

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
July 07, 2015**

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: Judi Pickell

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Ken Berg, James Smith, April Cooper, Ezra Lee, Taylor Cooper, Will Jones, Marianna Richardson, Roger Bennett, Lon Lott

B. Prayer/Opening Comments: Jane Griener

C. Pledge of Allegiance: Ken Berg

II. PUBLIC COMMENT

Spencer Glasgow and Joshua Wright came to Planning Commission to propose putting in a sno shack in the Jewell Kade south parking lot. Spencer Glasgow said they have spoken with the property owner and have his permission to put in a sno shack and have a letter with signatures stating the fact.

April Cooper said each owner only owns their building envelope and the parking and open area is run by an association. She said this group is defunct because they haven't been having meetings. Ms. Cooper said her husband Gary Cooper, Dana Goff and Bill from the other building in the square are now on the Architectural Review Committee and on the Association. Ms. Cooper said she was not aware of this snow shack wanting to do business in this location and neither was her husband Gary Cooper. She said the committee will have to have a meeting on it. She said it was possible that the other two gentlemen met and made a decision, but they were not aware of it.

Joshua Wright said he spoke with Dana Goff and got his approval along with the other gentleman's approval to put this building in the south parking lot. He showed on the map where the shack would be placed and the parking area and grass area that would be used. He said they have made arrangements with Rocky Mountain Power to come out and hook them up to power. He said Dana Goff has given them a key to his building for employees to use the restroom.

Steve Cosper said they will need to come back and be prepared to answer how they were going to dispose of the gray water, and show the aesthetics of the sno shack. He also said if parking was going to be taken away from the building, the Planning Commission would have to see how that would work. He wanted to know how long the season would be and would the shack be removed at the end of the season. Bryce Higbee said if this is a temporary business, then this is a whole different thing.

Jason Bond said the other sno shacks are under conditional use permits in the Business Commercial Zone. He said we've given a temporary license typically from Memorial Day to Labor Day. Jason Thelin said this type of business isn't allowed year round. Steve Cosper said to work with staff and get things signed off with them and then get on the agenda for the next meeting. Ezra Lee said if Dana Goff with Jewel Kade gave permission for this, then he will have to use the parking for his building for it. He said the Cooper Building will need every parking space for their own business.

James Smith said he is the President of the Homeowner's Association for Paradise Cove and he would like to talk to the association of the Jewel Kade area. He said the trees and weeds are all over grown and create a fire hazard. He would like a tree removed that is hanging over the fence and onto one of their roofs. He said the trees block satellite and cell signals. Ezra Lee said he was looking to purchase the building pad where some of the trees are located but

he doesn't own it currently. He said he spoke with Dana Goff about the weeds a week ago and Mr. Goff said he would make arrangements to have the weeds cut down. He said the trees would be removed when a building is built because they wouldn't be compatible with a building. He said it's just a matter of time before they are removed.

III. ACTION ITEMS

A. PUBLIC HEARING – Condominium Ordinance Amendment Request – Larry Hilton

Steve Cosper opened up the Public Hearing on Chapter 6.4 2 and 3. No comment was made and Steve Cosper closed the Public Hearing.

B. Condominium Ordinance Amendment Request:

Larry Hilton has requested that the city amend the Condominium Conversion Ordinance No. 85-07 and strike Section 6.4 (2) and part of 6.4. (3) which relates to fire wall separation requirements in condominiums. Mr. Hilton said it is his understanding that the standards imposed by the ordinance are significantly more stringent than those required by other municipalities in the area, and are more costly that would be required by the International Building Code.

Jason Bond said Larry Hilton was interested in the future to be able to put condominiums in his building. Not for living, but to sell off each individual office space. Jason Bond said that Larry Hilton and his builder were concerned about the language in the ordinance that states you have to have a two hour fire wall. Larry Hilton spoke with the building inspector and has a letter from him and would like that language changed in the ordinance.

Steve Cosper this doesn't just apply to Larry Hilton's building. He said if any condominiums are allowed in the city, they will go by the International Building Code which requires one hour fire wall as opposed to an exception which is two hour.

Jason Bond said it's tricky to have building codes in our ordinance because our building inspectors don't read them and go off the International Building Codes.

MOTION: Bryce Higbee moved to recommend that section 6.4.2 and 6.4.3 be amended as proposed which would eliminate 6.4.2 (2-hour fire separation requirement) and eliminate the fire separation language in 6.4.3.

