

**ALPINE CITY PLANNING COMMISSION MEETING at
Alpine City Hall, 20 North Main, Alpine, Utah
Nov 05, 2013**

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 7:40pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum.

Chairman: Jannicke Brewer

Commission Members: Bryce Higbee, Steve Cosper, Jannicke Brewer, Chuck Castleton

Commission Members Not Present: Jason Thelin, Todd Barney, Steve Swanson

Staff: Marla Fox, Jason Bond, Shane Sorensen,

Others: Will Jones, Bruce Parker, Becky Rasband, Darren Gooch

B. Prayer/Opening Comments: Chuck Castleton

II. PLANNING COMMISSION TRAINING – Meg Ryan of the Utah League of Cities and Towns

III. PUBLIC COMMENT

No Comment

IV. AGENDA ITEMS

A. Pine Valley Realty Site Plan – Will Jones

The Planning Commission will review the Site Plan for the Pine Valley Realty Office Building located at approximately 36 W. Canyon Crest Road. The proposed Jones on the Corner Site Plan is in the Business Commercial Zone.

On June 11, 2013 the City Council granted an exception to the parking requirement for the proposed Pine Valley Realty Office Building to exclude the square footage in the basement from the calculation based on the finding that the basement would be used only for storage, and instead require 32 parking spaces as stated in section 3.24.4 of the Zoning Ordinance, subject to the following conditions:

1. The developer enter an agreement with the City stating that the basement of the proposed office building will never be used for anything except storage.
2. Record a deed restriction on the plat stating that the basement shall not be used for anything other than storage to be transferable to the future owner.

Motion passed unanimously.

Shane Sorensen said there are a few things on the Site Plan that need to be discussed. The first item is the setbacks for the building. The front setback requirement is 30 feet and the sides are 20 feet. The ordinance states that we can give an exception to setbacks. The Planning Commission has the ability to do that and make a recommendation.

Will Jones said the fronts of all the other buildings surrounding him are faced into the parking lot and he doesn't like that look because the back of the buildings aren't all that attractive. He wants to make the back of his building look attractive and not like the back of the building. The back setback has to be 20 feet which it is. Mr. Jones said he wants to create an image for that corner property to make it look appealing to people as they come around the round-about.

Shane Sorensen said the Planning Commission can approve the setbacks if they like the plan and it fits in with the Historic Gateway. Jannicke Brewer said we will say that the front of the building is toward the parking lot and then it won't be necessary to give an exception.

Jannicke Brewer said we can make exceptions to parking through the Historic Gateway Ordinance if we feel it is best. Bryce Higbee asked if we are going to allow a left hand turn into the parking lot on the east side. That entrance is only a few feet past the round-about and that will cause traffic problems. Will Jones said he could put up a no left hand turn sign coming into the parking lot.

Jannicke Brewer asked if we want to grant an exception for parking. The Planning Commission discussed different options for parking. It was previously decided that Mr. Jones would need 32 parking spaces. Mr. Jones will be using parking stalls from the neighboring building because they are on his property.

Shane Sorensen showed on the map where the sewer easement is located. The City Attorney said this easement was fine. The Fire Marshall has not yet looked at this Site Plan to determine if additional fire hydrants will be required. Jannicke Brewer said we are still waiting to see a landscaping plan. Mr. Jones said all of the trees will be at least a 2 caliper.

Jannicke asked what the building materials were. Mr. Jones said it will be reclaimed lumber. He showed pictures to show what it will look like. There will be rough concrete on the side of the building. Steve Cospers said it looks like a barn and it will be the face of Alpine when you drive into town. It will be a large, prominent building and the first thing you see. Will Jones said he doesn't want it to look like a barn, but it will look like the Forge building in town. It will have a metal roof but not the kind that will rust because those only have an 8 year life span. Steve Cospers said the Planning Commission has to have some responsibility to make sure this building looks good because the property is so prominent. Mr. Jones said he does feel responsibility because this will be his own building where he does business.

Jannicke Brewer said Alpine does not have a particular style because all of the buildings in the Business Commercial Zone are all so different. She said she would like to see a color rendering of the building so they could get a better idea of what it will look like. Will Jones said he brought in pictures of existing building to show what his building will look like, including the metal roof. He said he could bring in a piece of wood to show if needed.

Becky Rasband said visually when you come into town you will see two large, dark brown buildings. It will be a heavy anchor with two big lodge size buildings on either side. Steve Cospers said he wants to see colored renderings and have more time to decide on the materials and the look of the building. Will Jones said he would like to have approval tonight so he can start to move forward. Jason Bond said the Planning Commission could make a recommendation subject to a condition that building materials and building design is approved.

MOTION: Steve Cospers moved to approve the proposed Jones on the Corner Site Plan subject to the following conditions:

1. A cross-easement be entered with the adjacent property owner for access.
2. A sewer plan be provided indicating how the sewer lateral will be installed to service the property.
3. The Fire Marshall review the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.
4. A landscaping plan be provided and 20% landscaping required be verified with the staff.
5. The design of the proposed building be approved including building materials.
6. The water policy be met.
7. A bond be provided for the required improvements.
8. An island to direct ingress and digress from Main Street be placed so there is a right in, right out only.
9. A full color rendering be brought to the Planning Commission and approved.
10. Allow for a reduced setback for parking below the 30 foot setback as stated in the Gateway Historic Ordinance.
11. Two signs be placed stating no left hand turns.

Chuck Castleton seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, and Chuck Castleton all voted Aye.

V. COMMUNICATIONS

VI. APPROVAL OF PLANNING COMMISSION MINUTES OF: Oct 15, 2013

MOTION: Chuck Castleton moved to approve the Planning Commission Meeting Minutes with revisions for Oct 15, 2013.

Steve Cosper seconded the motion. The motion passed unanimously with 4 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, Jannicke Brewer, and Chuck Castleton all voted Aye.

Jannicke Brewer stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:45 pm.