

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
April 26, 2016**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:30pm by Chairman Steve Cosper. The following commission members were present and constituted a quorum.

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin

Staff: Jason Bond, Marla Fox, Shane Sorensen, David Church, Rich Nelson

Others: Sheldon Wimmer, Jim Kilgour, Maureen Kilgour, Lon Lott, Loraine Lott, Ed Gifford, Ron Beckstrom, Carla Merrill, Kathleen Rasmussen, Ronald Rasmussen, John Johnson, Quail Dutton

B. Prayer/Opening Comments: Steve Cosper

C. Pledge of Allegiance: David Fotheringham

II. PUBLIC COMMENT

III. ACTION ITEMS

A. Creekside Cottages Senior Living – Bryce Nelson

The Creek Side Cottages Senior Living development is proposed to be located at 242 South Main Street. This proposal includes 26 units on 3.85 acres which is 7 units per acre. This property is located in the Business Commercial zone. The Senior Living Overlay zone may be located within the Business Commercial zone but needs to be granted a zone change in order for the overlay zone to take effect.

At the April 19th meeting, the Planning Commission made a motion to create a Senior Housing Overlay Zone for the Creekside Cottages Senior Living Development. The Planning Commission needs to give a “favorable recommendation of the applicant’s concept plan and the proposed zone change...” before it is forwarded to the City Council for approval.

After talking with the City Attorney, the Mayor, and Chairman Cosper, it was suggested that the Planning Commission should have a short meeting on Tuesday, April 26th at 6:30 pm (before the City Council meeting) to make a recommendation on the concept plan.

Jason Bond said the ordinance requires a favorable recommendation to move forward to the City Council. The applicant would like to have some sort of recommendation, hopefully favorable, so they can move forward. If it is not favorable, they would like to get some feedback as to what the Planning Commission is looking for. He said this is just the Concept Plan and a lot of the details will be worked out at the preliminary stage. Steve Cosper said that he felt like the Planning Commission got bombarded with a lot of information and received the renderings at the last minute and needed more time to digest everything.

Judi Pickell wanted to know if the contour would be cut and fill. Bryce Nelson said they would put retaining stones in. He said there will be thirty feet from the creek to put in a path and then the retaining stones. Ed Gifford said there will be some grading adjustment on the property to make it look aesthetically pleasing and Bruce MaKay said all the grading will be done on the owner’s private property. Jane Griener wanted clarification on the ordinance and how the recommendation worked. She also wanted to state that she feels like this is a good use for this property even though she is in favor of businesses.

Steve Swanson said a survey was done amongst the residents and wanted to know if this is what they wanted for their commercial zone; is there anywhere in there that they said they wanted high density housing. Jason Bond said we need to re-evaluate our Business Commercial zone but currently our ordinance allows for a Senior Housing

Overlay. He said currently the Business Commercial zone allows for Senior Housing Overlay in that zone and the Planning Commission has already recommended approval of that zone change. Bryce Higbee said there was an interest for both commercial and senior housing. Jason Bond said only 730 people participated in the survey out of 10,000, so it can be used as a tool but will not be the end all, be all for what the city wants. Steve Swanson said he hasn't heard anyone come forward and say they want to allow this sort of project except for the developers.

David Church said the Overlay zone cannot be applied without the accompanying project; the project and the zone have to go together. The ordinance states that the actual zone change will coincide with City Council approval of the final plat. The City Council won't even vote to change the zone until we're at the final plat stage. He said this is the beginning of the process but said the Planning Commission is the Gatekeeper and has to make a recommendation for the Overlay zone and the concept plan together to move it forward.

Judi Pickell said senior housing is really important and we need this but as this being our downtown, she said if she thought these homes would add to our downtown in this plan, she would vote for it. She said she doesn't see the developer trying to add to downtown but to maximize putting 26 homes on this lot. She said she doesn't see the developer trying to create some kind of benefit to our Alpine downtown and creating an atmosphere of a walkable, rural community that fits into our General Plan.

Bryce Higbee said he approved the Overlay zone but he doesn't like the homes on Main Street and would like to see something different on the frontage on Main Street. He said turning the homes around is not enough because it looks like a high dense housing unit right there on Main Street in the middle of our Commercial zone.

Judi Pickell said the Planning Commission is working really hard to create a vision for Alpine and creating a downtown that we don't mess up. She said we would be shortsighted to approve a high density development without any attractive features that we've spent hours trying to define in our General Plan.

David Church said the Planning Commission could recommend a different concept than what the developer has submitted. You could recommend approval of the Senior Overlay with something different on Main Street like Bryce Higbee mentioned. Then the developer has the option to say they do not want to move forward.

Jane Griener said she feels really rushed and this is really important. She said she is not opposed but would like to have more time.

Ed Gifford said they took the Planning Commission's recommendations and brought back a historic look like you wanted and pushed the homes back 30 feet. He said the owner can't make commercial work on this property and said the property to the south has spent 25 years trying to make commercial work and it's still not build out. He said this is a viable option for this property feels like they have taken the input from staff and the Planning Commission and tried to make it work. He said they took out the wall and created more open space.

Steve Swanson said his problem with this is that the owners knew they were buying commercial property and converting commercial property to another use takes a special reason to do so. He said he is against destroying the opportunity for commercial to come in on this property.

David Fotheringham said the only thing he see's going in on that property is office buildings because that is the only business that is successful. He said retail is not going to work is that area.

Judi Pickell said she feels like this is the white flag and we are giving up. She said she's not saying this wouldn't work on this property but something different would have to be done on Main Street.

MOTION: Bryce Higbee moved to recommend that the Concept Plan for the Creekside Cottages Senior Living not be approved as proposed.

Steve Swanson seconded the motion. The motion passed with 4 Ayes and 2 Nays. Judi Pickell, Steve Swanson, Jane Griener, and Bryce Higbee voted Aye. Steve Cosper and David Fotheringham voted Nay.

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 7:00 pm.