

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Aug 04, 2015**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:00pm by Chairman Steve Cospser. The following commission members were present and constituted a quorum.

Chairman: Steve Cospser

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

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: Roger Bennett, Erin Darlington, Lon Lott, Larry Hilton, Olin Johnson, Greg Darlington

B. Prayer/Opening Comments: Judi Pickell

C. Pledge of Allegiance: Roger Bennett

II. PUBLIC COMMENT

Jane Griener said a resident is concerned about the stop sign on Heritage Hills because it's not very visible. The Planning Commission said people are just driving too fast on that road. Jason Bond said the resident should come make a comment in City Council about it because the City Attorney and City Engineer will be there for direction.

III. ACTION ITEMS

A. Alpine Olde Towne Centre Lot B Office Building Revised Site Plan – Larry Hilton

The City Council previously approved this site plan in April. However, since that approval, the applicant has decided to change some things and was directed to go back to the Planning Commission and City Council to have those changes addressed. The proposed office building is proposed to be located on lot B within the approved Planned Commercial Development know as Alpine Olde Towne Centre. The designated building footprint is 3,936 square feet and is located in the Business Commercial Zone. Office buildings are a permitted use in the B/C zone. This plan shows two levels at a total square footage of 6,533square feet.

Jason Bond said Larry Hilton made some changes to his building where he eliminated the basement, the drive through and the dining area. Jason Bond showed some renderings of the new building where it shows two towers on the roof and the windows are a little smaller. The parking requirements have been met and a plaza has been added out in front of the building. Jason Bond said Mr. Hilton meets the ordinance with the changes made and no exceptions are needed.

Larry Hilton said he would be happy to go over the changes and why they were make. Steve Cospser asked if the egress stairway would still be there. Mr. Hilton said he will no longer need the stairway and said it has been taken out of the plans. He said he has moved his front door to the center of the building which will make it safer for people to get out of the building.

Steve Cospser asked about the lighting plan. Mr. Hilton said the association already has a lighting plan but said that he will add two additional lights on the property. He said he would like to install a lamp post style to match what the city already has. Judy Pickell asked if the air conditioner would be hidden from view. Mr. Hilton said it would be located on the roof and would be hidden from view. He said his architect said it will have to be ten feet back from the edge of the building so it won't be seen.

MOTION: Jason Thelin moved to recommend approval of the Alpine Olde Towne Centre Lot B Office Building Revised Site Plan.

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

B. PUBLIC HEARING – Gateway Historic District Design Standards

The Planning Commission has discussed the creation of some Gateway Historic Design Guidelines for several months. The design of buildings in the Gateway Historic District is key to the identity of Alpine City. The Planning and Zoning Department highly recommends that the Planning Commission and City Council carefully consider what the residents of this City want the identity of the community to be then adopt guidelines that will portray that desired look. Good guidelines will ultimately provide much needed direction to both the Developer and the Planning Commission in considering the design of buildings located within the Gateway Historic District.

This draft has been created for the consideration to be adopted. This is a more concise version of the draft design standards that were created in 2002.

Steve Cospers said we used to have a committee in Alpine but that committee was disbanded and those responsibilities were assigned to the Planning Commission by the City Council. He said from his perspective, the work that has been done by the new Gateway committee has given him some good direction. He said the committee has done a great job and he appreciates their work. David Fotheringham said he feels the same way and that the Planning Commission can now go forward and look at a building to see if it meets these standards.

Judi Pickell said the majority of the Design Standards come from a previous draft along with some language from surrounding communities. Jason Bond said the guidelines before us now are a lot more concise and easier for the Planning Commission and the Developer to reference. Steve Cospers said Alpine hasn't had a good standard or at least a concise one. He said these guidelines are better late than never and he feels that we need them to be able to do the job effectively and fulfill our responsibility.

David Fotheringham asked about existing buildings and what happens if they want to make changes to their building. Judi Pickell said we couldn't make an existing building change their building, but if a building wanted to remodel, they would have to come in and get a building permit and the building could be looked at again at that time. Bryce Higbee said most remodels are done on the inside and not on the outside and they would have to go through the permit process. Jason Bond read from the ordinance and said this only addresses commercial buildings and not residential buildings. He said you would have to ask the City Council if they wanted to have a Historic Gateway area that would include all buildings in that area including residential.

Erin Darlington said there are quite a few residents in the Gateway area. Steve Cospers said he thought this area should have an overlay because it didn't make much sense to push it through the whole business district. Erin Darlington said the city needs to have some direction on where they want this area to end up so we don't have business, house, business, house. Jason Bond said rezoning of this area is not going to happen for a while, but we need to decide where we want the commercial zone to be. Jane Griener said we could have a commercial zone and then have an overlay in a specific area.

Steve Cospers opened the Public Hearing.

