



## 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, April 1, 2014 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- A. Welcome and Roll Call: Jannicke Brewer
- B. Prayer/Opening Comments: Judi Pickell

### 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. ACTION ITEMS

- A. PUBLIC HEARING - David's Court Concept Plan - Approx. - Patterson Construction Inc.**  
The Planning Commission will review a concept plan for the proposed Eastview Plat F subdivision.
- B. PUBLIC HEARING - Street Master Plan Update and Amendment**  
The Planning Commission will update and review a proposed amendment to the Alpine City Street Master Plan.
- C. General Plan (Lambert Park)**  
The Planning Commission will receive public input regarding Lambert Park.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: March 18, 2014

ADJOURN

Chairman Jannicke Brewer  
March 28, 2014

**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](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://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: David's Court Concept Plan**

**FOR CONSIDERATION ON: 1 April 2014**

**PETITIONER: Patterson Construction Inc.**

**ACTION REQUESTED BY PETITIONER: Approve Concept Plan**

**APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The proposed David's Court Subdivision consists of 15 lots on 16.42 acres. The lots range in size from 40,000 to 66,287 square feet. The development is located north of Healey Boulevard and east of Canyon Crest Road. The proposed development is in the CR-40,000 zone. This plan will require the vacation of David's Court Plats A, B, & C to allow property lines to be adjusted to the current plan.

### **RECOMMENDED ACTION:**

We recommend that concept approval of this development be granted with the following conditions:

1. Water policy be met.
2. A note put on the plat to not allow backing onto Canyon Crest Drive from Lot 3, this requires recommendation and approval from the DRC, Planning commission, and City Council.



Date: March 27, 2014

By: Jed Muhlestein, P.E. *JM*  
Assistant City Engineer

**Subject: David's Court Subdivision – Concept Review  
15 lots on 16.42 acres**

### **Background**

The proposed David's Court Subdivision consists of 15 lots on 16.42 acres. The lots range in size from 40,000 to 66,287 square feet. The development is located north of Healey Boulevard and east of Canyon Crest Road. The proposed development is in the CR-40,000 zone. This plan will require the vacation of David's Court Plats A, B, & C to allow property lines to be adjusted to the current plan.

### **Street System**

The proposed development shows access from Healey Boulevard with two new cul-de-sacs. Both cul-de-sacs are less than 450' in length. All lots, except Lot 3, will have frontage on these new cul-de-sacs. Lot 3 has frontage and will access off Canyon Crest Road which is an arterial road. Lot 3 will be required to have a driveway design such that backing out onto Canyon Crest will not occur (Development Code 4.7.4.14) and will require the recommendation of DRC, Planning Commission, and approval of the City Council. A note shall be recorded on the plat for this requirement.

### **Sewer System**

There is an existing 8-inch sewer line running in Healey Boulevard that can serve all but Lot 3 of the development. Some sewer laterals were installed northward off Healey Boulevard in anticipation for the development. In order to provide sewer service to Lot 3 an extension of the sewer system in Canyon Crest would need to be built as the nearest sewer manhole to that lot is about 175' to the south. The sewer design is not required during Concept Plan Review and will need to be further evaluated at Preliminary Review.

## **Culinary Water System**

The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently an 8-inch water line running in Healey Boulevard that can serve the development. Additionally, there are five water meters already set on the northern right of way of Healey Boulevard that could potentially be utilized.

The standard home in most water model systems is considered to be 3,600 square feet with a demand of 1,000 gpm for fire flow. Not very many homes in the CR-40,000 zone of Alpine are 3,600 square feet or smaller. Therefore, Alpine's culinary water model system is evaluated based on providing a minimum level of service for a home of 4,800 square feet which demands 1,750 gpm for fire flow. In order to meet this level of service an 8-inch line in the westerly cul-de-sac and a 10-inch line in the easterly cul-de-sac would be required. If homes are built bigger than this, even larger lines or fire sprinklers would be required.

The culinary water design is not required during Concept Plan Review and will need to be further evaluated at Preliminary Review where the issue of larger homes can be discussed.

The Fire Chief will need to approve the location of the proposed fire hydrants. 3/4-inch service lines with 3/4-inch water meters will need to be constructed for each new lot where existing services cannot be utilized, including Lot 3 on Canyon Crest.

## **Pressurized Irrigation System**

There is currently a 12-inch pressurized irrigation line running in Healey Boulevard that could serve the development. Additionally, there are five pressurized irrigation boxes on the north side of the Healey Boulevard right of way that could potentially be utilized. The service for Lot 3 will have to be connected to the 12-inch main line that is running in Canyon Crest. Previous calculations on the pressurized water system model show 6-inch lines serving the cul-de-sacs.

## **Storm Water Drainage System**

We anticipate a piped system with a detention basin. Storm drain plans and calculations are required at preliminary review and will be reviewed at that time.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion on the site during construction. A UPDES and Land Disturbance Permit will be required prior to construction.

