

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
March 15, 2016**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm 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:

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: John Johnson, Leonard Wendel, Lon Lott, Loraine Lott, Jonathan Johnson, Chris Paulson, Ramon Beck, Sheldon Wimmer, Will Jones, Dana Beck, Alpine City Youth Council members

B. Prayer/Opening Comments: Steve Cosper

C. Pledge of Allegiance: Judi Pickell

II. PUBLIC COMMENT

Mr. Wendell wanted to know if he could build a home down his lane at 651 Main Street. He said this property has been in the family since the early 1900's. He said he doesn't want to have to put in a cul-de-sac even though this is listed as a flag lot. He said there isn't a home on the property on Main Street; there is only a barn. Steve Cosper said this is something that should be discussed with city staff first then it will come through the process of Planning Commission and City Council. Jason Bond said the current ordinances wouldn't allow for this. He said Mr. Wendell would have to ask for a change in the ordinance. Bryce Higbee wanted to see how many other properties were in the same situation. He said if there are others, we need to take a look at the ordinance to help take care of this issue.

III. ACTION ITEMS

A. Creekside Cottages Senior Living – Bryce Nelson

The Creekside Cottages Senior Living development is proposed to be located at 242 South Main Street. This proposal includes 27 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.

Jason Bond said the ordinance states that a Senior Housing proposal has to go through the subdivision process and along with that process is a zone change to a Senior Housing Overlay. This zone can only be located within the Business Commercial zone. Once the Planning Commission has given a favorable recommendation of the applicants Concept Plan and the zone change, the zone change will be forwarded to the City Council for approval. After the City Council approves the Concept Plan, the applicant will continue the planning process in accordance with the Alpine City Subdivision Ordinance. The City Council shall continue to move forward with the applicable zone change and the actual zone change will coincide with the City Council's approval of the Final Plat.

Jason Bond said there is a list of criteria that has to be met in considering a zone change and for Senior Housing. He said the criteria is:

1. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and zoning ordinances.
2. Whether or not the application of the overlay zone may be injurious to potential or existing development within the vicinity.
3. The current development or lack of development adjacent to the proposed location.
4. The harmony of the proposed location with the existing uses within the neighborhood.
5. The proposed location is in proximity to major arterial or collector streets.

6. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone in neighboring development.
7. The economic impact of the proposed facility or use on the surrounding area.
8. Demonstrable need for Senior Housing in the area of the proposed location.
9. It shall be the City Council's sole discretion to decide if a project should be a Senior Housing Overlay within the intent of the ordinance as noted above.

Jason Bond said this development will be in the Historic Gateway so those rules will apply here.

Jason Bond said the development will have some setbacks and then within the development there will be some setbacks. He said the applicant is asking for a couple of setback exceptions because of the angle and layout of the property. The frontage requirement is thirty feet on the front along a public street which they meet with the exception of one unit on the south end which is twenty feet away. The ordinance requires the rear and side setbacks to be twenty feet and they have a fifteen foot rear setback so that would be a five foot exception. The units are twin homes with ten feet in-between each unit. The ordinance states that it should be twelve feet so they are asking for a two foot exception there. Jason bond said he doesn't see an issue with the setbacks that have been proposed.

Jason Bond said they are proposing 27 units and each unit will have two parking spaces with an additional twelve parking spaces within the development. He also said along with the two car garage, each unit will have driveway space for additional parking. Jed Muhlestein said the road will be twenty six feet which meets the requirement. Jason Bond said the development would be responsible to take care of the road.

Jason Bond said the developers have committed to have an eight foot paved trail through the property. Each unit will have garbage service and thirty percent of the property will be landscaped.

Jason Bond showed a marked analysis from Will Jones showing the need for these units. Jed Muhlestein said the Fire Marshall has looked at this plan and the developer has provided hammerhead turnarounds at the end of the streets. He said the Fire Marshall is okay with that as long as they are designed correctly and the dimensions will allow fire trucks to turn around. He said the minimum width for private streets is 20 feet and they have 26 feet so they meet the requirement. He said they have the correct amount of parking.

Jed Muhlestein said this development would have less people than what the city has planned for in the Master Water Plan so they would have enough culinary and pressurized water to serve this development. There is a six inch culinary water line in Main Street and a ten inch line which hooks into 100 west and 200 south which could be rerouted to accommodate those units. He said a couple of storm drains would have to be rerouted for this plan to work. He said this development would be required to hook into both the six inch line and the ten inch line as that would provide a looping system which would have better pressure for the area.

