

**March 31, 2008**

**Minutes of the Alpine City Gateway-Historic Committee meeting held March 31, 2008 at Alpine City Hall.** The meeting was called to order at 5:45 p.m. The following committee members were present and constituted a quorum:

Steve McArthur, Kent Hastings, Scott Jorgensen

Soren Simonsen and Mel Clement were absent.

Staff: Ted Stillman, April Riley

Others: Julie Buswell

## **1. Snoasis**

April Riley said that Mrs. Buswell applied to the PC for a shaved ice business and submitted a site plan to locate in the parking lot at 111 W. Canyon Crest where Alpine Engineering is located. During the Planning Commission discussion, it was suggested that the application be brought to the Gateway Committee for its review and recommendations. Since the original application was made, Mrs. Buswell has found an alternative location in the parking lot of the Stone Ridge Vet Clinic at 424 S. Alpine Highway.

April Riley said the committee has aerial photographs of both locations and site plans for both. April Riley said that the site plan for the location at 111 W. Canyon Crest is superimposed over the aerial photograph. The parking lot there is not currently striped and the parking is drawn in as what would fit. Also, on the aerial of this location three different front setbacks of 10 feet, 20 feet, and 30 feet are shown. Not all of the buildings along Canyon Crest meet the current requirement of a 30 foot front setback. At this location the front setback would be an issue because to meet the 30 foot front setback, the temporary structure would take up parking space.

There is also the issue of getting power at the location at 111 W. Canyon Crest. Mrs. Buswell met with Rocky Mountain Power on this location. We thought there was a transformer by this location, but there is not and turns out it would cost Mrs. Buswell several thousand dollars to bring power to this location.

The other site plan is at 424 S. Alpine Highway at the Stone Ridge Vet Clinic. Fortunately, the Stone Ridge Vet Clinic recently went through the site plan process so we have their site plan to look at. The site plan for Stone Ridge was approved with 12 parking spaces. The aerial photograph of it is from around November 2006 so it is older and was taken during the time they were remodeling. Since they have already gone through the site plan process, they were required to meet landscaping and parking requirements, etc. There is room to locate the shaved ice business in the parking lot and meet the 30 foot setback and not take up any parking spaces.

Mrs. Buswell has gone to Utah County Health Board and found out their requirements. That information will go to Planning Commission on April 1, 2008. April Riley stated she thinks a lot of the concerns the Planning Commission has may be taken care of by the requirements of the Health Board Mrs. Buswell will have to meet.

Kent Hastings asked if the applicant wants to pursue the Stone Ridge site now instead of the Alpine Engineering site. Mrs. Buswell said that was correct. April Riley stated there is sidewalk in front of the Stone Ridge Vet Clinic so kids would have access that way instead of through the parking lot. Scott Jorgensen said there is no access behind the buildings so they will have to come around on the sidewalks.

Kent Hastings asked if the Planning Commission wanted the Gateway Committee to look at the building itself as well. April Riley said yes and there are photographs in the packet showing what the building would look like, but what Mrs. Buswell will do will not have the drive through window as shown in the photo.

Kent Hastings asked how Mrs. Buswell will draw attention to the business. Kent Hastings said he drives by several shaved ice businesses on his way to and from work and many have a nylon type of thing that has air blown in it and and ripples. Mrs. Buswell said she hadn't given that any thought, but said it will be well lit.

Steve McArthur asked Mrs. Buswell is she knew what materials were being used for the structure. April Riley read from the letter Mrs. Buswell submitted that it was high-quality ship lap wood with a pitched roof and shingles in Columbia Paint's Oxford Brown. Mrs. Buswell said she does not know exactly what type of shingle it is. Kent Hastings asked if we had a preference on the materials. He stated it is such a small structure that a change in material probably wouldn't cost much more.

April Riley asked if there would be a trash can next to the site so kids eating ice cones had a place to throw their trash so it's not littered on the street. Mrs. Buswell said yes she would have some sort of trash can.

Scott Jorgensen asked if the committee would rather see painted or natural, stained wood. Kent Hastings asked which would last longer and have less maintenance. Scott Jorgensen stated that painted wood would be less maintenance. Steve McArthur said any dimensional wood or faux wood material (pressed siding, hardy board) or anything like that would be fine, but not vinyl siding or T111 plywood. Any type of lap material, painted would be fine with him.

**MOTION:** Scott Jorgensen moved to approve the structure based on the fact that it's any type of lap wood or manufactured lap siding product, painted or stained in neutral colors; and that the roofing is either wood shingle or architectural type composite shingle. Kent Hastings seconded. Vote: 3 ayes, 0 nays. Scott Jorgensen, Steve McArthur, Kent Hastings voted aye. Motion passed.

April Riley asked the Committee about the site plan. Steve McArthur stated he thought Soren's opinion would be that we don't want it 30 feet back, we want it closer up. He asked if we pull it closer would it encroach into the driveway entrance. Scott Jorgensen said it would. Kent Hastings said the structure would have to be located father back if it were placed on the east side of the property. Mrs. Buswell said it will be easier to obtain power by placing it on the west side of the entrance just next to the southern most parking spaces.

Kent Hastings asked if the Committee needed to make a recommendation on the site plan. April Riley said yes it will be helpful to take to Planning Commission. April Riley stated Mrs. Buswell had mentioned a third possible location at Gig's Car Wash, but it was not on the agenda so there could be no action on that possibility. There was a brief discussion on the Gig's site in regards to power. Mrs. Buswell said the Stone Ridge site is her first choice.

Kent Hastings asked if there was any chance to move the structure off the parking lot onto the grass.

**MOTION:** Steve McArthur moved that we approve the 424 S. Alpine Highway location with the shack being no closer than 10 feet to the sidewalk and as far back as next to the parking stalls shown on the engineered drawing; whether that be in the parking lot or on the grass. Scott Jorgensen seconded. Vote: 3 ayes, 0 nays. Scott Jorgensen, Steve McArthur, Kent Hastings voted aye. Motion passed.

April Riley stated that the minutes from the previous meeting have not been approved. They were sent out, but no corrections had been sent. April Riley said we can also bring them to the meeting next Monday, April 7 and approve them at that meeting.

Mrs. Buswell asked who she would need to have permission from to have a picnic table near the structure. The Committee said she could bring it up with the Planning Commission.

**MOTION:** Steve McArthur moved that we approve a picnic table to be located in the near vicinity. Scott Jorgensen seconded. Vote: 3 ayes, 0 nays. Scott Jorgensen, Steve McArthur, Kent Hastings voted aye. Motion passed.

Mrs. Buswell asked about sign pointing to the business and who she would have to talk to about that. Scott Jorgensen said that was out of their scope and that would fall under the Sign Ordinance.

Steve McArthur asked if there were any other issues the Planning Commission would need recommendations on. Steve McArthur asked if they needed a motion on lighting because it is part of the drawing that was approved. Mrs. Buswell asked if the windows looked a little bit different from the photograph if that would be okay. The Committee members present said that is okay.

**MOTION:** Steve McArthur moved to adjourn and postpone approval of the minutes until the next meeting. Scott Jorgensen seconded. Vote: 3 ayes, 0 nays. Scott Jorgensen, Steve McArthur, Kent Hastings voted aye. Motion passed.