## **General Subdivision Remarks**

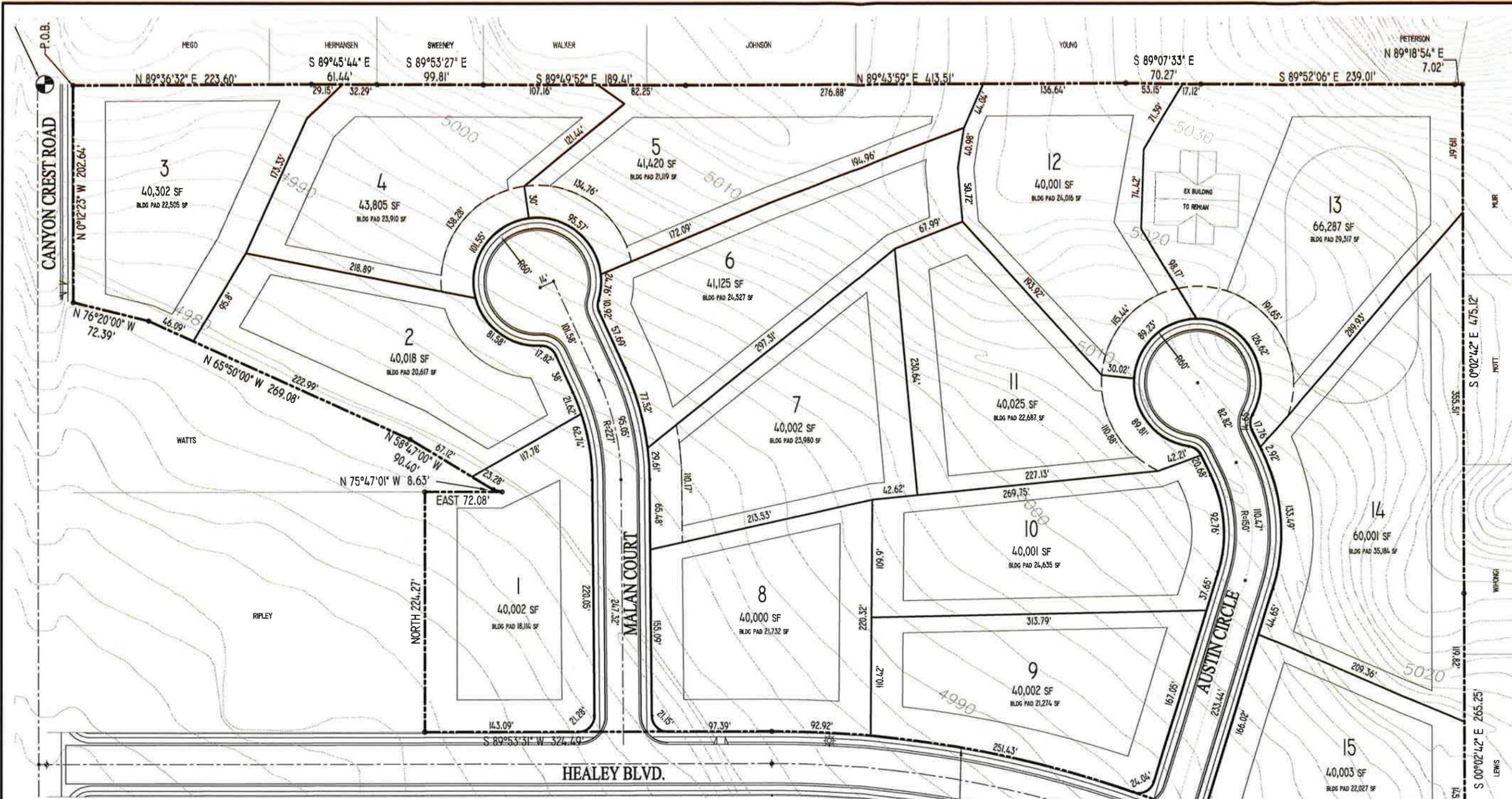
There needs to be a discussion on the size of homes planned for the neighborhood to be able to size the culinary lines for the area or the water line size could dictate the size of homes allowed.

All lots have been reviewed in detail and were found to comply with the slope requirements.

The water policy will need to be met for this development. If the property was previously irrigated with Alpine Irrigation shares, it has been policy that Alpine Irrigation shares be used to meet the water policy.

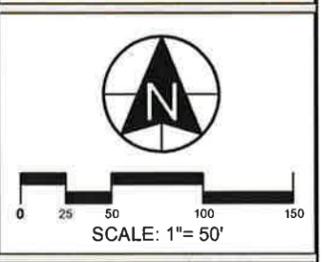
**We recommend that concept approval of the proposed development be granted with the following conditions:**

- **Water policy to be met.**
- **A note put on the plat to not allow backing onto Canyon Crest Drive from Lot 3, this requires recommendation and approval from DRC, Planning Commission, and City Council**



DAVID'S COURT SUBDIVISION  
CANYON CREST & HEALEY BLVD

DEVELOPER  
**PATTERSON HOMES**  
www.phutah.com  
11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
(801) 642-0119



**BERG**  
CIVIL ENGINEERING  
11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
office (801) 492-1277  
cell (801) 616-1677

