

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
September 21, 2021

I. GENERAL BUSINESS

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

Chairwoman: Jane Griener
 Commission Members: John MacKay, Ethan Allen, Ed Bush, Troy Slade,
 Excused: Alan MacDonald
 Staff: Austin Roy, Jed Muhlestein, Marla Fox

B. Prayer/Opening Comments: Ethan Allen

C. Pledge of Allegiance: Ed Bush

II. PUBLIC COMMENT

No Public Comment

III. ACTION ITEMS

A. Public Hearing – Zone Change – 542 South Alpine Highway

City Planner Austin Roy explained that the applicant is proposing a zone change for the property located at 542 South Alpine Highway. The property is currently zoned as CR-40,000 residential single family and it is proposed that the zoning be changed for this property as follows: 3.31 acres as commercial in the Business Commercial Zone and 7.24 acres as a senior housing overlay in the Business Commercial Zone. The remaining 10.17 acres would not change zone but remain in the single-family CR-40,000 Zone. The proposed concept plan would require that PRD status be granted to the 10.17 acres of property to remain in the CR-40,000 zone. Thus, the applicant is seeking approval of a zone change, a senior housing overlay within the zone change for part of the overall property, and PRD status for the other part of the property.

Austin Roy showed on a map a proposed layout of where the commercial buildings, senior housing, and residential homes would go. He said UDOT would have to approve a road connecting the Ranch subdivision to the main highway. He said there is an easement on the south side of the property which would have to be worked around.

Austin Roy said we would need to see a concept plan that addresses off street parking, landscaping, building designs, etc. The applicant would have to provide this information before we could move forward. He said the business commercial requires some sort of barrier between commercial and residential. He said this could be a wall or a fence. He also said business commercial requires 20 percent landscaping and cover dumpsters and things like that. There's just not enough information here to go off so tonight, we'll be talking about if this is an idea we would want to do and hold the public hearing to get neighbor s thoughts.

Jed Muhlestein said we're at a pre-concept plan with the developer to see if there is an appetite for a design like this. The developer wants to know if the Planning Commission would be on board with a plan like this.

Jed Muhlestein said the concept plan and the zone change need to come in together and be approved together in order for everything to work. He said if that's the case, then we need a more solid concept plan to work with. He said the plan turned in would not work, but a variation of this plan could work.

Jed Muhlestein said he has been working with UDOT about two connecting roads from this proposed subdivision. He said UDOT have very specific rules with their intersections spacing. Their intersection spacing is 750 feet, and looking at this concept plan, there's less than 750 feet within those two connections.

1 Jed Muhlestein said if there is an appetite for a re-zone of this area, then one of the requirements is that the
2 developer work with UDOT and come up with a viable option as far as the intersections. He said it's possible for
3 the developer to get a variance from UDOT to do what has been shown, but we don't know that yet because we
4 haven't got that far.

5 Jed Muhlestein said Austin Roy mentioned the Metropolitan Water District Easement. He said as part of the
6 noticing requirements, the Metropolitan Water District did receive a letter of the potential zone change in this area
7 and they provided comment back to staff essentially telling us that this concept plan would not work. Jed
8 Muhlestein said he did talk to the Metropolitan Water District and through e-mails asked them if other options
9 would work. For Example, bring the road in a little further south and then cross their easement at a ninety-degree
10 angle. They said through e-mail that something like that could work. He said we haven't got far enough along to
11 work with the district and give them more of a solid plan that they can vet and give us some kind of approvals on.

12 Jed Muhlestein said tonight we need to give the developer some direction on whether there is an appetite for a plan
13 like the one proposed. He said whether this is approved, denied, or tabled, we need to push this idea on to City
14 Council next week to get their thoughts. If they don't like it, the developer will go in another direction. If there is
15 interest, the developer can move forward with the concept plan and start working with these other entities and start
16 fine tuning their plan and come up with something that will work.

17 Austin Roy showed renderings of what the commercial area would look like. Jane Griener asked what type of
18 commercial would be built. Austin Roy said building pads would be built and then they would be leased out to
19 different tenants. Austin Roy said if this area was re-zoned for business commercial, they would have to meet the
20 Historic Gateway guidelines. In reviewing the renderings, Austin Roy commented that the buildings look similar to
21 the Harris office building at the round-about.

