

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, Utah
July 20, 2010

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:01 pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum:

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cospser, Jason Thelin, Todd Barney

Members not present: Tami Hamilton, Ron Eaton

Staff: April Naidu, Andrea Chapman

Others: Ross Welch, Lincoln Wilkes, Brad Wilkes, Tracy Jensen, Daniel Jensen

B. Prayer/Opening Comments: Bryce Higbee

II. PUBLIC COMMENT:

Jason Thelin asked who took care of the trails since Chuck Mattfeldt was no long there. He said that some trees had fallen on the trail by the bridge by Burgess Park.

April Naidu said that if there was ever a problem with the trails, to contact City Hall Staff and it would be taken care of.

III. ACTION ITEMS

A. River Meadows Assisted Living Facility Expansion – Site Plan: April Naidu explained that this was a proposed expansion of the River Meadows Assisted Living Center to include additional independent cottages and a memory care unit.

April Naidu explained that the proposed expansion would occur on properties directly east of the existing facility on both sides of Red Pine Drive. The applicant wanted to move the assisted living facility into the new proposed building as it would be larger and they had a greater demand for that level of care. Their existing building would then be turned into a memory care unit.

April Naidu explained that this came up about 2 years previous. At that time, the ordinance limited the project to 4 acres and this would bring it up to 9.03 acres. The ordinance had since been amended to allow an exception to be granted, not to exceed 10 acres.

The applicant was also requesting a zone change to the Business Commercial Zone. It was CR 20 but it would have to be re-zoned to Business Commercial with the Assisted Living/Nursing Care Overlay Zone on top of it.

The City Council accepted the application two years previous and referred the applicant back to the Planning Commission.

The application went to the Gateway Committee in April 2010 and the site plan was reviewed. The Gateway Committee did recommend moving one of the buildings 90 degrees.

Jannicke Brewer mentioned that the clubhouse had been removed from the site plan. The applicant didn't see the need for another one.

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April Naidu said that the Fire Chief had approved the fire hydrant.

Jannicke Brewer said that the neighbors had not expressed any concerns or problems.

Steve Cospier wondered what had changed on the site plan. He said that they covered it very thoroughly last time and wondered if they needed to go over it all again.

Jannicke Brewer said that they were following procedure and reviewing the site plan.

Jannicke Brewer mentioned that according to the ordinance, they were allowed 393 residents on a 9 acre property. They would have about 150 residents.

Jannicke Brewer asked how the occupancy was in the existing facility. Ross Welch said for the last 6 months it had been 100% occupied.

Ross Welch said they were doubling the number of independent cottages and the new facility would have 54 units inside which was a little more than double what the existing assisted living facility had.

Ross Welch said they had done a study of their residents and 50% in the assisted living were from out of state but their family lived in Alpine. The other 50% had associations with Alpine in some way.

Jannicke Brewer said the Gateway Committee had suggested a 6 foot wall to line residential areas.

Ross Welch said that they considered their cottages very residential and that creating a wall would not help anything. He said he would not be opposed to putting a wall by the building on the east side of the north parking lot, but preferred not to put one by the nice cottages.

Jannicke Brewer said the building was only 26 feet tall to the pitch, which was not that tall in relation to Alpine houses.

Shane Sorensen had said there was no parking lot lighting and Ross Welch said they would put the same lighting in as the existing cottages had.

Jannicke Brewer discussed the placement of the parking spots and said it had been nicely done on the site plan.

Ross Welch said the clubhouse did not get used very much because most activities took place in the main building. The new facility would have larger meeting areas and a larger kitchen facility which ruled out the need for a new clubhouse.

Jannicke Brewer wondered how they should combine the two phases. April Naidu said it could either be done as a new plat or by amending the original plat. April Naidu stated that if the City did not want the applicant to sell the separate parcels in the future, they would need to amend the original plat to include everything.

Todd Barney asked if there would ever be a case where these could be sold to individuals for individual use.

April Naidu explained that the property was zoned for Business Commercial with the Assisted Living Overlay so in order to sell the units as individual units, they would have to go through the process of changing the zoning back to residential.

Jannicke Brewer quoted section 3.19.7 item J which read: “The use permitted by this section is non-transferable and shall terminate if: 1. The facility is devoted to use other than permitted in the Assisted Living and Nursing Care Overlay Zone 2. The license or certification issued has been terminated or revoked, or; 3. The facility fails to comply with these conditions.”

Jannicke Brewer also mentioned that in the Business Commercial Zone, you could build only one residential dwelling per 10,000 sq ft. lot.

Steve Cosper asked if Shane Sorensen had received an answer from the City Attorney about combining the parcels. April Naidu said the City Attorney said that they could do it as a new plat or amend the original and either one would work.

Jannicke Brewer asked Ross Welch if the deer came onto their property because they had euonymus and laurels on their plan. She said the deer loved to eat those two plants.

Jason Thelin asked if the lighting requirements were documented somewhere regarding whether or not people had to use the specific Alpine lights.

Jannicke Brewer said she would find the answer before City Council.

Jannicke Brewer asked about the 6 foot wall. Jason Thelin said that the wall should be limited to the east side of the north parking lot.

Steven Cosper wondered if the Gateway Committee felt strongly about the 6 foot wall being there and wondered if they should circumvent their decision.

Ross Welch said he was not at the meeting when the Gateway Committee made that decision and was not able to explain to them what he had explained to the Planning Commission.

Jannicke Brewer said the Gateway Committee did question whether they needed one or not.

Motion: Jason Thelin moved to recommend approval of the proposed site plan to City Council subject to the following:

- Spring Creek Plat A be amended to include both phases of the project.
- A 6 foot solid fence or wall be constructed on the east side of the north parking lot.
- The parking plan be approved including the parking in the 30 foot setback.
- The landscape plan be approved.
- A proposed street light plan be provided to the City for review and approval.
- The existing sidewalk be replaced with 6-inch thick concrete through the driveway areas.
- A SWPPP be provided for the project and a UPDES permit be obtained prior to construction.
- The developer state the proposed source of water rights to meet the water policy.
- An alternative location be considered for the dumpster and that be brought back to the City and approved by the DRC.
- That all requirements of the Assisted Living and Nursing Care Overlay Zone be met.

Steve Cospers seconded. Ayes: 5. Nays: 0. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, and Todd Barney voted aye. Motion passed unanimously.

IV. COMMUNICATIONS

Jannicke Brewer received an email from a Highland resident wondering if there would ever be a road between Alpine and Highland on the south east corner of Alpine by East Mountain. They had a fire on their road and there is only one ingress/egress there.

April Naidu talked to David Church about liability issues regarding Home Occupation inspections. She said that if they did inspect, it would be for life safety issues.

Jason Thelin wondered what the PRD would be like if "Private Open Space" was taken out completely. Steve Cospers said it would make a cleaner ordinance.

Jannicke Brewer said there would be support for taking "Private Open Space" out because there have been questions about why people got bonus for something that only benefited themselves and not the City.

Jannicke Brewer asked April Naidu to bring the PRD ordinance back, taking out Private Open Space as an option to be discussed, and then they would work on it from there.

V. APPROVAL OF MINUTES

Motion: Steve Cospers moved to accept the minutes of July 6, 2010 as drafted and adjourn. Todd Barney seconded. Ayes: 5. Nays: 0. Bryce Higbee, Steve Cospers, Jason Thelin, Jannicke Brewer, and Todd Barney voted aye. Motion passed unanimously.

Meeting adjourned at 8:00 pm.