PROJECT STATUS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

ACTION	DATE
CONCEPT	3/17/14

DAVID'S COURT SUBDIVISION

CONCEPT PLAN

SHEET NAME: COVER SHEET  
SHEET NUMBER: C1

**TABULATIONS**

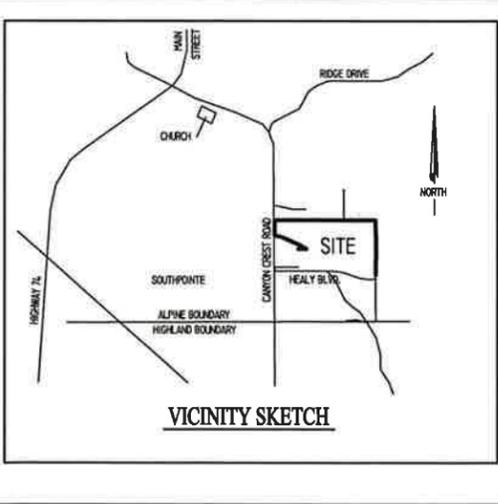
ZONING CR-40,000  
TOTAL AREA 16.42 AC  
# OF LOTS 15

RADIUS 1030.00'  
LENGTH 413.90'  
DELTA 23°01'27"  
CHORD N 78°35'45" W 411.12'

RADIUS 276.00'  
LENGTH 158.00'  
DELTA 33°32'00"  
CHORD N 83°50'53" W

**NOTES**

- EXISTING WATER RIGHT CREDITS WILL BE USED TO PROVIDE WATER FOR THE DEVELOPMENT.
- A SOILS REPORT HAS BEEN PREPARED FOR THE PROJECT AND NO GEOLOGIC HAZARDS ARE KNOWN ON-SITE.
- THIS CONCEPT PLAN REQUIRES THE VACATION OF THE FOLLOWING PLATS:  
(1) DAVID'S COURT PLAT "A" - (LOT 1)  
(2) DAVID'S COURT PLAT "B"  
(3) DAVID'S COURT PLAT "C"
- DITCH ALONG WEST BOUNDARY HAS BEEN VACATED. DEVELOPER WILL PROVIDE INFORMATION FROM IRRIGATION COMPANY.



RECEIVED MAR 27 2014

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Street Master Plan Update and Amendment**

**FOR CONSIDERATION ON: 1 April 2014**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Approve Update and Amendment**

**APPLICABLE STATUTE OR ORDINANCE: Chapter 2 (Municipal Planning)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

### **BACKGROUND INFORMATION:**

The City Council has requested that the Alpine City Street Master plan be updated and amended. Attached is the proposed updated Street Master Plan. The only major change shown is taking the two future roads that were planned to be within Lambert Park off the plan. This is also an update from the old map and shows roads that have since been built (Quail Hollow Drive, Alpine Boulevard, etc.). No new proposed roads are shown on the map.

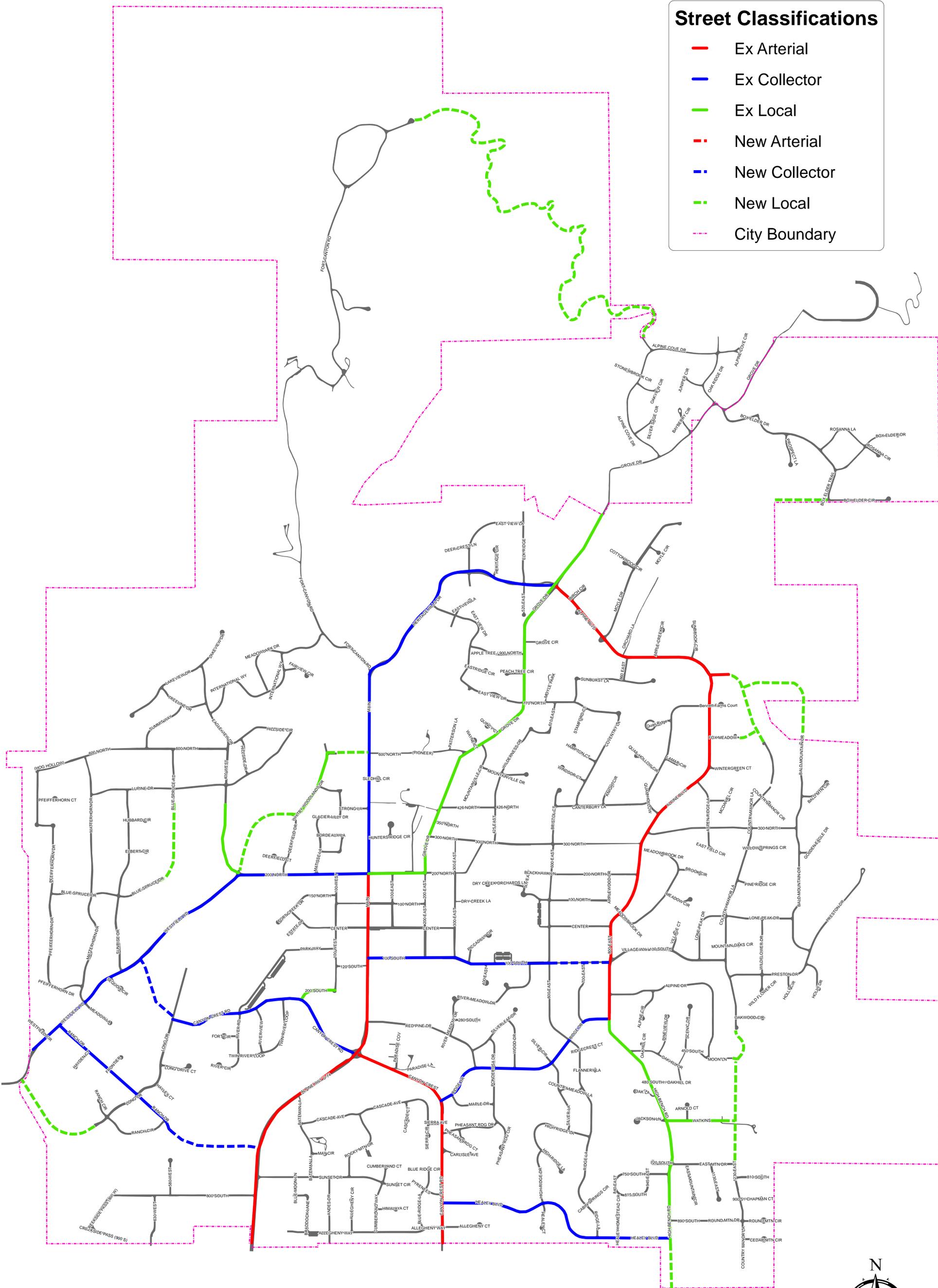
Also attached is the current Street Master Plan (10-14-08) so that it can be compared to the proposed amended map.