22 John Jensen, applicant, said they had a meeting with UDOT and got additional input from them and they desire to be
23 part of the solution to get traffic to the other side of the creek. He said he realizes they need to work out details with
24 infrastructure like the gas line easement and water and sewer. He said he knows residents are concerned with traffic.
25 He said there is already a lot of traffic on the highway but knows the city would like a connection from the highway
26 to the west side and this development would allow that.

27 John Jensen said he would like to bring beautiful professional buildings to Alpine and businesses with low traffic
28 like a chiropractor or something like that. He said they have done a traffic study so they can get more direction. He
29 said their plan would create half acre lots on the west and south that are similar to what is currently there. He said
30 they have planned to put in a park as a buffer on the south end. They thought if they put the commercial building
31 along the highway, it would buffer the noise of the traffic. He said there is also a high need for senior housing, and
32 the park would be a buffer from them and the neighbors to the south.

33 Jane Griener opened the Public Hearing.

34 Brent Boulter, resident, said he has concerns about the business commercial pads being so close to his home and
35 said it would bring added noise, litter, and lights to an already loud and busy section of the highway. He asked if the
36 city wants the business section and if so, why in this location. He said the ancillary road on the north-east side
37 would cause undo traffic and congestion at the top of our shared driveway.

38 Suzanne Tyler, 491 S Alpine Highway, asked if this project is going to increase her taxes because she is on a fixed
39 income. She also wanted to know if we are going to be able to provide enough water for this project. She said we
40 have already had to cut back on watering time and is concerned we won't have enough for those of us that are
41 already here. Her third concern is parking. She said the Burgess Fruit Farm has had parking issues on the highway
42 and she is concerned someone is going to get hurt. She said people drive very fast around that bend and she is

1 concerned about it. She said she doesn't want things to get more expensive and that she's like to take a bath once in
2 a while.

3 Shibaz, 559 Pine Drive, asked why we are still doing zone changes. He said this brings more houses and more
4 traffic. He said there was a reason this property was set up as a one-acre zone and he is not in favor of changing it
5 from a one-acre zone. He said he would like to preserve the small town feeling of Alpine and said the zone change
6 doesn't bring any benefit to the city.

7 Paul Feldstead, 365 River Circle, said he appreciates the buffer by the creek with family style homes. He said the
8 parking between the businesses and the senior housing seems quite tight and said there is no common area for the
9 senior area.

10 Wally Western, 541 W 800 S, said he didn't see parking for the senior housing or for guests. He said we need more
11 affordable senior housing and no less than CR-20,000.

12 Clark Burgess, 905 E 300 N, said he sold his property. The new owner plans to keep one house and the orchard. He
13 said the Bangerter property has a lot of slope, the road has a bend right at the fruit stand, and traffic is fast. The new
14 owner wants to lease the orchard for 20 years. He said he doesn't think Alpine needs any more commercial
15 buildings.

16 Mike Webster, 46 W 800 S, said he has concerns about an access road into 800 South. He said he agrees with Mr.
17 Burgess that Alpine doesn't need any more commercial buildings. He said we have many buildings in Alpine with
18 available signs on them with vacancies. He said this plan has way too many senior housing units and doesn't think
19 they are needed.

20 Harry Terrell, 884 S Alpine Highway, said he is concerned with traffic and people driving over the speed limit. He
21 said it is increasingly difficult to get out of his driveway and on to the highway. He wanted to know what the
22 benefit of adding more commercial buildings to Alpine was. He said the buildings we have are not being fully
23 utilized and he doesn't see the need for additional buildings.

24 Jane Griener closed the Public Hearing.

25 John Jensen said these businesses will increase Alpine's tax benefit.

26 Jane Griener said that someone mentioned water. She said the biggest use ow water is one acre lots because of
27 landscaping, so this would have less of a drain on water even though it is more people. She said our culinary water
28 is not in question, but the secondary water is what we are concerned about.

29 John Jensen asked if there was a well dedicated to that property. Jed Muhlestein said there was not a well and the
30 property is using secondary water. He said with one acre lots, you will use more outdoor water and with half acre
31 lots, you will use more indoor water, so it comes out as a wash. He said we don't have a strong opinion one way or
32 the other on a zone change based on the water usage. He said, however, our culinary water is our most important
33 water. He said we need to be careful when we do zone changes because we keep chipping into our culinary water,
34 and it will be an issue for us at some point.

