

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Mar 17, 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, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin, Bryce Higbee

Staff: Jason Bond, Marla Fox, Jed Muhlestein

Others: Lawrence Hilton, Roger Bennett, Erin Darlington

B. Prayer/Opening Comments: Steve Swanson

C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

No Comment

III. ACTION ITEMS

A. River Meadow Senior Living Phase 4 Revised Site Plan – Patterson Construction

River meadows Senior Living is located at 134 E Red Pine Drive. The Planning Commission and City Council have previously approved the River Meadows Senior Assisted Living Plan which lies within the Senior Housing Overlay Zone. The reason this is coming to the Planning Commission and City Council is to request approval for modification of building pad locations. An exhibit showing the approved vs. revised layout for the building pads will be reviewed. Architectural renderings will also be provided for the Planning Commission to review.

This action item has been tabled and will be presented at a later date.

B. Dominion Insurance Office Building Site Plan

The proposed Dominion Insurance office building is located at approximately 341 S Main Street. The 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 3,938 square feet and is located in the Business Commercial zone. Office buildings are a permitted use in the BC zone. The applicant has proposed two alternatives for the building. Option 1 plans show 4 levels (including basement) at a total square footage of 14,117 sf and option 2 shows 3 levels (including basement) at a total square footage of 10,856 sf.

Jason Bond said this building is in an approved planned commercial development. He said there are a few issues that still need to be resolved and direction needs to be given to the applicant because it is in the Gateway Historic. Steve Cosper asked to see where this building would be built on the map and the Planning Commission discussed who owned the other building pads on that property. Jed Muhlestein said a lighting plan is required with a sight plan and this lighting plan has already been approved and built.

Steve Swanson asked if the parking space was shared between the businesses. Jason Bond said there are parking spaces designated for the applicants building pad and four parking spaces are needed for every one thousand square feet for an office building. He said there are twenty one parking spaces designated for this building pad. Jason Bond said there is a twenty four foot setback from Main Street and a twenty foot setback from the back lot line. He said that the applicant has three different building plans that the Planning Commission can look at to help decide which one will fit the best on the pad. Jason Bond said that the applicant will have mixed use in the building and not just use it as office space. Because of this, it makes calculating the parking a little bit more difficult.

Lawrence Hilton said as part of the Association Agreement of property, he is allowed to build on this building pad. Judi Pickell said the applicant will have to stay and build within the building pad unless the association will allow Mr. Hilton to extend beyond the boundary of the building pad. She said the Planning Commission can't give that authority because it is a property issue with the owners.

Mr. Hilton said he is seeking the same accommodation given to the building on Lot A. He would like to build a basement and use it for storage only just as Lot A has done. This way, he is able to use his square footage for the two upper levels and still have enough parking for the building. The basement will be used as a security vault to store precious metals. The main floor will have a bank type teller window with a dumb waiter going down into the vault to move gold and silver currency. The main floor will also have a drive up window around on the north side of the building coming to the teller window.

Mr. Hilton showed a floor plan of his building with offices, a restaurant, and studio apartments, all of which would be rented out. He said there would be after hour events in the building which could share the property's parking spaces. Steve Swanson asked about future use of the building and wanted to know if these uses needed a deed restriction for parking after hours, or other uses of the building such as building a kitchen at a later date. Jason Bond said we should talk about the concept of shared parking after hours because it is not specified in our ordinance and Mr. Hilton would have to be given an exception to do it. Mr. Hilton said he would be happy to receive the shared parking through a deed restriction and he said he would like to have the flexibility as long as the parking does not exceed what is allowed.

Mr. Hilton showed on his rendering a porch coming off the second floor which creates a covered area for the drive up window. He said it will be a one way drive through and when you come around to the window, there will be a transaction teller. Steve Swanson asked about security. Mr. Hilton said he will build man traps in the vault, and have surveillance cameras, he said all the holding would be insured by Lloyd's of London and they will have certain requirements for security and they will send out auditors to make sure those requirements are adhered to.

Judi Pickell said new commercial buildings are required to have a Main Street entrance because we are trying to create a Main Street feel. She said she understands this building is unique because the building pad has already been designated and planned out on the property and the building pad is defined. She asked if there was any way to put a front on Main Street.

Mr. Hilton showed a rendering of what he would like his building to look like. He said he has incorporated an arched doorway and cornerstones to match City Hall, but would like a French Provincial look to give his building some character and distinction. He said the brick would match the other two buildings already on the property.

Judi Pickell said she would like to see a Main Street entrance that had a big feel and not just a small door on the side of the building. Mr. Hilton said he would take a look at moving some offices around and see if that works, but he has to consider moving the drive up window and the upper deck to extend to the corner of the building. He said he could explore the idea of removing a window and putting in a door instead. Judi Pickell said she likes the idea of a restaurant and people at outdoor tables on Main Street. Mr. Hilton said he wants to contribute to Alpine and provide something really nice. He said he wouldn't mind his building becoming a gathering place and thought it would be a real positive.

Steve Cospoer said he appreciated the work that Mr. Hilton put into his renderings and presentation. He said he is not crazy about the mansard roof but said it may grow on him. The Planning Commission discussed the style of the building and said they want to get away from eclectic looking buildings. They expressed having continuity in the City and said they would like to see the buildings have a historic, pioneer feel.

Judi Pickell said the Planning Commission is hoping to improve upon new commercial building so that they have a more Western feel and not a European feel. She understands that Mr. Hilton wants a building with French flare but hope that he can create a building with touches of French but still have continuity with other buildings in Alpine. Steve Swanson said the mansard roof is what makes this building so different from all the others and he said it really stands out because it's so structurally foreign. Judi Pickell said we have a couple of new buildings in Alpine that are beautiful buildings, but they just don't have the look and feel we want. She said the Planning Commission doesn't want another building to be built that doesn't fit in as well. Mr. Hilton said he doesn't want to build a bland building

that looks like the other two that are already there. Steve Cosper said the Planning Commission is not asking Mr. Hilton to start over, he said the plan just needs some tweaking.

V. COMMUNICATIONS

Chuck Castleton tendered his resignation on the Planning Commission because he has sold his home and is moving out of the area. The Planning Commission expressed their gratitude to him for all of his service and wished him well.

Steve Cosper said on March 24 after City Council from 8:00 to 9:30 there will be a work meeting to discuss the annexation proposal. He said the policy and maps will be reviewed. Jason Bond said the public will be allowed to attend but will not be able to make comments.

Steve Swanson asked about the retaining walls. Jed Muhlestein said he has contacted the Geotechnical Engineer that wrote Draper's ordinance and asked him what it would cost to go through that again and give us comments and feedback on it. He said he's still waiting to hear back on an actual cost. The gentleman he spoke with said their ordinance needs to be updated. Jed Muhlestein said there would only be a couple of paragraphs in the ordinance that would need to be changed such as the heights. Most of the pages have to do with typical things that would be required when a retaining wall plan is submitted. He said we could start working on the ordinance and have this gentleman work on the technical side of it.

Judi Pickell asked how many more subdivisions would be effected by this ordinance. Jed Muhlestein said it would apply to everyone across the board even someone remodeling would have to abide by the new code. He said this would affect Heritage Hills, North Point, Eagle Point, and Three Falls. Judi Pickell said it would affect any hillside properties annexed into the city.

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Mar 03, 2015

MOTION: Chuck Castleton moved to approve the Planning Commission Minutes for Mar 03, 2015 subject to changes.

David Fotheringham seconded the motion. The motion passed unanimously with 5 Ayes and 0 Nays. Steve Cosper, David Fotheringham, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye.

Jason Thelin stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:05pm.