### **RECOMMENDED ACTION:**

We recommend that the proposed updates and amendments to the Alpine City Street Master Plan be adopted.

### Street Classifications

- Ex Arterial
- Ex Collector
- Ex Local
- - New Arterial
- - New Collector
- - New Local
- - - - City Boundary



# Alpine City Transportation Master Plan

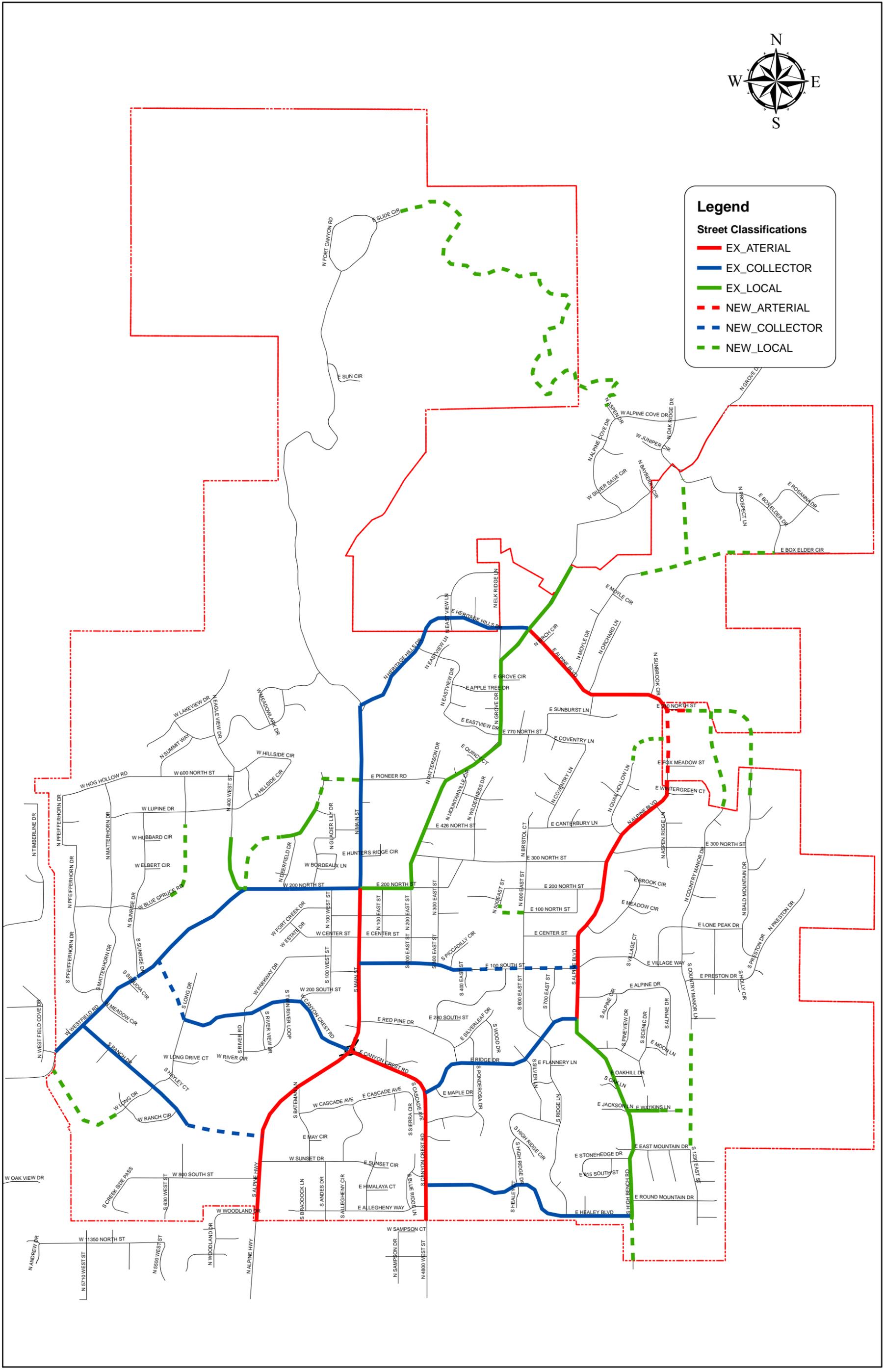
Proposed 2014



**Legend**

**Street Classifications**

- EX\_ATERIAL (Red solid line)
- EX\_COLLECTOR (Blue solid line)
- EX\_LOCAL (Green solid line)
- NEW\_ARTERIAL (Red dashed line)
- NEW\_COLLECTOR (Blue dashed line)
- NEW\_LOCAL (Green dashed line)