Jed Muhlestein said the City's main eighteen inch sewer line would connect on the west side of the development. He said the State just adopted a new law that states that all developments have to retain ninety percent of storm water on site. He said because of this new rule, you will see bigger retentions basins or more creative ways to keep storm water on site.

Jed Muhlestein said there will need to be a relocation of dry utilities, including power poles. He said FEMA just released a new map for our area that will be adopted on September 2, 2016. He said we have the flood plain boundaries and the developers know about them and have been currently working within those boundaries so that's nothing to worry about. If there are any minor changes, we'll work with the developer to make sure they abide by the new laws. Jed Muhlestein said the developer will be required to get a Geotechnical Report for the site.

Bryce Nelson said this property was originally purchased for the art project and since that has fallen through the Loveland Family is looking for another project. He said he has received a lot of feedback from seniors and said this project will have nice landscaping and open space. He said they will have concrete fencing that will look like stone around the whole perimeter with a pathway through the property. He said the units will be 26 feet high with storage in the basement, main living on the main floor and extra bedrooms on the second floor for family to come visit.

Steve Cospers said that would be a lot of roof lines being visible from Main Street and said we may need to take a look at that.

Judi Pickell said we've been talking about the General Plan and limiting Senior Housing. She said this project does not strengthen our Business Commercial core and didn't think this was the location for this project right along Main Street. She said we've been told we need to have more commercial to help our tax base and this will not help our little downtown thrive. She said she understands the need for more senior housing but doesn't think this is the right location for it.

Steve Cospers said he has concerns about the units being two story and being visible from Main Street. Bryce Nelson said the upstairs bedrooms would be in the attic space so the roof would be there anyway. Jason Thelin said he hasn't seen stairs in senior housing. Bryce Nelson said a lot of them have basements but the feedback he's received is that seniors don't want bedrooms in the basement for their guests. He said they're okay with a basement for storage but want guest rooms upstairs on a second level.

Jane Griener asked why the development has shorter back yard setbacks and 20 foot wide streets instead of 26 feet. Bryce Nelson said they had to work with the layout of the property and try to fit the units in as best they could.

Steve Cospers asked about the traffic on Main Street and what this development would do to the traffic. The Planning Commission talked about a traffic study being done. Judi Pickell said if this property was developed as commercial, you could have just as much traffic or more than a Senior Housing Development. She said her whole issue is developing commercial property as residential and she said she's concerned that a residential housing project will not enhance the small downtown feel.

Bryce Nelson said they've looked at different commercial options and talked to retail owners and said that option is not viable. Jane Griener said she understands because other commercial businesses have not worked in Alpine and no one wants to be the first one to come in and take the risk.

Jason Thelin wanted to know if this development meets the ordinance, and how much say the city has. Jason Bond said it has to meet the Historic Gateway so the Planning Commission would have a say in how they were developed. Jason Thelin asked how these units are regulated so they are not being sold to young families. Jason Bond said it is regulated by the CC&R's of the development.

Steve Swanson said he won't vote for a zone change until we figure out what we want our zones to be. Steve Cospers said his issue with the development is just putting residential in the Commercial zone and David Fotheringham said he doesn't like the idea of having a big fence on Main Street. He said it doesn't fit in and he said we made the insurance building put in a front door on Main Street because we wanted it to look good. Bryce Higbee said he loves the back part of the development but not what is planned in the front on Main Street. All the Planning Commission agreed.

Steve Swanson asked if this development could be mixed use with Business Commercial on Main Street and Senior Housing in the back. Steve Cospers said that's a good idea but said it might not work because of the lack of parking.

Jane Griener said we've been working on the General Plan and talking about a zone change. She said maybe we should wait until the General Plan is done. Jason Bond said we have a current ordinance that we have to work off until something else is approved. The Planning Commission has a discussion about this property being mixed use, and working with the developer to come up with something that looks better on Main Street. They had concerns about the look of a concrete fence and the hammerhead turn-arounds. Ed Gifford said in the fire code it states that any dead end street has to have a turnaround which is a 126 diameter and with setbacks and sidewalks it makes it unfeasible. He said a hammerhead won't eat up all the property.

Lon Nield said this development could be very attractive and they could come back with an open style fence. He said seniors like their privacy especially with a school across the street. He said they would have beautiful landscaping that is unique and will enhance Main Street. He said there isn't room for commercial and residential on this property.

