towers was not exactly like it
39 was presented to the neighbors. Steve Cospers said we could give the residents the phone numbers of the cell tower
40 companies so they can call them directly.

41
42 Jason Bond said the November 5, 2013 meeting will start at 6:00pm for the Planning Commission Training Meeting.

43 44 45 **VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Oct 1, 2013**

46
47 **MOTION:** Steve Cospers moved to approve the Planning Commission Meeting Minutes for Oct 1, 2013.

48
49 Steve Swanson seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee,
50 Steve Cospers, Jason Thelin, Chuck Castleton, Steve Swanson and Todd Barney all voted Aye.

51
52 Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the
53 meeting at 8:35pm.