

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main Alpine, Utah
October 20, 2009

Minutes of the Alpine City Planning Commission meeting held October 20, 2009 at Alpine City Hall. The meeting was called to order by Chairman Jannicke Brewer at 7:00 pm. The following Commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Jason Thelin, Tami Hamilton, Brad Reneer, Steve Cosper, Steve McArthur, Troy Stout

Staff: Charmayne Warnock, Shane Sorensen, April Naidu

Others: Lynn Broadbent, Aaron Holtsclaw, Gene Shumway, Angie Shumway, Carter Wilford, Chris Culver

The prayer was offered by Steve McArthur.

Jannicke Brewer said that there would be a public hearing/public meeting the next evening on October 21, 2009 at Alpine City Hall on the proposed 100 South Park. On October 22, "Meet the Candidate" night would be held at Westfield Elementary.

Jannicke Brewer said it had been suggested that they cancel the Planning Commission meeting scheduled for November 3rd since there were no applications for agenda items for that meeting. The members of the Planning Commission agreed to cancel the meeting

There would be two remaining Planning Commission meetings in 2009 – one on November 17th and one in December.

1. PUBLIC COMMENT: None

2. BROADBENT BOUNDARY LINE ADJUSTMENT – LYNN BROADBENT: In response to a question by Brad Reneer at the previous meeting about different examples of administrative and legislative responsibilities of the Planning Commission, Jannicke Brewer said the boundary line adjustment item was administrative.

April Naidu said Mr. Broadbent owned property in Fort Canyon that he had reconfigured several years earlier. At the time, he had been unaware of the need for a formal boundary line adjustment, so it was being formalized that evening. He owned two parcels of land at 1590 Fort Canyon; parcel 1 consisted of 3.58 acres and parcel 2 consist 23.01 acres. Both parcels were existing lots of record prior to the zoning requirement that a building lot in that zone consist of at least five acre. In 1986 he had adjusted the boundary lines so parcel 1 was increased to 11.13 acres and parcel 2 was 15.47 acres.

The north parcel was sold to Mr. Lofgren.

Lynn Broadbent said there was a typo on the original deed that had carried over but he had it corrected. The original deed showed parcel 1 to be 3.50 acres, but it was actually 3.58 acres. The description, however, had been accurate.

Steve Cosper asked about the unusual boundary line between Mr. Broadbent's property and Draper City. Mr. Broadbent said it was the result of a surveying difference between the time he bought the property and sold it. It had created a sort of buffer strip between Mr. Broadbent's property and Draper City.

Steve Cosper asked if it shouldn't be cleaned up. Shane Sorensen said there were similar situations all over town where earlier surveys didn't match more recent surveys.

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Jannicke Brewer said everything appeared to be in order for building lots in the CE-5 zone. Both parcels had a minimum of 5 acres. Both parcels had been existing lots of record before the change.

Shane Sorensen said that in order to build a home, there needed to be a buildable area of at least 5000 square feet with a slope of less than 20 percent. Mr. Broadbent had an existing home on the one parcel. The other parcel had a buildable area of about 2.18 acres so there shouldn't be issues with obtaining a building permit, although the landowner would first have to go through the site plan process.

MOTION: Steve McArthur moved to recommend approval of the Broadbent boundary line adjustment at 1590 Fort Canyon Road. Troy Stout seconded. Ayes: 7 Nays: 0. Steve McArthur, Brad Reneer, Tami Hamilton, Jannicke Brewer, Jason Thelin, Steve Cosper and Troy Stout voted aye. Motion passed unanimously.

3. DEVELOPMENT CODE – GARAGE/CARPORT DEFINITION AND ACCESSORY BUILDING SETBACKS: April Naidu said the Planning Commission needed to decide whether they wanted to leave the ordinance as written or make changes to clarify what constituted an attached or detached accessory building. There were two different criteria in the code. The first one in the Definitions said that if an accessory building was attached to the main home with a common wall or common roof, it was considered part of the main house and had to meet the same setbacks. In each of the articles for the different zones, it stated that an accessory building would be considered part of the main house if it was within 12 feet of the house. There was no mention of common walls or rooflines.

Charmayne Warnock said the building department would like some definite direction so they could be consistent when approving plans, especially since the building inspector changed regularly. Was an accessory structure considered attached if it had a common wall or roofline regardless of how far away it was from the house?

Shane Sorensen said staff had discussed it and felt that if an accessory building was within 12 feet of the house, it should be considered part of the house and meet the same setbacks. A roof or wall connection between the two was unnecessary.

The Planning Commission discussed the other scenario when an accessory building was more than 12 feet away but was physically connected. Photos of several such homes in Alpine were presented.

Steve McArthur had proposed the following language: *If the structure is located more than twelve feet from the main building, then in order to be considered part of the main building the two structures must be attached by a habitable and conditioned space. A breezeway can connect the two structures providing it includes the following: roof, walls and floor. A non-habitable space such as a decorative trellis does not meet this requirement.*

The Planning Commission agreed to send the issue to public hearing using the proposed language with the understanding that it could still be altered after more discussion.

MOTION: Steve McArthur moved to set a public hearing on the proposed language in the packet relative to amending the definition of an attached accessory building in Section 3.1.11 #17 of the Alpine City Development Code, and in each of the sections on the individual zones. Steve Cosper seconded Ayes: 7 Nays: 0. Steve McArthur, Brad Reneer, Tami Hamilton, Jannicke Brewer, Jason Thelin, Steve Cosper and Troy Stout voted aye. Motion passed unanimously.

Other Business: Steve McArthur said he thought they should consider modifying the ordinance to immediately move a final plat to City Council after the Planning Commission made a

recommendation on it, and also set a time limit on recommendations by the Planning Commission on a final plat.

Jannicke Brewer said there needed to be some kind of allowed-time-frame between the recommendation from the Planning Commission and approval by the City Council because sometimes the applicant needed to accomplish something like acquire water shares or get signatures,

Jason Thelin said he would like to have a discussion on public open space versus private open space in a PRD.

April Naidu said there were other items the Planning Commission needed to consider as well. It had been suggested they adopt a definition for a residence. There had been problems in other cities near ski resorts, etc. where homes were rented for a season or a three-month period only. They may also want to work on an ordinance for group homes. They couldn't be prohibited but the city could regulate them; they needed to determine how many residents could live in a group home, and other regulations. They also needed to look at an ordinance on sexually oriented businesses. The business couldn't be prohibited, but the city could have an ordinance regulating time, place and manner.

4. APPROVE MINUTES OF OCTOBER 6, 2009

MOTION: Steve McArthur moved to approve the minutes of October 6, 2009 as corrected and adjourn. Tami Hamilton seconded. Ayes: 7 Nays: 0. Steve McArthur, Brad Reneer, Tami Hamilton, Jannicke Brewer, Jason Thelin, Steve Cosper and Troy Stout voted aye. Motion passed unanimously.

The meeting was adjourned at 8:15 pm.