

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Feb 17, 2015**

I. GENERAL BUSINESS

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

Chairman: Steve Cospers

Commission Members: Bryce Higbee, Steve Cospers, David Fotheringham, Jason Thelin, Chuck Castleton, Steve Swanson, Judi Pickell

Commission Members Not Present:

Staff: Jason Bond, Marla Fox

Others: Roger Bennett, Eli Slesk, Brandon Maughan, Erin Darlington, Tony DiConza, Greg Schwarz

B. Prayer/Opening Comments: David Fotheringham

C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

Erin Darlington said she is concerned about the buildings on Main Street and how it's developing. She said the design standards are not defined and developers need to know what those are. She said the properties that are left are very precious and every time a building goes up that is not an asset to the city, it's a lost opportunity. She said the city needs to preserve the look we want for Main Street or at least define it and then be very clear about that look to the developers. She said if some groundwork were laid, it would prevent headaches for both sides. She said a lot of people are disappointed with how Main Street looks and they would rather not have any buildings built than buildings that detract from the look of Main Street. She said what's happened has happened and we need to fix it and move forward so people can feel confident about businesses coming into Alpine.

Steve Cospers said this will be a challenge because what may be abhorrent to one person may be beautiful to another which makes architectural standards tricky. Erin Darlington said there may not need to be one specific style but there needs to be some sort of a standard that needs to be kept. She said you can set and define an overall feel and then allow people to have some lateral movement.

Judi Pickell said we need to bring cohesion to the buildings that are being built through elements, form, rhythm, color, and size so that we can have a Main Street feel. She said it will be a big project to come up with design standards but these standards need to be in the code so developers know up front what is expected if they want to build on Main Street. She said we want to be business friendly and when developers come in, we don't want any surprises for them. For example, to spring on them that the front entrance has to face Main Street after they have been working on their design for over a month.

Judi Pickell said if we require certain elements to be the same on all of the buildings, then it will create a cohesive look and feel for Main Street. She also said that other cities require all the fencing on Main Street to be the same so it flows and looks aesthetically pleasing.

Steve Cospers said he would like a committee to get together and come up with some standards to bring back to the Planning Commission to discuss. Tony DiConza at 13 S Wildflower Drive said he would like to offer his services and be on the committee because he has had experience with this same topic at Heriman City.

Steve Swanson said he would like to see some resolution on retaining walls and would like to adopt or amend the Draper retaining wall code. He said he has already brought it before the Planning Commission and he said he feels like it is adequate for what we are trying to do. Jason Bond said he could take a look at it and bring it back to be looked at a future meeting. Judi Pickell wanted to know if we needed the engineers to look over the code to see if it was something we could adopt. Jason Bond said it would have to be looked into further.

III. ACTION ITEMS

A. State Farm Office Building Site Plan – Eli Slesk

The proposed State Farm Insurance office building is located on the corner of Main Street and 120 south. The property is 10,043 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 2,000 square feet per floor.

At the February 17, 2015 Planning Commission meeting, the preliminary architectural drawings were discussed extensively. The Planning Commission asked that some new drawings be created implementing some of the ideas that were discussed that night. The Planning Commission will review these new drawings and consider making a recommendation to the City Council regarding the site plan.

Jason Bond said the developers brought in a new site plan which adds a little bit more square footage, the front door now faces Main Street and they have added some awnings over the doors. This will add a little over 400 square feet to each floor. The developers are asking to have 17 foot setback on the north side of the building, the south side setback will now be 8 feet, and a front setback of 16.

Jason Bond said we need to discuss an exception on the parking and an agreement with the neighboring building to share a parking stall. He said there will need to be a small shift of the building to align with Main Street and meet the sight triangle.

Brandon Maughan said they will have a north entrance that will mirror the Main Street entrance but felt like no one will use the Main Street entrance. He showed on the plans where the hallway and stairs will be. They decided to not put the hallway all the way from east to west because it will cut too much into the State Farm offices. He said the floor plan of the second story has not changed. He said they would like to make the second floor windows a little bit larger.

Eli Slesk said he would like to move his sign from his current building in the Clock tower building to this new building. The Planning Commission talked about the sign ordinance and asked if the sign ordinance overrides the Historic Gateway requirements.

