

February 3, 2004

Minutes of the Alpine City Planning Commission meeting held February 3, 2004 at Alpine City Hall. The meeting was called to order at 7:00 pm by Chairman Jannicke Brewer. The following commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Dale Porter, Phil Andrus, Thomas Whitchurch, Loretta Stevens, Steve McArthur. Mike Mickelson was excused.

Staff: Ted Stillman, Shane Sorensen, Charmayne Warnock, Rachel McTeer

Others: Foster Irwin, Clair Bigler, Pheobe Blackham, Downing Akin, John Nield, Juanita Nield, Janice Brown, Will Jones, Aaron Robertson, Phyllis Clifford

The prayer was offered by Phil Andrus.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS

At Homes Satellite & Communications – 277 River Meadow Drive – Jared Dell'Ergo: Mr. Dell'Ergo said he used his home basically as a mailing address. He was in the business of installing satellite dishes throughout the valley. No customers would visit the home and no equipment would be kept at the home except for a small stack of receivers, which were kept in a 10' x 10' room. The installer would keep the truck at his home.

Life-Long Supports – 698 S. Ridge Lane – Udell & Pheobe Blackham: Pheobe Blackham said she had a 22-year-old daughter who was disabled. They were trying to find a way in which she could support herself. She would sell Avon. Sales materials and extra product would be kept in an attached garage in a 10' x 10' space.

Biopharm Laboratories, LLC – 269 N. Bald Mountain Drive – J. Foster Irwin: Mr. Irwin said he dealt specifically with an enzyme called thrombin (necessary enzyme in the clotting of blood). It was shipped to his home two or three times a year by Fed Ex. He then distributed it to different manufacturers throughout the country. He used a 150 sq. ft. space and a computer for his business. No toxic substances were kept at the home.

MOTION: Dale Porter moved to approved conditional use permits for home occupations for Jared Dell'Ergo dba At Homes Satellite & Communications at 277 River Meadow Drive, Pheobe & Udell Blackham dba Life-Long Supports at 698 S. Ridge Lane, and J. Foster Irwin dba Biopharm Laboratories, LLC at 269 N. Bald Mountain Drive. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed. Steve McArthur was not present at the time of the motion.

3. THE PARK AT GRANT AVENUE ASSISTED LIVING – ELLIS ROBINSON: Mr.

Robinson had previously made application for an assisted living project on approximately 3.19 acres at 201 South Main. He anticipated 32 units of congregate living.

Ted Stillman said the project was getting close to concept approval. They needed more detail on the size and location of the buildings to insure that they were not situated on sewer and water lines. Mr. Robinson also needed to show parking and landscaping for the property presently occupied by Authentique. It was originally approved as part of the Rodger Graham project, which never came to fruition. The Authentique property needed to stand on its own since it was a separate parcel.

Dale Porter asked if Authentique would be bulldozed. Mr. Robinson said it would be included as part of his project.

Shane Sorensen said there were some setback issues with buildings adjacent to residential property that needed to be resolved.

Regarding the floodplain, the City would like a copy of the letter of map amendment from FEMA and a copy of the drawing for their file.

Phil Andrus asked when the discussion about the need for the project would occur.

Jannicke Brewer said that once the Planning Commission had given a favorable recommendation on the concept plan, it would go to the City Council. They would decide whether or not the project should go forward.

Jannicke Brewer said she had concerns about meals. If all the meals were provided, why did they need to have a kitchen and dining area in each apartment? She questioned how financially feasible it was to have a kitchen and staff in each building cooking three meals a day when there was the possibility that only one of the eight residents would show up to eat

Ellis Robinson said his survey had shown that there were a lot of people who didn't want meals cooked for them. They needed someone to do yard work, house maintenance, etc. The meals would be provided, but the people wanted the option to eat elsewhere, as well.

Ted Stillman said the first issue they needed to address was the need for the facility.

Thomas Whitchurch said it was his opinion they should approve one project and see how it went before approving another one.

Dale Porter said it appeared that the different projects were serving different segments of the population.

The Planning Commission briefly reviewed points A through H in the Assisted Living Ordinance.

