

September 2, 2008

Minutes of the Alpine City Planning Commission meeting held September 2, 2008 at Alpine City Hall. The meeting was called to order at 7 pm by Chairman Jannicke Brewer at Alpine City Hall. The following Commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Troy Stout, Steve Cosper, Jason Thelin, Tracy Wallace, Brad Reneer.

Not present: Steve McArthur

Staff: Charmayne Warnock, April Riley

Others: Jim Tracy, Aaron Holtsclaw, Tanneuz Cutler, Angela Duty, Darroll Duty, Curry Jones, Will Jones, Margaret Holmes, Carolyn Gosse.

The prayer was offered by Brad Reneer.

**1. PUBLIC COMMENT:** None

**2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS**

**High Pressure Solution, LLC – 580 N. Grove – Margaret Holmes:** Ms. Holmes requested a conditional use permit for their business of high pressure cleaning. She said the cleaner was mounted on a trailer which they stored in their garage. No cleaning was done on their property. It was done at the job site. Tracy Wallace asked if they were required to capture anything because of environmental concerns when they cleaned. She said some cities required it. Regarding the mailing address, she said they used a post office box in American Fork because they weren't available in Alpine, but their office was in their home in Alpine.

**Carolyn Gosse Daycare – 959 E. Stonehedge – Carolyn Gosse:** Ms. Gosse requested a permit for her daycare business. She would be using 418 square feet in her home and anticipated 4-8 children. In response to a comment on her application, Steve Cosper said a tax ID number application form was available from the Department of Commerce. Ms. Gosse said she was in the process of getting her permits from the state. Jannicke Brewer said that information should be turned into April Riley before the application goes to the City Council for a business license.

**MOTION:** Jason Thelin moved to grant conditional use permits for home occupations to Margaret Holmes dba High Pressure Solutions at 580 N. Grove and Carolyn Gosse Daycare at 959 E. Stonehedge. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed.

**3. ALPACAS - 1801 N. FORT CANYON ROAD – ANGELA & DARRELL DUTY:** April Riley said the Dutys lived at 1801 N. Fort Canyon and wanted to raise alpacas. Their property currently consisted of 1.2 acres and they were purchasing an additional half-acre. They requested a minimum of 10 alpacas, but Mrs. Duty said later in the meeting that they would actually like approval for 12 alpacas in the event some of the animals had babies.

April Riley said the City Council had previously dealt with alpacas at their meeting of August 23, 2005 when Jill Bergman requested permission to put them on her property on Grove Drive. The Bergmans had two 2.5-acre parcels. They wanted to keep 18 animals on each parcel for a total of 36 animals. The Council approved it.

Referring to the map, Brad Reneer asked Mrs. Duty about the space that the alpacas were supposed to occupy because much of it looked like asphalt.

Mrs. Duty said it was an abandoned road and they had already removed most of the asphalt. She explained that part of their property was originally the road to the Sliding Rock area but the developers of Three Falls subdivision had changed the entrance. She said she was going to remove the road base, bring in top soil and plant pasture grass.

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Jannicke Brewer reviewed Section 3.21.9 Farm Animal Regulations of the Zoning Ordinance, which allowed a maximum of 10 goats or sheep, but additional animals could be approved by the City Council. Alpacas were considered similar to goats and sheep because of their size and nature.

April Riley explained that the barn or corral for the animals needed to be at least 75 feet from any neighboring dwelling. It had to be at least 40 feet from the front property line and at least 12 feet away from the owner's house. Regarding the number of animals allowed, the ordinance stated that suckling off-spring would not count toward the total number of animals for the first six months.

There was a discussion about the possible location of homes when the Three Fall Subdivision was approved. Troy Stout said he was concerned about expanding the number of allowed animals because the property was quite narrow, and it was unknown what was going to happen on the adjoining property.

**MOTION:** Jason Thelin moved to recommend to the City Council that the Dutys at 1801 Fort Canyon Road be allowed to have 12 alpacas. Steve Cosper seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

**4. COMMERCIAL SITE PLAN - 53 NORTH MAIN – WILL JONES:** April Riley explained that Will Jones was remodeling the existing residence at 53 N. Main for commercial use. She said the biggest issue was parking. The fire chief also needed to conduct a fire check before a business license was issued.

There was a discussion about the number of parking spaces that would be required. The Off-site Parking Ordinance had just been amended to require 4 parking spaces for every 1000 square feet, and the total square footage of the building was to be used in the calculations, not just usable square footage.

Will Jones said the home had about 1000 feet on the main floor. There was also an attic and a basement but the building inspector had looked at it and said the attic and the basement didn't qualify to be used as commercial space because it had insufficient headroom to meet ADA requirements.

Jannicke Brewer said she had walked through the home earlier that day, and the upstairs room was lovely and would make a nice office, but the ceiling wasn't high enough.

Troy Stout said that perhaps the attic space could be used for a private office with no public access.

Will Jones said that according to county records, the home had 2000 square feet but that included the basement and attic. He estimated the height of the ceilings in those areas was about 6 feet 6 inches. If they took into account only the main floor, it was about 1000 square feet.

Regarding using the total square footage of the building in the parking calculations, Tracy Wallace said that he felt an existing home was different from a new office building under construction. When someone built a new building, it made sense to calculate parking on total square footage because it was usually not difficult to convert unused space to usable space. Remodeling an existing home with low ceilings was a different matter. He added that the ordinance allowed the City to vary parking requirements based on unique circumstances.

Will Jones said that he felt the City's parking ordinance and ADA requirements were defeating the purpose of the Historic Gateway Ordinance. He said American Fork City did not enforce ADA standards and parking on the historic buildings that were being used as businesses. He didn't think Alpine should require compliance with the ADA standards for historic buildings. He noted that Alpine City Hall had a major parking deficit.

Troy Stout said he disagreed. He said that was soon as they swung a hammer, the applicant should have to comply with the existing regulations.

Will Jones had submitted a parking plan that showed parking in the driveway along the north side of the home. He said he didn't want to pour more concrete around back to meet the parking requirements.

Brad Reneer said he disagreed with allowing parking along the driveway because it would require cars to back onto Main Street which created a safety hazard.

The Planning Commission discussed the width of the driveway. Jannicke Brewer said she could be happy with the width of the driveway, but she wanted to see a turnaround in the back so motorists didn't have to back onto a main road.

Steve Cosper said he would like to see a site plan, adding the Planning Commission didn't generally make recommendations for approval unless they actually had a site plan.

The rest of the Planning Commission agreed and asked Mr. Jones to bring in a site plan showing the square footage of the home and a parking plan. They did agree to accept the change of use from residential to commercial, but they wanted to see a site plan before making a recommendation on the parking.

**MOTION:** Troy Stout moved to recommend to the City Council that the site plan at 53 N. Main be accepted as a commercial site plan with the requisite that a plan for parking compliant with the Alpine City Off-street Parking Ordinance as currently written be submitted to the Planning Commission at a later date. Brad Reneer seconded. Ayes: 4 Nays: 1. Jannicke Brewer, Troy Stout, Brad Reneer and Steve Cosper voted aye. Jason Thelin voted nay.

April Riley said she had a call from someone asking if they could build storage units in Alpine. At present there was no zone in Alpine in which they were permitted. The Planning Commission indicated that they weren't interested in specifying a location for storage units at this time, or amending the ordinance to allow them.

**MOTION:** Steve Cosper moved to accept the minutes of August 19, 2008 as amended. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed

The meeting was adjourned at 8:45 pm.