Jason Thelin said he would like to see a signed legal document from the neighboring business stating they will give up one of their parking stalls. Brandon Maughan said they have not discussed a legal document but it would be a win/ win for both businesses because the businesses in the dermatology building will be able to exit their back parking lot through State Farms parking to get out onto 120 south.

Chuck Castleton asked how many employees will be working in the building. Greg Schwarz said he doesn't envision there being more than one employee per office suite which will equate to approximately twelve employees. He said they also planned on parking on the street if needed on 120 south. Jason Thelin said he doesn't want to pass something that requires street parking and he said he sees parking issues in the future. Greg Schwarz said whatever building goes on that property will have the same parking issues. The Planning Commission said not necessarily because a one story building could be built there with less parking needs.

Jason Thelin said we are missing the lighting plan and the landscaping plan so he didn't think a motion could be made tonight. He said some thought needs to be put into the lighting plan so beams of light don't face into the neighbor's and is placed in the best spot. He said this is something that needs to be reviewed by the engineers. Jason Bond said that Jed Muhlestein asked the developers to provide a lighting plan for review. Jason Bond said they will also need to provide a landscaping plan. Jason Thelin said a landscape plan should include what types of trees and bushes will be planted so we can see how big they will be. He said they need to put some more thought into it and think about what will work with the signage and the sight triangle.

The Planning Commission asked the developers to go back to the drawing board and come back next time with a landscaping plan that show types and sizes of plants, lighting plan, signage, square up the building, window design, and parking agreement.

B. Bennett Farms Plat F – Roger Bennett

The proposed Bennett Farms Plat F Subdivision consists of 6 lots on 6.59 acres. The lots range in size from 40,260 to 42,320 square feet. The development is located on the northern end of Country Manor Lane and completes the final phase of Bennett Farms Development, which has received Concept and Preliminary approvals. The developer is seeking Final Approval for the last phase of this development. The proposed development is located in the CR-40,000 zone.

Jason Thelin asked what trail access to Lambert Park will be at the north end of the subdivision next to the Stake Center. Roger Bennett said the city has a twenty foot strip of property going over to their pond and from the pond on, is city property. He said he donated 20 feet of his property to the city when they put in the pressurized irrigation. He also said the city has an easement over by the Stake Center but he's not sure of the details of that easement.

Jason Thelin asked Mr. Bennett if the easement starts with his fence line. Roger Bennett said the easement will start three feet past the fence line because the fence is not completely accurate. Jason Thelin asked if this information is from Shane Sorensen and Roger Bennett said no, it's coming from Ed Gifford, who is a surveyor. Jason Bond said that Jed Muhlestein looked at it and in his reviews; he didn't see any issues with the subdivision or this final plat.

Jason Thelin wanted to know if the fence was pushed back three feet, would there be issues with the road and getting a vehicle up around the corner. Roger Bennett said it will not be a two lane road, but it is a road and there should be no issue. Jason Thelin said our engineer needs to look into this and double check on it. He said he doesn't want a developer saying he's moving the fence three feet without the city coming back and verifying it is correct. He said there needs to be a process on the City's side to verify that the survey Mr. Bennett did is correct. Mr. Bennett said the city could send Jed Muhlestein up there and survey to make sure it is correct. He said the property he gave has been deeded to the city and they will have their full twenty feet for access. He showed on the map what he gave to the city and where the Stake Center property line is. He said he's not concerned about where his fence is. He said the fence was put up in the same place as an old fence, but that doesn't mean that's where the property line is. He said he can't encroach on to city property and the city can't encroach on to his property.

MOTION: Jason Thelin moved to recommend approval of Bennett Farms Final Plat F.

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

C. Article 3.22 Non-Conforming Ordinance Amendment

The proposed amendment will clarify the City's position on non-conforming buildings and uses in Alpine. Jason Bond said the last sentence just needs to be tweaked a little bit so it makes more sense. He said he changed it to say: It is the purpose of the ordinance to define how non conforming buildings and uses will be administered.