Phil Andrus said he would like to see some data to support the City's conclusion on each of those items. In order to be fair to each applicant, there needed to be some kind of uniform analysis. He said he was not opposed to Mr. Robinson's concept. He just wanted analysis and data to support their decisions rather than hearsay.

Jannicke Brewer asked the Planning Commission if they would like to table The Park at Grant Avenue and ask for data, and they said they would. Ted Stillman told Mr. Robinson that the City would also need to see a revised site plan with more detail.

4. HERITAGE HILLS: Shane Sorensen presented profiles for Grove Drive and Elkridge Lane and explained the analysis. He said they found all the indicators on Grove Drive met a 25 mph design. He felt the trouble spots on Elkridge Lane could be easily modified. One area in particular had a company irrigation ditch that could be removed. It was no longer needed because of pressurized irrigation. The City staff favored making Elkridge Lane a through street, and improving the angle of intersection with Grove Drive. They felt none of the proposed cul-de-sac designs were practical. Making Elkridge Drive a through street would improve circulation and Shane Sorensen said there were ways to design it that would discourage non-local traffic from using it.

A member of the audience said it was deceptive driving Grove Drive after dark. Someone unfamiliar with the road would not know that Grove Drive curved, and that made it dangerous. People coming down Grove Drive wouldn't be able to stop for people who didn't know there was another road coming into it.

Jannicke Brewer asked if there was enough room for a turn-lane. Shane Sorensen said there was not.

The Commission discussed the hammerhead option at the south end of Elkridge Lane. Shane Sorensen said it would be hard to make it work. In order to bring the sewer down, it needed to be a through street. Also, the ordinance did not allow for a hammerhead.

John Neild gave the Planning Commission a handout, which is attached at the end of the minutes. He said there number one concern was safety. Shane Sorensen said there would need to be a stop sign on Elkridge Lane before entering Grove Drive.

Juanita Nield said stopping would create another problem because the drivers would not have the momentum they needed to get quickly onto Grove Drive if a car suddenly appeared. It wasn't possible to see very far up Grove Drive, particularly if one were in a small car.

Phil Andrus asked the residents how they would feel about having access from Alpine Boulevard and closing the entrance onto Grove Drive. They indicated that would be okay.

Juanita Nield asked why the developer could not give them a few feet to make the existing turn-around legal.

Thomas Whitchurch asked if they could do a land swap with property owners on Grove Drive and put the cul-de-sac at the south end of Elkridge Lane.

5. SUBDIVISION ORDINANCE: The Planning Commission reviewed the revisions and additions to the Subdivision Ordinance and approved them by motion.

MOTION: Steve McArthur moved to approve Sections 2.42. and 2.4.3.3 as drafted. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

Steve McArthur had a question about the requirement that the drainage plan for an individual lot conform to the overall drainage plan of the subdivision. It was a good idea but how would the builder know what the original drainage plan was unless it was attached with the site plan application or building permit application.

MOTION: Dale Porter moved to accept Section 3.1.6.3 as amended. Phil Andrus seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Dale Porter moved to approve Section 3.1.7 as written. Loretta Stevens seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Steve McArthur moved to approve Section 3.7.8. Phil Andrus seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Steve McArthur moved to approve Sections 3.9.3.1 and 3.9.4 and 3.9.6. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Loretta Stevens moved to accept Section 4.1.2. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Steve McArthur moved to accept Section 4.3.1. (9) Dale Porter seconded. Ayes 5 Nays: 0. Motion passed.

MOTION: Phil Andrus moved to accept Section 4.5.4 as amended . Steve McArthur seconded. Ayes: 5 Nays: 0. Motion passed.

MOTION: Steve McArthur moved to extend the meeting for half an hour. The motion died for lack of a second.

Ted Stillman distributed the preliminary plans for the River Meadow Assisted Living project to members of the Planning Commission.

6. APPROVE MINUTES OF JANUARY 20, 2004

MOTION: Steve McArthur moved to extend the meeting to 9:40 pm, approve the minutes of January 20, 2004 as amended, and adjourn. Dale Porter seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 9:40 pm