MOTION: Judi Pickell moved to recommend denial of the proposed Creekside Cottages Senior Living Concept Plan due to these reasons:

1. The design is not in line with the current Gateway Historic Guidelines
2. The units on Main Street do not fulfill the look we are after
3. This development does not create a walkable, inviting community that we are trying to create in our General Plan update

Steve Swanson seconded the motion. The motion was not unanimous with 6 Ayes and 1 Nays. Bryce Higbee, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

B. Alpine Main Street Village Site Plan (Lot 2) Linus Properties – John Johnson

The proposed office building is proposed to be located on lot 2 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 3,536 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 3,463 square feet on the main floor and 3,114 square feet on the second floor.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Jason Bond said there are no issues with this lot, it will just come down to if the Planning Commission likes the renderings or not.

The Planning Commission had a discussion about the renderings of the building and said they liked the look and were appreciative of the thought that went into the design. They discussed signage and what was allowed on the building.

MOTION: Jason Thelin moved to recommend approval of the proposed Alpine Main Street Village Lot 2 Building Site Plan.

David Fotheringham seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

C. Alpine Main Street village Site Plan (Lot 3) Linus Properties – John Johnson

The proposed office building is proposed to be located on lot 3 within the approved Planned Commercial Development known as Alpine Main Street Village. The designated building footprint is 1,872 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The proposed building will be 2 stories with 1,872 square feet on the main floor and 1,763 square feet on the second floor.

The Gateway/Historic zone will also apply to this proposal. The Gateway/Historic zone gives the Planning Commission the ability to allow flexibility to the requirements set forth in the BC zone. The Planning Commission may recommend exceptions regarding parking, building height, signage, setbacks and use if it finds that the plans proposed better implement the design guidelines to the City Council for approval (Section 3.11.3.3.5).

Jason Bond said parking needs to be addressed and a sidewalk will have to be rerouted. Jason Thelin asked why and how this happened. John Johnson said the owner of the neighboring building asked him if they could put in a temporary sidewalk until he was ready to build his building. They knew at some point they would have to move the sidewalk. The Planning Commission said they are surprised this building got approved because it is encroaching on building four. John Johnson said he agrees but he did not develop this property and tried to change the layout but did not get the support from the other lot owners. Steve Cosper asked if the building could be rotated corner to corner so it looks better. The Planning Commission had a discussion about what could be done to make this

development look better. The developers said they are reluctant to try and change this because they tried to once before and got shot down. Jason Bond said this plan has already been approved and recorded. Steve Cospers said we can't really do anything about this even though we don't like it.

The Planning Commission said they liked the renderings of the building. Jason Thelin said the building should have to meet the ordinance and he said he doesn't feel like they should get a parking exception. Jason Bond said they are 9 square feet over.

MOTION: David Fotheringham moved to recommend approval of the proposed Alpine Main Street Village Lot 3 Building Site Plan provided the following items are addressed:

1. Reduce building size to meet parking requirements
2. Ask City Council to work with property owners to rotate this building so it doesn't encroach on building 4

Judi Pickell seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

D. General Plan Update

Jason Bond prepared a draft of the Land Use Element of the General Plan. It includes some changes suggested by a few members of the Planning Commission and edited language that has been discussed extensively by the Planning Commission. Jason Bond said the edited language reflects the thoughts and concerns of past discussions and this is the last draft to review before we move forward with the next element.

The Planning Commission reviewed the draft, had a discussion about it and made a few changes to the language of the document. Some verbiage was added and some was deleted, minor sentence structure was changed.

COMMUNICATION:

Bryce Higbee asked about building permits for finishing basements and what that process is. He wanted to know what the consequences were for not getting a permit. Marla Fox told him that a basement permit has been paid for with the original permit but you still have to get a building permit to finish the basement. She said you only pay for the inspections and this is important because the building Inspector makes sure everything has been done correctly and gives it a final. This is also on record for when you want to sell your home and show additional square footage. She said the Inspector will not come and final a basement after the fact; he has to see the work as it is being done to pass it off. The Planning Commission talked about Insurance complications in not getting the basement finalized if say a fire started because of faulty electrical work in the basement and it hadn't been inspected.

Jason Bond asked if we would have a Quorum for the April 5th Planning Commission meeting because it is Spring Break. The Planning Commission members said they should have 5 of the 7 members there.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: March 1, 2016

MOTION: Steve Swanson moved to approve the Planning Commission Minutes for March 1, 2016 subject to changes.

Jane Griener seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, Steve Swanson and Judi Pickell all voted Aye.

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 9:45pm.