Steve Swanson seconded the motion. The motion passed with 6 Ayes 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye

C. PUBLIC HEARING _ Wadsworth Meadows Concept Plan – Autumn View Properties

Steve Cosper opened up the Public Hearing for the secondary access for Wadsworth Meadows. There was no public comment so Mr. Cosper closed the Hearing.

D. Wadsworth Meadows Concept Plan and Variance Request

The proposed subdivision came to the City in 2013 as East Bench Estates. Since that time the property was enlarged and the name changed. It is proposed to be a 11 lot subdivision and is located on 14.97 acres in the CR-40,000 zone with 5.68 acres of open space rather than being leased out.

Upon review of the geologic hazards maps, the Wadsworth Meadows property falls within the Geologic Hazards Overlay Zone. Potential hazards are debris flow, rockfall, and earthslide. It is also in the fault zone. Geotech reports were submitted with the first application in 2013 but since development boundaries have changed, staff recommends the reports be updated.

Also, the proposed development lies within the Urban Wildland Interface Overlay Zone. Section 3.12.7.4.1 of the Development Code addresses wildfire concerns and requires more than one access road in order to provide simultaneous evacuation for residents of the subdivision and access for emergency vehicles in the event of fire. The applicant is asking for an exception to this requirement. An exception may be granted by the City Council after obtaining a recommendation from the Fire Chief and the Planning Commission.

Steve Cosper said he was surprised this got on the agenda when there are still twelve things that need to be hammered out. He said it seemed premature for a Public Hearing. Jed Muhlestein said the city wrote a letter to what was submitted to them and said the secondary access needs to be addressed. Steve Cosper asked if the Planning commission needed to go over all the issues and Jed Muhlestein said we should just keep it to the secondary access for now.

The Planning Commission looked at the map to see where the road went through Bennett Farms and where the stub street is. Jed Muhlestein said it is about 750 feet from the stub street to the intersection of this new subdivision. Jason Thelin said he remembered this coming in before and the road was not a full width road and the city saying the road would have to be full width before approval is given. Jed Muhlestein said that is one of the things written in the letter is that the city would recommend a full width road.

Jason Thelin asked about open space and Jed Muhlestein said there is a plan to develop the open space and he would let Ken Berg speak to that. Jason Bond said the original plan asked to have a gravel road come out through Lambert Park as the secondary access. Jason Thelin said his concern would be the trail that runs through there.

Ken Berg with Berg Civil Engineering said Parcel A in the PRD Ordinance states that there is developed open space and undeveloped open space and depending on your math determines the density. He said when this came in before, the feeling was that the existing trail that runs along the east side of Bennett Farms has a historic use and we should spruce it up and treat it how it should be used. He said their plan is to develop that area and give it enough width to where it can be the trail plus some plantings to make that area nice. David Fotheringham asked how wide the trail would be. Ken Berg said it would not be as wide as it is now and they would make it narrower so it's not vehicular in purpose. He said they would work with the city on that. He said it is their intention to keep the historic trail and make that an amenity that everyone is used to using. Ken Berg said Parcel B would be natural open space.

Steve Cosper said when the Fire Marshall comes out and says the development needs a second access that to him ends the discussion. He said he's not inclined to counter that because it's a safety issue. Jason Thelin said this is not in a high dense wooded area but instead an area with dirt and sage brush. He said he doesn't see a fire safety issue. Steve Cosper asked Jason Thelin if he was willing to counter the Fire Marshall.

Ken Berg said he is here tonight because the code states that he can ask for an exception if the Fire Chief reviews it and then he comes to this meeting. He said the first plan was asking for an extra-long cul-de-sac with a secondary access through Lambert Park. This time, we have every intention for this development to meet the code and have two points of access. In fact, we're following the City Street Master Plan that shows that Bald Mountain turns up and goes into Bennett Farms. He said that Bennett Farms gave one road stub to this property. There's no road stubs to the north because that's Lambert Park. There's no access to the east because that's forest service. So the only access that can come is from the south and if that property were to annexed, that access could happen.

Steve Cosper said the cul-de-sac could also be cut off to 450 feet which would meet the ordinance and then you wouldn't have to have a second access. Ken Berg said because the property is in the sensitive lands area, he has to have two points of access. Jane Griener said she is concerned because we don't know when the secondary access will come in. She said we don't have much control if we approve this temporarily but don't know if or when the secondary road will be done. She also asked if the plan could reflect a full width road. She asked if the owners of the adjacent property were asked if they would help with the full width road as it would benefit them in the future. Ken Berg said he wasn't aware of any conservations that had taken place in that regard. He said that Bennett Farms added a stub street at half width so they just carried that on. He said for most of the property, they could give the full width road. Ken Berg said if this request is denied, then the development would have to wait until the Bald Mountain stub street was completed.