35 Jed Muhlestein said this project is at the very end of the sewer line and the line that runs through the property is the
36 main trunk line for the city. He said it goes down to 800 south and exits into Highland City. He said this line is
37 running at fifty percent full which in terms of capacity we determine the line is at full capacity. You don't want to
38 take it above that, or you run into plugging issues. We call those super bowl flushes where everyone flushes at the
39 same time.

- 1 Jed Muhlestein said he ran this plan through Horrocks Engineers, and they maintain all the utility master plans for
2 the city. He said their comments were that the city has planned for this property to develop, and we will be able to
3 serve it either way.
- 4 The Planning Commission had a discussion about parking, landscaping, and the number of senior housing units.
5 Austin Roy said the businesses would have to meet a twenty percent landscaping requirement.
- 6 Ed Bush said the density of the senior housing, businesses and multiple homes is not what we are looking for. He
7 said this is not what we want for the character of Alpine.
- 8 Jane Griener asked if we want or need more businesses. Ethan Allen said they could be tremendous if they were the
9 right businesses. Austin Roy said at some point, we will be built out and lose impact fees and lose city income.
10 Businesses are a good tax base.
- 11 Jane Griener said taxes would go up in the future if we have no other way to make income. She said we did a tax
12 leakage study a few years ago and it found that retail probably wouldn't work unless you had an anchor store, or
13 theater, or some sort of gathering space. The question was brought up if we want to bring more people to Alpine or
14 need more gathering places or do we want this kind of revenue coming in.
- 15 Ethan Allen said there's no question that we would like a sales tax base. Jane Griener said not necessarily, maybe
16 the residents would rather pay higher taxes and have it stay as it is.
- 17 Ethan Allen said the plan shows a buffer all around the property except on the north end where there still are a
18 couple of homes. He said we need to consider how they would get out of their driveway and on to the street.
- 19 Jane Griener said the city gets comments about putting in low-income housing. She said the city has no control over
20 someone's property prices. She said just because you go from the CR-40,000 to the CR-20,000 zone, doesn't make
21 the home any more affordable.
- 22 Jared, developer, said most cities are giddy when they hear businesses want to build in their city because they want
23 the tax base to help cover the city's administrative costs. He said he lives on the border of Highland and Alpine and
24 said the Burgess Orchards is a nightmare. He said it is frightening driving through that area. He said he is aware
25 that the people on Ranch Drive don't want a road to connect to the highway, but that is part of the city master plan.
26 He said having the connectivity to Ranch Drive will decrease traffic, not increase it. He said connecting the trail
27 from 800 South will be better because it will keep people off the road. He also said the city would be gaining open
28 space for a little park.
- 29 Jane Griener asked if the city wanted another park. She said it costs money to run a park. John Jensen said they are
30 happy to develop the park if that's what the city wants. Jane Griener asked the developer if they had any other ideas
31 because there are concerns about the density of the senior housing, the closeness to the businesses, and losing the
32 views to the west.
- 33 John Jensen, developer, said we are on the opposite side of the curve which gives us better sight lines. There's an
34 interesting elevation change from the highway down to the property that would have to be mitigated properly. He
35 said they would be happy to come back and show a landscape version of the plan around the senior housing. He
36 said they are providing a three-acre park as their open space as well.
- 37 Jane Griener said it would have to be determined if that were public or private open space and who was taking care
38 of it. She said it would be better to have some open space or more parking within the property.
- 39 Ed Bush said there would be an issue for parking for the park. He said he was worried that the Water District would
40 not want us to build anything across the easement and this would force people to park on the street.

1 The Planning Commission asked what the cost of the senior housing would be. The applicant said they would be
2 similar to what is currently being built, but it would depend on what the market is at the time.

3 John Jensen, developer, said they were looking into doing a round-a bout and had planned to talk to UDOT to get
4 their feedback. They would also like to discuss that idea with the city to see if that is something the city would be in
5 favor of.