**ALPINE CITY PLANNING COMMISSION MEETING at  
Alpine City Hall, 20 North Main, Alpine, Utah  
March 18, 2014**

**I. GENERAL BUSINESS**

**A. Welcome and Roll Call:** The meeting was called to order at 7:02pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Shane Sorensen, Marla Fox

Others: Jody Jorgensen, Scott Jorgensen, Gale Rudolph, Martha Johnson, Connie McKeon, Garrett Seely, David Collings, Mark Dalley, Lacie Lawrence, Craig Skidmore, Becky Rasband, Robert Patterson, Rachel Patterson, Louise Innocenti, Mike Innocenti, Joseph Moffat, Charles Fox, Jane Griener, James Lawrence, Will Jones, Adam Minedorf

**B. Prayer/Opening Comments:** Steve Swanson

**II. PUBLIC COMMENT**

Gale Rudolph said she would like an agenda items to be on the next meeting about the signs posted in Fort Canyon about no parking. She said residents were not informed about it and it is an inconvenience to residence wanting to park up the canyon at the trail head to go walking. Jason Bond said it will most likely be on the City Council agenda next week. The Mayor and the City Administrator will decide what the agenda will be later in the week.

**III. ACTION ITEMS**

**A. General Plan (Lambert Park)**

The Lambert Park Master Plan was adopted by the City Council on June 25, 2002 which consisted of seven items. A lot of items in the plan have already been addressed. This plan will need to be updated and referenced in the updated General Plan. Several ideas were discussed that could be implemented in the park. This list should be added to by both the Planning Commission and residents of Alpine City so we can make the park better and get a vision of what we want the park to be in the future.

A committee consisting of the City Administrator, the City Planner, two Planning Commissioners, a City Councilman and the Mayor met on March 12, 2014. They suggested that the Planning Commission create three alternatives for the park: (1) Natural (2) Semi-improved (3) Significantly improved. It is recommended that after the alternatives are created and significant effort is put into getting the public notified, the Planning Commission could receive the public's ideas at the next regularly scheduled Planning commission meeting.

Jannicke Brewer said quite a bit has changed in Lambert Park over the last forty years that she has lived here. She said in Ordinance 3.16 Open Space it states that: (1) Natural means the soil and vegetation remains in a natural state. You can have trails and a couple of overlooks and that is about it.

Judi Pickell said we first need to decide which of these three options we want the park to be and then go from there. Jason Thelin said no motorized vehicles should go under the Natural category. The Planning Commission discussed who is using the park and how many people use the park. They said a lot of bikers, runners, walkers, and families use Lambert Park.

Jason Bond said he likes the idea a surrounding the park with a fence to keep residence from cutting through the park to get to their property or to keep people from dumping yard waste and other garbage in the park. Steve Cosper asked if there is money in the budget for a fence. Jason Bond said we do have some money set aside for projects in the park and the City needs to take a look at the best way to use that money.

1 Jason Bond said the purpose of this meeting is to discuss what we want Lambert Part to be today and to look ahead  
2 for the next twenty years. Shane Sorensen said the build out population for Alpine is 14,500 and we are at 10,000  
3 right now. Judi Pickell said we need to make this land more useable for the residence today and for the people in the  
4 future. Chuck Castleton said he thinks we need to keep the park in its natural state and not change it too much. It is  
5 not like other recreational parks and he wants to preserve it how it is. He likes the idea of putting a fence around it  
6 and putting up more signage for trail use.

7  
8 Bryce Higbee said he couldn't agree more. We need conservation and preservation and to keep the park in its  
9 natural state. Steve Swanson said he likes making it useable but to keep it how it is. Steve Cospers said any activities  
10 in the park should center around Alpine Days and be kept to the Rodeo Grounds.

11  
12 Jannicke Brewer asked if it would still be keeping it natural if a paved trail was put in for those who have a little  
13 difficulty walking on dirt trails. The Planning Commission discussed that issue and thought it should be put in the  
14 semi-natural category. Jason Thelin said he didn't think we needed to pave trails in Lambert Park because we have  
15 other parks in the City with paved trails and all the parks don't need to be the same. He also said he would be  
16 interested in what the residents think of closing the park to motorized vehicles. He said some people are good to stay  
17 on the marked trails, but there are a lot of people who go off into areas they shouldn't and it becomes a catch me if  
18 you can situation.

19  
20 Steve Swanson said we've allowed motorized vehicles in certain areas but the rules are being broken and people go  
21 where they want even through chains and no trespassing signs. He said it would be better if we just close motorized  
22 vehicles all together, or were very specific as to where motorized vehicles could go so it can be controlled. The  
23 planning commission discussed this and said they would like to see no motorized in the park past the Bowery and  
24 the Rodeo Grounds. Jannicke Brewer said there will still be an emergency road for public works and emergency  
25 crews to get into the park for maintenance and projects.