Jennifer Gubler said she likes the guidelines because they create a cohesiveness on Main Street and will make the city look beautiful.

Erin Darlington said that this is a good start but said she would like to see the regulations more defined. She said this will make a better downtown environment for the citizens. She said she would like to see more of the dollars that are leaving the city, stay in there city. She said we do this by inviting new business into the city. She said we have to create the commercial zone in order for business to come. Steve Cospers asked Erin Darlington what she would like to see done with all the old homes on Main Street. Erin Darlington said she would like to see a consultant brought in to look at the potential of Main Street and tell us what businesses would work. She said she would like to see something walk able, restaurants, places to shop and visit with neighbors. She said Main Street needs to be groomed and invested in and she said there is great opportunity here in Alpine. She said this is a great first step but more needs to be done.

John Gubler said he understands small towns and is sensitive towards them but said if you fail to plan, you plan to fail. He said there is tremendous potential here and would love to see businesses here in town instead of always having to drive out of town for services.

Steve Cosper closed the Public Hearing and opened the discussion up to the Planning Commission.

Jane Griener said she too loves the idea of walking somewhere to get a sandwich but said most businesses have tried to do that kind of business and have failed. She said she herself would be very wary of starting a business here because she's not sure we have the customer base to support businesses.

Judi Pickell said there are companies that could help us find the right kind of business. She said before we do that though, we have to come up with a set of guidelines so that when businesses are invited into the community, they would know their investment would be somewhat protected. She said we need to create a foundation, a sense of security for businesses to know what to expect. She said this is just the first step and said there is money and funding out there to help us.

Jason Bond said there are things the city can do to help businesses such as not charging them sales tax for a few years until they get established. Judi Pickell said there are State programs that do similar things as well such as the School District. Jason Bond also said that he believes we need an anchor business that can hold it all together.

Jason Thelin wanted to know if a building meets the requirements in size, can it be built even if the scale doesn't match the neighboring buildings. Bryce Higbee said this would be an exception to the ordinance. Judi Pickell said the design of the building can also help with how big it looks.

Erin Darlington said the ordinance will be at odds with the guidelines in regard to the size of the building. She said we need to use good design principles and put some thought into the details of the buildings and not just allow a big box because it's allowed in the ordinance. Jason Bond said we have a General Plan but it isn't a binding document; it's not ordinance. He said the ordinance should be a tool for implementing the General Plan. Jason Thelin said an ordinance will always trump a guideline. He wanted to know why setbacks are referenced in the guideline when we have them in the ordinance already. Jason Bond said we felt like it's a good thing to have the commercial buildings closer together and the ordinance allows for exceptions. David Fotheringham said the property will dictate the size of the building. Steve Swanson said he doesn't want to have a new discussion every time a new business comes in.

Erin Darlington said the reason the setbacks were put in there was because the committee didn't want businesses building really far back on the property. The Planning Commission had a discussion about setbacks and granting exceptions for odd shaped lots. Judi Pickell said we are dealing with old pioneer lots that are long and deep and we need to find a way to help property owners build on their property. She asked what the benefit would be of not helping these property owners build. Jason Thelin said it would prevent density on Main Street. Judi Pickell said these lots are in the Business Commercial zone and we want to Commercial zone to have businesses.

Jason Bond said we need to address the ordinance. Bryce Higbee said we could add in the guidelines that in the event that a guideline conflicts with an ordinance, the ordinance will be followed. Jane Griener said she would like to move forward with the guidelines and then work on the ordinances if necessary. Jason Thelin had a question about the wording of flat roofs. The Planning Commission had a discussion about roofs and changed language relating to flat roofs. Judi Pickell said we need to be clear about stating that we want a traditional roof line.

MOTION: Judi Pickell moved to recommend approval of the Gateway Historic District Design Guidelines with the following conditions:

1. A statement be included that in the event that these guidelines conflict with the ordinance, the ordinance will be followed
2. Section 7: traditional rooflines are preferred
3. Section 7: mechanical equipment shall not be visible from the street
4. Flat roofs may be considered for use on structures

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

COMMUNICATION:

Lon Lott said he has learned from Mountainland Association of Governments that there is grant money sitting there and if the city is willing to go through the process, we can get it. He said our presence at these meetings is critical we need to vote on projects and help other communities with their projects and then they will help us with ours. Lon Lott said the County will vote to fix roads but they are picky on what projects they do and sometimes it's a tug of war between cities.

Jason Bond said that Lon Lott has been going to these meetings and discussing in particular the intersection of SR 92 and Canyon Crest. Mr. Lott said there is plenty of money there to put towards this intersection but issues need to be resolved between Cedar Hills and Highland city first.

Lon Lott said we have some County roads in our area that are in disrepair and we need to let the County be aware of this. He said we need to have a presence and let them know that we care about safety issues like our culverts.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF:

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:38pm.