6 Jane Griener said bringing in commercial businesses would give the city a tax benefit. She said we need to discuss
7 the benefits of brining in more senior housing and if the city wants that.

8 Ed Bush said we need to get a better handle on what our current business commercial vacancy is.

9 Jane Griener said there are services that our residents do use; like going to the dentist or the doctor. She said she
10 would like to see a future projection of what our income will be when we are built out so the citizens can see what
11 will happen if we don't bring in any commercial businesses for taxes.

12 Clark Burgess asked who would pay for the bridge. Jane Griener said that would be between the city and the
13 developer to decide.

14 Jane Griener said any type of infrastructure to the city is a benefit to the city.

15 Ed Bush said he is torn about adding new commercial, but also doesn't just want to see backyard fences along the
16 highway.

17 **MOTION:** Commission Member Ethan Allen moved to recommend that the proposed change of zone, for the
18 property located at 542 South Alpine Highway, be denied based on the following:

- 19 1. We do not have a workable plan at this time.

20 Ed Bush seconded the motion. The motion died.

21 **MOTION:** Commission Member John MacKay moved to recommend that the proposed change of zone, for the
22 property located at 542 South Alpine Highway, be tabled based on the following:

- 23 1. The change of zone (and subsequent overlays), be contingent upon the simultaneous and concurrent
24 approval of a Major Subdivision Concept Plan,

- 25 2. A traffic study for the concept plan be submitted and reviewed prior to approval,

- 26 3. Prior to approval of a zone change based on a concept plan, that the concept plan be fully vetted with
27 MWDSLs with documentation of approval,

- 28 4. A more refined concept plan with respect to road alignments, right-of-way widths, and UDOT approvals
29 be submitted before moving forward in the approval process,

- 30 5. More information is given to the tax base,

- 31 6. More information is given for less density.

32 Jane Griener seconded the motion. There were 2 Ayes and 2 Nays (recorded below). The motion did not pass.

33
34 **Ayes:**
35 John MacKay
36 Jane Griener

Nays:
Ed Bush
Ethan Allen

1 Austin Roy said the applicant will put in a fenced in enclosure to house the trash container. He said the height of the
2 addition is twenty feet four inches, which is well under our height restriction of thirty-four feet.

3 Austin showed a sample of materials for the addition that is being proposed. He said there is a slate gray sample of
4 the siding. He said the current building has brick on it. Jane Griener said she didn't think the gray and blue met the
5 Historic Gateway Guidelines. Austin Roy showed renderings of the current building which is gray and blue with
6 some brick at the bottom.

7 Jed Muhlestein said as far as engineering goes, we're looking at paved surface, curbs, striping, and size of parking
8 stalls. He said all of these things appear to meet ordinance. They do have a lighting plan and are proposing five new
9 lights for the new parking area. He said all the lights are shining downward, and not upward or outward.

10 Jed Muhlestein said the utilities would be served by the services in the existing building. He said they are proposing
11 a new storm water retention pond on the northwest side which meets the ordinance.

12 Jane Griener asked where the open space was. Austin Roy showed on a map the southeast side of the property
13 where there is grass and trees next to the street.

14 Jed Muhlestein said new standards for streetlights was recently passed so the applicant needs to follow the new
15 lighting requirements.

16 Jane Griener said she would like to see the building follow the Gateway Historic Guidelines a little bit more with the
17 color choices or add more brick or stone to align more with what is in the area.

18 Aaron Haywood, contractor, said he has taken notes and will take them back to the owner. He showed a rendering
19 of what the new addition would look like. He said there will be a fence covering part of the building so the public
20 won't see all of the building. In trying to keep costs down, the owner opted to not put brick on the hidden part. He
21 said on the portion that would have brick, they would try to match it to the original building as much as possible.

22 Jane Griener said she would like to see more of a landscape plan that what is currently there. She would like to see
23 more effort put into some architectural detail on the building as well.

24 Gary Streadbeck, Alpine City Arts owner, would like the veterinary business to keep the noise and smells down as
25 much as possible. He said they have been good neighbors and look forward to having a good relationship with them
26 in the future. He asked the contractor to explain where the storm water retention pond would be located. Jed
27 Muhlestein said the retention pond was calculated for a one-hundred-year storm.

