

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
March 1, 2021

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00 p.m. by Chair Jane Griener. The following were present and constituted a quorum:

Chair: Jane Griener

Commission Members: Alan MacDonald, John MacKay, Ethan Allen, Susan Whittenburg

Excused: Troy Slade, Jeff Davis

Staff: Jed Muhlestein, Austin Roy, Marla Fox

B. Prayer/Opening Comments: Alan MacDonald

C. Pledge of Allegiance: Jane Griener

II. PUBLIC COMMENT

Tatianna Lindsley at 340 Carlisle Road, would like the Planning Commission to hold another Public Hearing on the Canyon Crest Road Widening Project. She said many residents did not know about the Public Hearing and would like a chance to comment on it.

Landon Bye at 341 Allegheny Court, said he was upset last week when he learned about the Canyon Crest Road Project. He is upset that his neighborhood didn't know about the meeting and found out about it from Highland City neighbors. He said it was poor form that citizens were not given notice about the Public Hearing. He said the citizens get plenty of notices about watering their lawn, but nothing about this major road project. He said high school students are going to have to cross three lanes just to get to the school.

III. REPORTS AND PRESENTATIONS

None

IV. ACTION ITEMS

A. Site Plane – Ezra Lee Design Studio – 95 W Canyon Crest Road

Austin Roy explained that the applicant is seeking to modify the old car wash on Canyon Crest Road and build a new design studio for Ezra Lee Design + Build. The site is located within the Business Commercial Zone and the Gateway Historic District. Total square footage of the proposed building is approximately 12,631 square feet. The overall size of the property is 0.6 acres. The developer is seeking approval of the proposed site plan.

Austin Roy said there will be twenty-four parking stalls. The code requires three and a half parking stalls for every 1000 feet. That would be over forty parking stalls which is overkill and not needed. Austin Roy said they will need an exception for the parking. He said they will also need an exception to park in the front setback area.

Austin Roy said there are no residents next to them, so no screening is required. They will be required to have twenty percent landscaped. Thirty two percent is already landscaped so that meets the requirement already. They will be required to provide a trash dumpster. The height meets the height requirement.

Jed Muhlestein because this is an existing site, it already has utilities in place, they already have lighting, and just need one ADA parking stall and get it painted.

Ezra Lee, 363 S Main Street, said his office is growing and he has a need for an operations expansion for furnishings. He will house retail furniture until it is ready to ship. He will display tiles and supplies in this space.

Jane Griener asked how the furniture delivery would work. Ezra Lee showed on his rendering how trucks will pull up to a garage bay and unload furniture on the ground level. He thought deliveries would start off at once a week and then as it grows, it could be up to three times a week.

Jane Griener asked how many employees would work there and if people would shop there. Ezra Lee said he would have about four people work there and there would be some retail shopping with certain clients by appointment only.

Ezra Lee said he will pull the roof off the cement block and build the building on top of the block stalls to maintain the history and to create furniture vignettes.

Susan Whittenburg said she has an office close by this area. She said she is concerned about the parking because you always need more, snow piles up, busses come by and cause congestion. She said it is narrow on Canyon Crest and is concerned about street parking as well.

Ezra Lee said the vacuums will be gone to create more room. He said his business will be needed more for storage for furniture and not so much retail. He said his business is more of a warehouse. The code states one parking space for every two employees. He said in his case, he doesn't think the three and a half stalls per 1000 feet applies to him.

Alan MacDonald said Mr. Lee doesn't need an exception if we use a different code for this building. Austin Roy said if the building doesn't fit the description of the ordinance, the Planning Commission will decide on what the use is and what the parking needs to be.

Ethan Allen said commercial buildings are usually not classified as two different things. It's either a warehouse, or retail.

Ezra Lee said this project is mixed use. There are combinations of different buildings such as a business on the bottom and residential on the top.

John MacKay said he is concerned if the building gets sold down the road and the parking might not be enough for a different use. Austin Roy said we would look at the new business and parking at that time to see if their business had enough parking.

Ethan Allen said he thinks twenty-four parking stalls is enough for this use. He would just want to make sure if a different business came in, we looked at the parking again to see if the new business had enough stalls.

Ezra Lee showed his design materials. He would use wood, corrugated steel, glass and stucco.

Alan MacDonald asked how a truck would be backed up into the parking lot. Ezra Lee said the truck will pull forward and then back into the parking lot. Jane Griener said it would be best to schedule deliveries when busses were not present. Ezra Lee said the trucks are not large freight trucks. Most of the trucks will be box trucks.

Ezra Lee said he could take out some landscaping if he needed to add more parking spaces.

The Planning Commission had a discussion about what use to apply to this building. They also said the building is a huge upgrade. Jane Griener said there are some safety issues because of the school traffic, kids, and busses. She said she wasn't sure if in the future the parking will be enough and if this business grows, maybe he could repurpose his other building to take some of this new business.

Austin Roy said he thought the parking was sufficient. Jed Muhlestein said if there are only a couple of employees, going off the square footage doesn't seem fair. He said the ordinance states a business has to provide an off-street space to unload the truck, it doesn't say you need a circular drive or anything like that.

Susan Whittenburg asked if Mr. Lee had any control of when the trucks made deliveries. Mr. Lee said he did have control.

MOTION: Commission Member Alan MacDonald moved to recommend that the site plan for the Ezra Lee Design Studio be approved with the following conditions/changes:

- An exception be granted to require no more than 24 off street parking stalls.
- An exception be granted to allow parking in the front setback area as proposed.
- Parking striping be required, including one ADA designated stall.
- Retail space restricted to 3000 square feet, office space to 3000 sq ft, 6630 sq ft of industrial space

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Alan MacDonald
Jane Griener
Ethan Allen
John MacKay
Susan Whittenburg

Nays:

IV. COMMUNICATIONS

Alan MacDonald said citizens should be notified for Public Hearings. Austin Roy said we weren't required to send out notices for this road change. He said it was on the website, posted at city hall, on the state site, and said staff has been in talks with the mayor about this issue. Ethan Allen said most of this first phase is on the Highland side and that's why their residents were notified. Austin Roy said we can do better.

Alan MacDonald said he and Jeff Davis are on the Lambert Park Conservation Easement Committee. He said they are looking at different ways to preserve Lambert Park. Option A is a Conservation Easement, Option B is no Conservation Easement and look at how we preserve Lambert Park without the easement.

Austin Roy said the city will be working on a new website because it needs to be updated. He said he will be over seeing it.

V. APPROVAL OF PLANNING COMMISSION MINUTES: February 15, 2022

MOTION: Commission Member Ethan Allen moved to approve the minutes for February 15, 2022, as written

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Jane Griener
Ethan Allen
John MacKay
Susan Whittenburg

Nays:

MOTION: Commission Member Alan MacDonald moved to adjourn the meeting.

John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

Ayes:

Alan MacDonald
Jane Griener
Ethan Allen
John MacKay
Susan Whittenburg

Nays:

The meeting was adjourned at 8:24 p.m.