MOTION: Jason Thelin moved to recommend that the request for an exception to the requirement for a second access road in the Urban Wildland Interface Overlay be denied for the Wadsworth Meadows PRD.

Jane Griener seconded the motion. The motion passed with 6 Ayes 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye

E. Olde Towne Centre Lot “D” – Gary and April Cooper

The proposed office building will be located in Olde Towne Centre Lot D which is located in the Historic Gateway Zone. The Planning Commission along with the City Council will determine if the design contributes to the zone, and make recommendations.

The applicant will show plans for the proposed building and Historic Gateway Guidelines that were drafted in 2007 but never formally adopted.

Ezra Lee said he met with Erin Darlington who is on the Gateway Historic Committee to get some feedback and design guidelines. He said he is here tonight with the Cooper's to go over some design ideas. Jason Thelin said he has a hard time with one person sitting down and saying this is acceptable but this is not. He said we need to look at the big picture and he said he thinks it's a beautiful building. He said it's different with some of the metal on the building, but he said he thinks it adds rather than subtracts.

Steve Cospers said the only other building like it is the Jr. High School with the metal beams in the front. Ezra Lee said they are trying to bring in some brick and stucco to be similar to the buildings on pad A and pad C but would still be a little different. He said his future building would also compliment this building.

Ezra Lee asked if they would be allowed to put a post on the outside of their building pad footprint for a covered awning or roof extension to cover the entryway. Ezra Lee and April Cooper talked about a pergola off the back of the building to be used for outside eating. April Cooper said they came inside the footprint to make this happen and the setback is twelve feet. Jason Thelin said the neighbors may have some concern about the conference room overlooking into their backyard. He understands that this is what comes with living right next to a commercial property.

Steve Cospers said this is difficult because the design is subjective and everyone likes something different. He said his initial concern was the roof lines because it seems really busy. Jane Griener said she wasn't sure where the metal panels would be placed but she doesn't want it to look like a warehouse. She also said the Larry Hilton building that was just approved doesn't look anything like this building.

Ezra Lee said he believes simplicity is beauty in architecture. He said he has shown the roof line from an angle of looking down on it and it does seem busy. He said it won't look like that when you view it from the front angle. He said the back of the building has a real simple roof line. He said when he presents his building next week, he will show all the buildings in the square so the Planning Commission can get an idea of what the total area will look like and how his buildings will look with the other buildings. He said he realizes that these buildings will face Main Street and he knows the importance of them looking good and he said they will.

April Cooper said it was difficult to stay within the footprint. She said she had ideas of what she wanted to building to look like and wanted some traditional elements like the brick and the cross sections on the windows. She said she didn't want the same old building with no character as other buildings. She said Ezra Lee has great ideas and she likes what he has come up with.

James Smith asked if the people of Paradise Cove would have any input on a two story building looking down at them in their backyards. Steve Cospers said they could have input but he didn't know how much control they would have. Mr. Smith wanted to know if there was any height restriction. Steve Cospers said the building would have to meet the ordinance. Jason Bond said there is a height restriction. Ezra Lee said the property is in the commercial district and always has been. He said maybe some column trees could be planted as a privacy screen or something like that. He said they want to be good neighbors. Jason Thelin said it's great that they want to be good neighbors but they also have the right to build a two story building as long as they follow the ordinance.

Jason Bond read from the Gateway Historic District ordinance where it states: The Planning Commission shall determine whether the site plan promotes, preserves and enhances the distinctive historical village character of the community. It would not be at variance with existing structures within that portion of the district in which the site plan is or is proposed to be located as to be detrimental to the interests of the district. In conducting the review, the Planning Commission shall make examination of and give consideration to the elements of the Gateway Historic District design guidelines.

Jason Bond said the Planning Commission has to decide if this building promotes, preserves or enhances the distinctive historic character of the community. Ezra Lee said we should be forward thinking too. Jane Griener said it will be helpful to see a rendering of how the whole area will look with all the buildings complete so the Planning Commission can get an idea of how it will all look.

Steve Cosper said his personal opinion was that the roofline was too busy, Jason Thelin and David Fotheringham both said they liked the building. Bryce Higbee said he doesn't trust his judgement and that nothing in Alpine is the same. Steve Swanson said the side of the building looks like a school and the slope of the roof is not in line historically with any other building with the exception of Will Jones new building. He said since this is the same builder and he is planning on building another building, maybe this is the new historic. He feels like the public should have a say in it.