28 **MOTION:** Commission Member Ethan Allen moved to recommend that the site plan for the Alpine Animal Clinic
29 addition be approved with the following conditions:

- 30 1. The brick be extended to the end of the building,
31 2. The fence be moved to the end of the building, so it meets the Historical Guidelines,
32 3. Lighting needs to meet the new lighting ordinance.

33 Ed Bush seconded the motion. There were 3 Ayes and 1 Nays (recorded below). The motion passed.

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35 **Ayes:**
36 John MacKay
37 Ethan Allen
38 Ed Bush

Nays:
Jane Griener

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C. Site Plan – Links and Kings Heindorff Building – 62 South Main Street

Austin Roy said the applicant is seeking to build a new building on the west end of the Links and Kings property. The new building would serve as a residence on the upper floor, with a large garage on the ground floor. The site is located within the Business Commercial Zone and the Gateway Historic District. The proposed building measures 5,549 square feet in size and would be built on the same property as the existing Links and Kings building. The property is approximately 0.64 acres in size. The applicant is seeking approval of the proposed site plan.

Austin Roy said the first floor would be garage space with the upper floor as an apartment or living space. He said the utilities would be required to be hooked up to the current utilities on the property.

Jane Griener asked if there were any size restrictions for living space in the business commercial zone. Austin Roy read from the ordinance where it states: Residential structures located within or on the same premises as a permitted or commercial use, both commercial and residential will be considered as main buildings and will be required to meet the main building setbacks on the premises. Residential structures are permitted as conditional use.

Austin Roy said the lot exceeds the parking requirement with twenty-eight parking stalls. He said they have a twenty-two-foot rear setback, and ten feet on the side. Additional screening will not be required between the business and residential homes. The height of the home is thirty feet ten inches which meets our ordinance, and the architecture of the building is in line with other buildings in the area.

Austin Roy explained that the driveway to access the back lot is owned by Links and Kings but is an easement for three other properties. The applicant is asking to not include the square footage of the easement when calculating the landscaping requirements. If that square footage was taken out, they would have the required twenty percent landscaping. If they had to include the easement, they would only have sixteen percent landscaping. Jane Griener said the landscaping behind the building would not benefit anyone because it would not be seen. She suggested taking out a couple of parking stalls in the front by Main Street and landscaping that area. Austin Roy said he didn't know if those parking stalls were ADA required.

Jed Muhlestein said there is no exception for reducing the landscaping requirement. He said the only thing you could do is not count the easement because the applicant has no control over that. Jane Griener said she is okay with not counting the easement but would like the applicant to put landscaping up next to Main Street. She said this building is right on the street with no way to add landscaping to the front of the building and said this is our one chance to ask for landscaping on Main Street.

MOTION: Commission Member John MacKay moved to recommend that the site plan for the Links and Kings Heindorff Building be approved with the following conditions:

1. Allow the access easement to not be included in the landscape requirement calculation,
2. Highly recommend the first two stalls next to the road be used for landscaping design.

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

<u>Ayes:</u>	<u>Nays:</u>
Jane Griener	None
John MacKay	
Ethan Allen	
Ed Bush	
Troy Slade	

1 **IV. COMMUNICATIONS**

2 Austin Roy said the City Council is having a meeting on the twenty-eighth. The mayor would like to do a field trip
3 at five-thirty pm and would like the Planning commission to be there as well. The mayor would like to drive around
4 and look at some examples of homes and height situations. Everyone meet at City Hall and we'll go from there.
5 This should last a little over an hour.

6
7 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** August 17, 2021

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9 **MOTION:** Troy Slade moved to approve the minutes for August 17, 2021, as written.

10
11 John MacKay seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed
12 unanimously.

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14	<u>Ayes:</u>		<u>Nays:</u>
15	Jane Griener	None	
16	Ed Bush		
17	John MacKay		
18	Ethan Allen		
19	Troy Slade		

20
21 **MOTION:** Ethan Allen moved to adjourn the meeting.

22
23 Ed Bush seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed unanimously.

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25	<u>Ayes:</u>		<u>Nays:</u>
26	Jane Griener	None	
27	Ed Bush		
28	Ethan Allen		
29	Troy Slade		
30	John MacKay		

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32 The meeting was adjourned at 9:38 p.m.

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