Steve Cosper said he didn't think the changes made would have helped with the six plex that came through the Planning Commission last month. Jason Bond said he disagrees and feels like that one sentence was contradictory to the rest of the ordinance and we weren't quite sure which direction to go. The Planning Commission discussed this issue and said it is good to clean up the ordinance.

Bryce Higbee said we need to get rid of all reference to the Board of Adjustment in our ordinances. Jason Bond said the Board of Adjustment would only really listen to variances but he said he will go through and clean it up.

Steve Cosper said he would like to have a Public Hearing on this because he didn't think it was properly done at the last meeting. He asked Jason Bond to put this back on the agenda for next time and to also clean up the ordinances some more by removing references to the Board of Adjustment.

V. COMMUNICATIONS

Steve Cosper said there were strong emotions on both sides of the James Lawrence building and neither side was happy. He said the City Council did not make Mr. Lawrence rip anything out and start over. He said the dormers are gone because the roof pitch went from an eight twelve to a six twelve. Jason Bond gave a report of what was discussed in the DRC meeting and what Mr. Lawrence would be required to do to his building. He said Mr.

Lawrence will be required to put shutters on the windows, add a divider to the two top windows so they match the two bottom windows, and put a keystone above the door and it was suggested to plant some ivy to grow up the building.

Steve Swanson wanted to know what would be done in the future to prevent this from happening again. He said there is nothing we can do about this building now because it is already built and has been approved. Steve Cosper said we have talked about bringing back the Gateway Historic committee to have a last look at it before it is turned into the city. Jason Bond said he doesn't think there has been any further talk about the Gateway Historic committee, but in the future he will look at all plans that have been through the Planning Commission and City Council process when they come into the building department. Steve Swanson said there should be something that states that if there is any variance in the approved plans, they must come back to City Council for approval.

Judi Pickell asked about the building department requirements and who looks at the plans. She wanted to know if there is a checklist that someone looks over before the building is approved. Jason Bond said we contract with Sunrise Engineering and they work off those plans to make sure the building is built up to code, but they don't look at aesthetics or to make sure it complies with conditions of the City Council. Judi Pickell said there is a missing link in the system at Alpine City that needs to be repaired. She said there needs to be a file with all the approved conditions that the Planning and Building Departments follow.

Steve Cosper said mistakes need to be caught before the City puts their stamp of approval on it. Erin Darlington said this is exactly why there needs to be some design standards and criteria for the developers to follow. She said drawing up building plans is expensive and developers need to know what is expected of them. She said then if the building is not built to that standard the city should make them go back and change it. She said the buildings will either attract or detract and we only have one chance to make it right.

Steve Swanson asked Jason Bond why the DRC didn't tell James Lawrence that he had to make the building look like the original plan, why didn't they take that stand. He said the DRC should have made Mr. Lawrence conform to the original drawing, period. He said he doesn't want to leave the Gateway Historic to the DRC based upon what he's just seen. The Planning Commission said this is the reason why they didn't want the DRC to handle this. Steve Cosper said the City Council sent this decision back to the DRC.

Bryce Higbee said James Lawrence was in Planning Commission multiple times and said all he cared about was creating a beautiful building and he didn't even want people to know that this was an auto body shop. Bryce Higbee said that James Lawrence can lay blame on a signed document, but he is the one who came to the meetings and agreed to the original plan and he needs to be responsible for that.

Judi Pickell asked Roger Bennett how the City Council can help our staff. She said we are giving them ordinances to rewrite without providing Sterling Codifiers to help them. She said we are saying we want design review standards when every other city hires consultants. She said we say we want trails and other amenities when other cities have support staff to do that. She said we keep piling all this stuff on the staff and expect them to do a better job when we only have a bare bones staff. We tell them to do this and do that and then a little bit more and then get back to us. When the staff is overworked, you get a bad product. Roger Bennett said it is a budgetary issue and there is a limit to what Alpine can do without any businesses.

Jason Bond said the Leakage Study will be on the City Council agenda on March 10th.

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

MOTION: Jason Thelin moved to approve the Planning Commission Minutes for Feb 03, 2015 subject to changes.

Steve Swanson seconded the motion. The motion passed unanimously with 7 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, David Fotheringham, Jason Thelin, 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 8:55pm.