

**February 11, 2008**

**Minutes of the Alpine City Gateway-Historic Committee meeting held February 11, 2008 at Alpine City Hall.** The meeting was called to order at 4:40 p.m. The following committee members were present and constituted a quorum:

Steve McArthur, Mel Clement, Kent Hastings (via telephone), Scott Jorgensen

Soren Simonsen was absent.

Staff: April Riley

Others: Jered Plouzek, Brandon Holland, Tim Barnes, Jacob Ross

### **1. Kodiak B&B/Reception Center**

April Riley said in front of the committee was a revised site plan and a color rendering. The applicant also brought a color palette showing building material samples which was on the table. Soren Simonsen was excused from the meeting.

Steve McArthur said there seems to be a number of changes since the last site plan they had seen including added property and with that parking.

Scott Jorgensen joined the meeting.

Steve McArthur asked if the basement was changed or being added. The applicant indicated that the basement was now a reception center whereas before it included only rooms. Steve McArthur suggested that Jered Plouzek introduce what they have changed since the previous site plan. Jered Plouzek said the applicant has purchased the lot to the south to incorporate into parking. The reception center has been added to the basement with seating for 96.

Mel Clement asked if they were to code on parking. April Riley stated that the site plan did go to Planning Commission for information and no motions were made, but parking was discussed and there was no strong opposition to the amount of parking being shown on the revised site plan. Scott Jorgensen said he thought that a reception center was a whole different thing than a bed and breakfast. He asked how many parking spaces were shown and the applicant stated they had 51 parking spaces. Scott Jorgensen asked how large the reception center was.

Brandon Holland stated they switched the basement rooms for a reception center. They had 19 rooms with 19 parking places, but now only have 11 rooms with 11 parking spaces and the rest of the parking would be used for the reception center. This also figures in that there will be 5 employees there at the same time.

Scott Jorgensen said he thinks there are a lot of people that come to receptions. April Riley stated that part of the Planning Commission discussion was how to determine what parking would be required – whether it would be based on occupancy, square footage, etc. April Riley stated that the Alpine City Development Code states that for reception centers, the requirement states that for buildings under 20,000 square feet that 13.5 spaces are required for every 1,000 square feet of total building space. Mel Clement said that in the restaurants and commercial developments he does with his business uses number of seats. April Riley stated that the Planning Commission also discussed that as an option of how to determine parking.

Kent Hastings asked if the parking determination was a Planning Commission issue or if the Gateway Committee made a recommendation to the Planning Commission. April Riley said the Gateway Committee can make a recommendation on the parking. Kent Hastings asked if the Planning Commission has made any ruling on it yet. April Riley said they have looked at it, but have not made a motion on the revised plan.

April Riley said another issue that came up at Planning Commission regarding the parking was if the bed and breakfast was full and there was a reception going on and the parking lot was full, where would the overflow go. Steve McArthur asked if the restaurant guidelines were 1 space per 4 seats. April Riley stated that she thought the Development Code used to have a provision for that. Steve McArthur said if the code states 13.5 spaces for every 1,000 square feet of space and if it met that, was there really a question on the parking.

Steve McArthur said the occupancy probably will not be driven by the number of tables, but by the popularity of the event. Steve McArthur said he thought they would be better off following the ordinance on parking even if it's a little shy on the parking because this won't be a 24/7 operation, but might have two a week.

Scott Jorgensen said he still was not sure. He said this would be a situation where it would be tough to go out on the street. He used the charter school as an example of how tight Main Street can be when the parking lot is at capacity. He stated he thinks the recommendation needs to include what will happen when the parking demand exceeds the capacity of the parking lot.

Steve McArthur said he doesn't think you can count a reception center like a restaurant nor regulate the number of people there like a restaurant because they will come in waves. The attendance will really be determined by the popularity of the event. Scott Jorgensen said that's what he's trying to address because at some point there will be an event that exceeds the parking capacity and how do you address it at that time.

Scott Jorgensen said the school is a viable option to move people into because the hours we would be talking about are after school hours. Mel Clement said that is private property. April Riley said the applicants would have to talk to the school about a possible agreement if that is an option. Steve McArthur said he thinks they could make it a suggestion.

**MOTION:** Scott Jorgensen moved that the parking be accepted as drawn provided there is a contingency plan for overflow parking. Steve McArthur seconded. Ayes: 4 No: 0. Scott Jorgensen, Steve McArthur, Mel Clement, Kent Hastings voted aye.

Steve McArthur said the other things they have talked about before included the encroachment of the parking into the front setback.

**MOTION:** Steve McArthur moved that the location and site plan as drawn be approved, including the monument sign, number of stalls, location and setback from sidewalk, and the suggestions from earlier meetings, including a raised berm, be incorporated. Mel Clement seconded. Ayes: 4 Nays: 0. Scott Jorgensen, Steve McArthur, Mel Clement, Kent Hastings voted aye.

Steve McArthur said the other thing that has been questioned is building materials and colors. He said it looked like the applicant had both a brown and a grey color palette and asked if both were being used. Jered Plouzek said both are being used. The wainscoat is kind of a brownish type stone. Above that the stone are more grey, with about every 100 will have a reddish tone.

April Riley said Soren Simonsen has not submitted his comments yet. Kent Hastings asked if the colors have changed since the previous rendering was submitted. Kent Hastings also stated he would be interested in knowing what Soren's comments were first before making a motion. April Riley said we can do an electronic motion on that item after we receive Soren's comments. Steve McArthur asked what was being done with the fascia soffets because it looked like some detail has been lost around the roof to wall transition. The applicant said it shows as an aluminum soffet with about a 2" soffet underneath that and goes to a precast band just under the soffet with some reveal on it. Steve McArthur asked for a blow up on that detail that could be circulated around because it seems like it's lost some definition. April Riley asked for the height of the building as the height is not shown on any of the plans.

Steve McArthur said he knew that there was some previous concern with the walkout area and asked where we were with that. The applicant said they had met with the City Engineer who asked for more details which they are working on obtaining to submit to the engineer.

April Riley stated that the Fire Chief will look at the site plan to see if he has any initial concerns and also the building inspector will review that plans to determine any issues that need to be resolved early in the process.

Steve McArthur asked the applicant if the reference “dumpster to match building” where it shows the tree really goes to that dumpster location on the southwest. Jered Plouzek said it did. April Riley asked if the applicant has worked with Questar on the gas line that runs through the property. The applicant said they have no received any input from Questar yet.

Steve McArthur said he was not seeing any parking lot lighting. The applicant indicated there were several lights to be located in the parking lot. There will be 5 along Main Street which will match the City standard. There are about another 4 on the interior.

Steve McArthur suggested they adjourn and wait until we get Soren’s comments and take an electronic vote then.

Kent Hastings asked if water were to rise high is there still a concern about possible flooding. Jered Plouzek said they have met with Shane on that issue and it is being taken care of. Kent Hastings asked if there was any need for additional retaining along the Creek. Jered Plouzek said he thinks the school owns that property.

**MOTION:** Steve McArthur moved to approve the landscape plan as drawn with the addition of the shrubs that will be in that 10 foot setback area. Scott Jorgensen seconded. Ayes: 4 Nays: 0. Scott Jorgensen, Steve McArthur, Mel Clement, Kent Hastings voted aye.

**MOTION:** Steve McArthur moved to adjourn. Scott Jorgensen seconded. Ayes: 4 Nays: 0. Scott Jorgensen, Steve McArthur, Mel Clement, Kent Hastings voted aye.