26  
27 Craig Skidmore said there are two zones in that area and the Planning Commission needs to remember that Lambert  
28 Park is already split into two. The area north of Box Elder Drive is semi-improved with roads up to the Rodeo  
29 Grounds and the Bowery, and the area south of Box Elder Drive is natural. He said a lot of the boundaries are  
30 already fenced by the Patterson's or the Forest Service. He said he loves the park and would be in favor of leaving it  
31 as it is, but understands that there will be a need for maintenance of the trails.

32  
33 Jason Bond said we have a Street Master Plan which shows a road connecting Moyle Drive to Box Elder. The City  
34 Council said they don't ever see that road coming about and have an agenda item to revise the Street Master Plan on  
35 the next City Council agenda to remove that road.

36  
37 Jannicke Brewer asked Shane Sorensen what he thought about this road connecting between Moyle Drive and Box  
38 Elder. Shane Sorensen said the City Council, the Mayor and the Fire Chief need to decide if this road needs to be  
39 there for emergency purposes and he will let them make that decision.

40  
41 Jannicke Brewer said it sounds like the general consensus is that the Planning Commission would like to keep the  
42 park in its natural state. Jason Bond asked if we could still bring three options for the residents to look at and make  
43 suggestions and give their input. The Planning Commission asked who is using the Bowery and Marla Fox said it  
44 was about a 50/50 split between residents and non residents. She said most groups using the bowery were scout  
45 groups and fathers and sons having overnight campouts. Jason Bond said that mountain bike affiliated groups were  
46 using Lambert Park for bike races and that falls under the new Mass Gathering Ordinance. They will be charged a  
47 \$650 use fee and a \$1000 deposit for holding an event in Lambert Park.

#### 48 49 **B. PUBLIC HEARING – Conditional Use Amendment (Home Occupation)**

50 The Planning Commission will review a proposed amendment that would not allow auto repair shops as a Home  
51 Occupation. Jason Bond said we need to change one line in the ordinance to specifically prohibit automotive repair  
52 shops as a Home Occupation.

53  
54 James Lawrence said he thinks the City is premature on this action item because the Business Commercial  
55 Amendment has not been resolved. Jannicke Brewer said Mr. Lawrence's does not currently have a Business

1 License but his auto repair shop will not be enforced until a decision is made on the Business Commercial  
2 Amendment.

3  
4 Jannicke Brewer said by saying the word mechanical it restricts it to a certain type of repair, but if you took out the  
5 word mechanical, it would mean any auto repair. The Planning Commission discussed the wording of the auto repair  
6 shops and Jason Bond said we may need to get legal council to help us understand what the definition would mean.  
7 Bryce Higbee said if we get rid of the word mechanical, that would cover it because the word automotive would  
8 cover a car or a truck. He also said we should call it an automotive repair business instead of a shop.

9  
10 Adam Minedorf asked what happens if someone wants to open up a boat repair. He said we shouldn't be so specific  
11 in the wording to only include cars/vehicles because then someone could come in and open up a marine repair shop.  
12 Bryce Higbee said it would be impossible for someone to be approved for boat repair going off the current  
13 conditions in the Home Repair Ordinance.

14  
15 **MOTION:** Jason Thelin recommended that Section 3.23.7.3 of the Development Code be amended as proposed,  
16 with modification on number fifteen, that mechanical automotive repair shops are prohibited from being a home  
17 occupation.

18  
19 Steve Swanson seconded the motion. The motion was unanimous and passed with 7 Ayes and 0 Nays. Bryce  
20 Higbee, Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted  
21 Aye.

### 22 23 **C. Business Commercial Amendment (Auto Repair Shops)**

24 On March 11, 2014, the City Council reviewed the proposed amendment and made a motion to further restrict the  
25 area that would qualify for an auto repair shop. The City Council would like to Planning Commission to look at the  
26 ordinance again with the City Council's motion in mind. There were also a few other items that need to be  
27 addressed (lot coverage, culinary water, legislative intent).

28  
29 The City Council restricted the Business Commercial zone for mechanical auto repair shops from the Hair Salon on  
30 Main Street to the south on Main Street and on Canyon Crest. Jason Bond said you still have to have frontage onto  
31 Main Street and Canyon Crest, but the rest of the Business Commercial zone will stay the same. Jason Bond read  
32 from ordinance 3.7.1 where it states that residential is discouraged in the Business Commercial zone. The Planning  
33 Commission discussed this ordinance and said it didn't make any sense. They talked about what the meaning of a  
34 manufacturing business is. Steve Cosper said he didn't think this ordinance had any bite and needed to be reworded  
35 or taken out.

36  
37 Jannicke Brewer said back in 1995 this ordinance was worded this way because the City didn't want any more  
38 residential in the Business Commercial zone. She said residents that were already there would be grandfathered in,  
39 but no new residential could come in that zone. Over the years, businesses didn't move to the Commercial zone, so  
40 the City has allowed some residential back in the zone. Jason Bond said we can look at it closer when we go over  
41 the General Plan in the Business Commercial ordinances and when we discuss what we want Main Street to look  
42 like.

43  
44 Jason Bond said under Area and Width Requirements; it states that there shall be no more than fifty percent of the  
45 lot area that is covered by buildings or other impervious materials. In Special Provisions there is a requirement that  
46 states twenty percent landscaping. Jason Bond said we need to decide what we want the other thirty percent to look  
47 like on the lot. Chuck Castleton said that parking would be considered part of the impervious material. The Planning  
48 Commission went over issues such as utilities, parking, and landscaping.