Ezra Lee said he came to a meeting for guidelines and if the city wants something specific, tell him otherwise he is going to read and interpret the guidelines his own way. He said when he reads these guidelines, it says that Alpine does not want to be pigeonholed as old. But that they want to have innovative design and progressing forward in time but still respecting a historical nature. He said if the committee wants something specific, then they need to give clear guidelines to be followed.

Steve Swanson said this Planning Commission has taken some heat for the mish mash that is downtown. Bryce Higbee said this mish mash has existed forever. He said we can't point to anything to say this is what Alpine is. Jason Thelin said we let the mechanic shop go in which was pretty cheap construction with an awning and a door on the front. He said this building is expensive and high quality and they could come in here with a square building and a roof with this type of pitch and probably meet the ordinance. Jane Griener wanted to know if this building would distract from the other buildings. She would like the building to blend and look good with the other buildings.

Ezra Lee said the building on pad B that was just approved is very forgettable and doesn't speak to him in any way as a designer. He said he will drive by it and not give it a second look. He said his building is encouraging thinking and innovation and with the proper materials it can tie into the other buildings. Jane Griener said in defense of pad B; they were making an effort to tie into the surrounding buildings so it didn't look like two separate developments.

Steve Cosper said he would like to get some preliminary views from the City Council because it's in the Historic Gateway. Lon Lott said he values the opinions of the Planning Commission and it helps him make his decision when it comes to the City Council. He said we need to decide where the Historic Gateway begins because the entrance to our city at 800 south does not look good or very historic. He said the park strips are a mess with weeds that don't get mowed down because it is a State run road. He said some areas don't get noticed but he thinks this is a beautiful building and it has ties to the other buildings with the brick, windows and other elements.

F. River Meadows Senior Living Phase 4 – Revised Site Plan

The River Meadows Senior Living phase 4 lies within the Senior Housing Overlay zone. The developer is requesting approval of a modification of building pad locations. The proposed revision meets setback requirements for the zone and will match the existing units.

Jason Bond said the plan is to shift the building and tweak it a little bit. Ken Berg said as these buildings have been built, they better understand the needs of the residents and have made small changes to accommodate them. The exterior is essentially the same with small changes to the interior layout.

MOTION: Jason Thelin moved to recommend approval of the modified site plan for the River Meadows Senior Living phase 4.

Steve Swanson seconded the motion. The motion passed with 6 Ayes 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye

G. River Meadows PRD – Plat Amendment

The River meadows PRD is an approved subdivision with 24 senior housing units. During foundation staking of the final four units, it was noted that two of the units fell within the flood plain. The developer has adjusted lot lines out of the flood plain and is seeking approval for a plat amendment which will affect the common area.

Jed Muhlestein said the lots had to be shifted to get lots out of the flood zone and amend the plat. Bryce Higbee asked if they will encroach on the public utility. Jed Muhlestein said some of the utilities had to be rearranged and they had enough room to do that and maintain the same capacity. He said the storm drain infrastructure remained intact and they didn't have to do anything with that.

MOTION: Bryce Higbee moved to recommend approval of the amended plat for the River Meadows PRD.

David Fotheringham seconded the motion. The motion passed with 6 Ayes 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener and Steve Swanson all voted Aye

COMMUNICATION:

The Planning Commission mentioned that the fireworks at Creekside Park were a war zone. Steve Swanson said some kid is going to get his eye put out. Jane Griener said she got responses about how big of a mess the park was afterwards and one family stayed after for two hours cleaning up. Bryce Higbee said it was worth it because it made the citizens happy. He also said there was a lot of adult supervision as well as the Fire and Police presence. He said this way, it's more controlled in one area than spread out all over the city.

Jason Bond said a committee has been working on the Historic Gateway Design Standards. He said he included a short draft in the Planning Commission packets and would like each member to look them over before it's an agenda item. He said it is his hope that each member will make comments and write ideas down so that discussions on it in the future will be made easier.

The Planning Commission thought this was a good idea so everyone would know the direction we want to go in. Jane Griener liked the idea because she said we may be heavy handed with one building and not the next one; if we have design standards, it makes it fairer for everyone.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: June 02, 2015

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for June 02, 2015 subject to changes.

Jane Griener seconded the motion. The motion passed unanimously with 6 Ayes and 0 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Steve Swanson and Jane Griener all voted Aye.

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:56 pm.