

**ALPINE CITY PLANNING COMMISSION WORK SESSION at
Alpine City Hall, 20 North Main, Alpine, Utah
July 28, 2015**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 6:00pm by Jason Bond. The following commission members were present and constituted a quorum.

Chairman: Steve Cospier

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

Commission Members Not Present: Bryce Higbee, Steve Swanson, David Fotheringham

Staff: Jason Bond

Others: Ezra Lee, April Cooper, Gary Cooper, Erin Darlington

I. ACTION ITEMS

A. Alpine Olde Towne Centre Lot D & E – Ezra Lee and April Cooper

Jason Bond said the purpose of this meeting was to have a work session with the developers of Alpine Olde Towne Centre Planned Commercial Development lots D and E. At the last Planning Commission meeting, there was some direction given to the applicants on the design of their building. The applicants have come with some new designs they would like to show and discuss.

Judi Pickell said she appreciated how much work has gone into this design and she said the applicants took what was said at the last Planning Commission meeting and did a great job changing the roof angles and the gable on the front entrance.

April Cooper said they are spending a lot of money on a building they don't like but said she will try to move past that. She would like to take the elevator on the left side and take it to a three story and build a studio apartment on the third floor since she has about 400 square feet she would like to get max use out of. Jason Bond said the maximum height is thirty four feet and Ezra Lee said the building would be a couple of feet under that. Judi Pickell asked if there was enough parking for the additional square footage. April Cooper said there was and said she wants to use every square foot available.

Jane Grainer asked how the studio apartment would fit into the housing ordinance. Jason Bond said the ordinance does allow for a mixed use but it doesn't allow for multifamily but they are allowed to have one apartment. He also said parking requirements for residential are different because they only require two parking spots per residence.

Judi Pickell showed some pictures of some Boston style buildings because April Cooper said that is what she was patterning her building after. Judi Pickell said she didn't see any angled roof lines like Ms. Cooper is talking about and all the buildings had flat roofs. April Cooper said that is why she wants to do three levels so the building will stair step so it's not so boring. Jason Bond asked April Cooper to make those changes to her plans so they would be ready for the next Planning Commission meeting.

Judi Pickell asked if Ezra Lee's building was being discussed as well. Ezra Lee said he would not be discussing his building because he was offended and wanted to rethink investing in a building in Alpine. He said he didn't understand how they were being treated because they followed the design standards they were given at the time and he does not feel welcome. He said he doesn't want to sell out to shrinking windows.

Ezra Lee said he is upset because the design standards he was given and has been following are completely different now than they were three months ago. He said the reason Boston style buildings have smaller windows is because they had single pane windows in the olden days but we now have double pane windows and have options to have bigger windows. He said he doesn't see why we wouldn't want to be innovative in our design. He said the design

standards are being changed as he is currently working on a project and then delivered to him in a bad way. He also said he is upset that this whole thing is subject to personal opinion.

Jason Thelin said he was really frustrated as well and said he has never seen anything in his ten years on the Planning Commission like this. He said Will Jones and the auto body shop came through along with twenty other buildings and we have never had a meeting like this before. Steve Cosper said it's because the Planning Commission was tasked just recently as being the Gateway Historic Committee. Jason Thelin said it's hard when someone on the Planning Commission is leading the group and has such a strong opinion. He said he doesn't feel the same way. He said he would like the applicant to be able to take the plan that she likes and the plan the Planning Commission recommended to the City Council and have them decide which one they like better. Steve Cosper said we should just dissolve the Gateway Historic Committee then and send everything directly to the City Council. He said he doesn't enjoy offending people or trying to figure out how to preserve a historic feel in Alpine. He said if we're not going to do what we've been tasked to do, then get rid of it.

Gary Cooper said he doesn't plan on building a building that he doesn't like. Steve Cosper asked him to put himself in the Planning Commission's position where they have been tasked to be the Gateway Historic Committee. Gary Cooper said if he doesn't like what he gets, he will call an attorney and let him decide because this group has let other buildings pass but now are singling out a minority woman owned company. He said the city has dumped weeds and garbage on his driveway and he wants to know what the city has against the Cooper's. April Cooper said Pine Valley Realty got what they wanted because Will Jones is on the City Council. Judi Pickell said she has nothing against women or minorities and she's not on the City Council nor was she here when Mr. Jones's building got approved. She did say Mr. Jones building has taken a lot of push back since it's been built because it does not preserve Historic Alpine and that is recorded in the ordinance. She said that is what the Gateway Historic Committee is supposed to judge; does it preserve the historic nature of Alpine?

Judi Pickell said when the auto body shop was built, it went through a very strict process. She said because of a mix up, it was built differently but that's not how it was intended to be. She said that building went through a lot of critical review. She said the guidelines were created so situations like this can be avoided in the future. Unfortunately, those guidelines didn't come fast enough because they were done by and unpaid, volunteer committee which you're welcome to be a part of if you're a resident of Alpine.

April Cooper said she thinks it's amazing that the Planning Commission gets one negative comment about Mr. Jones's building and they think that represents the opinion of Alpine. Jason Thelin asked again if both designs could go to the City Council. Jason Bond said he would be happy to show both designs to the City Council.

Gary Cooper said he appreciates the work that has been but wanted to know if these guidelines are enforceable by law. Jason Bond said they are only guidelines and said that at the next Planning Commission meeting there will be a Public Hearing on those guidelines and the public has a right to come and make comments on those guidelines. He said all are welcome to come make comments and then it will move on to the City Council to be adopted and used as guidelines for the Gateway Historic District which consists of the whole Commercial Business zone.

Steve Cosper told Ezra Lee he could go to the City Council meeting and ask them what exactly they would like to see the Gateway Historic Committee do. Do they still want to preserve a historic feel or are they open to a more modern design. Steve Cosper told Ezra Lee that he is arguing with the wrong people because the Planning Commission has been tasked to do this job by the City Council. He said the Planning Commission serves to recommend to the City Council. Jason Bond said the City Council will ultimately have the final say.

The work session adjourned at 7:00pm.