49  
50 Jason Bond said the City Council wanted to know if in this new area they are creating for auto repair, should the  
51 number of bays stay at a maximum of four bays. He also said the off street parking amendment may need to be  
52 amended to 2.5 spaces per bay which would be a total of 10 parking spaces. Jannicke Brewer said she has driven  
53 around and thought four bays was a standard amount of bays. The City Council wants to know if we want to put a  
54 restriction on this or leave it open.

1 James Lawrence said this is why this issue came back to the Planning Commission from the City Council. James  
2 Lawrence said he feels that five bays would work the best for him and his site plan shows what it would look like.  
3 He said the Planning Commission has to look at each lot to decide what will fit that particular property. He said he  
4 disagrees with the four bays. Jason Thelin said we are doing less because the area we would put this shop is right  
5 next to residential homes and not next to a Home Depot. Bryce Higbee reminded James Lawrence that he told the  
6 Planning Commission at an earlier meeting that he is only one mechanic and he can only work on one car at a time  
7 so he didn't need very many bays. James Lawrence said he would like the extra fifth bay for emissions and  
8 alignments.  
9

10 Judi Pickell said we need some sort of formula because the property that Mr. Lawrence is looking at could  
11 accommodate five bays but somewhere else in the zone might not. Jason Bond said this is listed as a conditional use  
12 within that ordinance. There would be a standard requirement but we could still say as a condition, with this lot, you  
13 may have X amount of bays. Chuck Castleton wanted to know why we are putting a maximum number of parking  
14 spaces for auto repair, when all other businesses we put a minimum parking requirement. Jason Bond said the intent  
15 is to make sure repair shops don't get out of control with junky cars sitting around on the property.  
16

17 Scott Jorgensen said he is the only one being affected by this zone change. He said he needs to be considered  
18 because he is the adjoining lot. He said he still has a lot of kids and grandkids and he is a resident. He said the  
19 property that Mr. Lawrence wants to put his business on has always been a residential lot. He opposes increased  
20 traffic in this area.  
21

22 Adam Minedorf said he is dead against an auto repair shop in this zone because of noise and traffic. Steve Swanson  
23 said the City has looked at this issue for months now and residents came to meetings to attest that Mr. Lawrence's  
24 shop is not noisy. The Planning Commission said the Hair Salon would have more traffic in a day than the auto  
25 repair shop would. The Planning Commission discussed street frontage, 30 foot setback, landscaping and parking  
26 issues. Jannicke Brewer said Mr. Lawrence will probably be required to put up a nice fence to block his business  
27 from the neighbors.  
28

29 Scott Jorgensen said it seems a little specific to take consideration for the residents to the north of him but no  
30 consideration has been made for him or the residents to the south. He is also upset that no notice was given to him  
31 about all these meetings that have taken place. Jannicke Brewer said notices were posted in the Alpine City  
32 Newline, online and at City Hall. Mr. Jorgensen said the whole Business Commercial zone should be available for  
33 this and not this small zone. The Planning Commission said the City Council is the one who decides what the  
34 boundary will be.  
35  
36

37 **MOTION:** Jason Thelin moved to recommend to City Council the changes to the Commercial District 3.7.3 #12.5;  
38 keeping four bays and accepting the area as outlined south of the Hair Salon.  
39

40 In addition, Jason Thelin said to not strike out 3.7.4.1 #2 that is currently struck out. (No lot within the BC Zone  
41 may have more than fifty percent of its land area covered by buildings or other impervious material.)  
42

43 Jason Bond said the other area he addressed was 3.7.7.1 under utility requirements for culinary water. He reminded  
44 the Planning Commission that that was something they didn't want changed.  
45

46 Bryce Higbee asked why the Planning Commission is discussing number five (location) if the City Council already  
47 made a motion. Jason Bond said they made a motion but there wasn't any language for a motion to be made on. He  
48 thought it was sent back to the Planning Commission to make a recommendation on the language as it is written.  
49 Jason Thelin said that will need to be cleaned up some. Steve Cosper wanted to know if it needed to be a legal  
50 description. Jason Bond said he could talk to David Church and ask him if there was a better way to write the  
51 location.  
52

53 Steve Cosper seconded the motion. The motion was unanimous and passed with 7 Ayes 0 Nays. Bryce Higbee,  
54 Steve Cosper, Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.  
55

56 **D. Eastview Plat F – Approx 800 North Patterson Lane – Patterson Inc**

1 The proposed Eastview Plat F Subdivision consists of 9 lots on 4.15 acres. The lots range in size from 10,000 to  
2 58,806 square feet with an existing home to be left on lot 9. The development is located south of East View Drive  
3 and west of Quincy court. The proposed development is in the TR-10,000 zone.  
4

5 This development was brought before the Planning Commission Tuesday March 4, 2014. Minor modifications have  
6 been made to the concept plan and it is being presented again. Jason Thelin said there were questions about the  
7 length of the cul-de-sac and where it would be measured from. There were also some questions about the existing  
8 home on lot nine. Staff requested that lot be part of this subdivision because it is on the same parcel.  
9

10 Bobby Patterson said the issues with the Innocenti family will be worked out in the near future in reference to the  
11 fence and the property line. Jason Bond said this is just at the concept stage and the Patterson's have time to work  
12 these issues out. Jannicke Brewer said with preliminary, issues with the barn, property lines and water issues will be  
13 taken care of.  
14

15 Jason Thelin asked if this is approved, how do we know that the road will actually be put in. Shane Sorensen said  
16 the Planning Commission would be surprised at how many situations exactly like this one they have already  
17 approved over the years. Shane Sorensen said we need to give the Patterson's options as to where the road will be  
18 built. He showed on a map a couple of options for where the road could be extended to connect with Patterson  
19 Lane. The City doesn't leave land landlocked. Jason Thelin asked if the Patterson's own the adjoining property.  
20 Bobby Patterson said the property is currently a life estate for Maurice Patterson. There is an agreement that a  
21 future road could be built through that property.  
22

23 Chuck Castle said he is concerned about a road connecting to Patterson Lane and he said there is no way a road  
24 could go through without taking out the Blackburn home. Shane Sorensen said he disagrees and he feels like they  
25 could make it work with a 29 foot section including curb and gutter. Jason Bond said some sort of tapering would  
26 have to take place to take the road down from a 54 foot road down to a 29 foot road. Patterson Lane would be  
27 considered a sub-standard road. Shane Sorensen said the narrow width on Patterson Lane would discourage through  
28 traffic.  
29

30 Martha Johnson asked how much of her property the City will have to take to make the road go through. Shane  
31 Sorensen said they may need a little portion of the grass but the impact will be minor to her property. Steve Cosper  
32 said no cars would be able to be parked on the road or cars couldn't get through. Jannicke Brewer said the City  
33 Council could decide to forgo putting in sidewalk and curb and gutter on Ms. Johnson's side of the road to minimize  
34 taking her property. Patterson Lane was created years ago and considerations have to be made because of existing  
35 homes.  
36

37 Louise Innocenti wanted to let the Planning Commission know that her property line behind Quincy Court has not  
38 been resolved yet. She said she is working with Patterson's to work out a solution but she didn't want this to get  
39 approved until that issue had been resolved. Jannicke Brewer said all the issues for this subdivision will have to be  
40 worked out before it will get approved.  
41

42 Joseph Moffat said he is concerned about the road never connecting in the future. He said this subdivision should  
43 have a condition based on this road going through because Patterson's could come in and put in another subdivision  
44 in the adjoining section of land and never build the road. Shane Sorensen said any future subdivisions going in have  
45 to be approved by this body; so that would be in the hands of the City to say no that can't be done because it doesn't  
46 meet the ordinance. Mr. Moffat said if the intent of the developer is to connect this road, then he should have to  
47 show where the road will be built and have it approved now along with this subdivision. He said it is critical to  
48 show that now. Shane Sorensen said the City forced this situation when Quincy Court was built because they chose  
49 to put in a cul-de-sac instead of a through street because at that time, the neighbors didn't want a through street.  
50 Jane Griener asked how many homes can be built in a subdivision for one exit. Shane Sorensen said no more than 20  
51 lots on a single access.  
52

53 Bryce Higbee left the meeting.  
54

55 **MOTION:** Steve Swanson moved to approve the concept plan for Eastview Plat F granted the following conditions:  
56

- 1 1. The Developer address the boundary issues prior to submitting for preliminary review.
- 2 2. The water policy be met with Alpine Irrigation Company shares.

3  
4 Chuck Castleton seconded the motion. The motion was not unanimous with 5 Ayes and 1 Nay. Steve Cospers,  
5 Jannicke Brewer, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye. Jason Thelin voted Nay.

6  
7 **E. River Meadows Estates Plat F Minor Subdivision – Approx. – Garrett Seely**

8 The proposed River Meadow Estates Plat F Minor Subdivision consists of 2 lots on 1.16 acres. The lots range in  
9 size from 22,120 to 28,364 square feet. The development is located east of the River Meadows Senior Housing  
10 Units on Red Pine Drive, south side of the road. The proposed development is in the CR-20,000 zone.

11  
12 The Board of Adjustments approved a variance to have a little less than the 110 foot street requirement on these two  
13 properties. One property is 108 feet wide and the second is 104 feet wide. Jason Thelin asked why some people get a  
14 variance and others don't. Jason Bond said this request for a variance was justified and they were granted the  
15 variance. He also said there are 5 different criteria that the Board of Adjustment looks at and these properties would  
16 have had to of met the criteria in order to have been given the variance. Jannicke Brewer said The Board of  
17 Adjustment can't change zoning or use.

18  
19 **MOTION:** Steve Cospers recommended that approval of the proposed development be granted with the following  
20 conditions.

- 21 1. The Developer address the name of the development and redlines on the plat.
- 22 2. The water Policy be met.

23  
24  
25 Judi Pickell seconded the motion. The motion was unanimous and passed with 6 Ayes and 0 Nays. Steve Cospers,  
26 Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

27  
28 **IV. COMMUNICATIONS**

29  
30 **V. APPROVAL OF PLANNING COMMISSION MINUTES OF:** March 04, 2014

31  
32 **Motion:** Steve Swanson moved to approve the Planning Commission minutes for March 04, 2014 subject to  
33 changes.

34  
35 Chuck Castleton seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Steve Cospers,  
36 Jason Thelin, Jannicke Brewer, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

37  
38 Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the  
39 meeting at 9:40pm.