

January 6, 2004

Minutes of the Alpine City Public Hearing and Planning Commission meeting held January 6, 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: Steve McArthur, Loretta Stevens and Phil Andrus. Thomas Whitchurch, Mike Mickelson and Dale Porter were excused.

Staff: Ted Stillman, Shane Sorensen, Charmayne Warnock, Rachel McTeer, Jay Healey.

Others: Jim Tracy, Roger Whitby, Mike Thompson, Gig Griffith, Lu Hurst, Terri Cannavo, Debbie Wood, Diana Mills, Norma Whitlock, Craig Skidmore, Kyle Spencer, Janice Brown, Downing Akin, Lew Kofford, Will Jones, Blaine Hudson, Kay Van Buren, Steve Sowby, Aaron Robertson, Doug Clegg

Scout troop #823 was introduced and welcomed.

PUBLIC HEARING ON THE PROPOSED NORTH POINTE SUBDIVISION, A PLANNED RESIDENTIAL DEVELOPMENT

Ted Stillman introduced the proposed development which would consist of 33 lots on approximately 30 acres. The lots would range in size from 20,010 square feet to 32,107 square feet. It was located at the north end of Main Street. Open space and trails were included in the development.

Craig Skidmore asked if the road went up the hill in the existing wash, and if it did, what would happen with the drainage. Shane Sorensen said the storm drainage would be piped underneath the road.

Norma Whitlock asked where the subdivision was in relation to Grove Drive. It was pointed out on the map.

There were no more comments and the public hearing was closed. The regular meeting was called to order at 7:10 pm.

Jannicke Brewer offered the prayer.

1. PUBLIC COMMENT: Craig Downs said he was the new Alpine Baseball Commissioner. He asked if the City could put more water on the infields this year. He would also like some outfield fences for the major fields. Ted Stillman told him to contact Rachel McTeer who was the recreation coordinator.

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS

Home Comfort Care – 122 S. Country Manor Lane – David Thompson: Mr. Thompson requested a permit for his business of providing elderly and medical in-home care. No customers would visit the home. An office consisting of 400 square feet would be used to conduct business. The Planning Commission voted to table the request until Mr. Thompson could be present to answer some questions about his business.

Aspen Chemical – 105 E. Himalaya Court – Michael Thompson: Mr. Thompson requested a permit for his technical consulting business. It appeared to comply with the ordinance.

Starlite Foundation – 720 Westfield Road – Debbie Wood: Ms. Wood requested a permit for her business of teaching classes on relationships. She would use about 350 square feet (kitchen and living room) in which to conduct classes. She anticipated 5 to 20 people. There was a circular

driveway in which people could park. The Planning Commission asked that she encourage people to not park on the street.

Auroa Foundation – 308 Hillside Circle – Terri Cannavo: Ms. Cannavo requested a permit for her business of conducting seminars and workshops on personal improvement. She said the class would not be held in her home. She would only be using an office space with phone and computer.

MOTION: Steve McArthur moved to approve conditional use permits for home occupations to Michael Thompson dba Aspen Chemical at 105 E. Himalaya Court, Debbie Wood dba Starlite Foundation at 720 Westfield Road and Terri Cannavo dba Auroa Foundation at 308 Hillside Circle. Home Comfort Care was tabled until David Thompson could be present to answer questions. Phil Andrus second. Ayes: 4. Nays: 0. Motion passed.

3. SUBDIVISION ORDINANCE: Ted Stillman outlined the proposed changes to the Subdivision Ordinance which were:

1. Include examples of PRD calculations for slopes in the ordinance.
2. Street Lighting – have the developer pay for street lighting.
3. Developer's Agreement – Include the requirements imposed by the Planning Commission in the agreement.
4. Electronic copies – Require developers to provide electronic copies of all maps, drawings and plans.
5. Site Plan – Under site plan review, require that rights-of-ways be dedicated then send the site plan to the City Council for approval.
6. Final Plat Expiration – better define
7. Minor Subdivision – reference final plat requirements
8. Road offset – include how much of an offset is allowed
9. Demolition of homes – will need a demolition permit

Loretta Steven asked about the flood plain and buildable area. Jannicke Brewer said according to ordinance, no lot smaller than 40,000 square feet could contain flood plain. On lots in excess of 40,000 square feet, at least 40,000 square feet of the lot had to be outside the flood plain.

Ted Stillman said they were considering adding appendices to the ordinance. One would be the subdivision process packet and one would be the site plan process packet. They would include examples so the applicant clearly understood what was required. They would also require an electronic copy of the site plan. They were considering City Council review of site plans, especially in the historic gateway zone.

Ted Stillman asked the members of the Planning Commission if they all wanted large copies of subdivision plats.

Steve McArthur said 11x17 was okay if they were computer generated. Jannicke Brewer said the smaller ones were okay if they were drawn to scale.

They discussed enforcing the requirement that material for Planning Commission meeting be submitted at least two weeks prior to the meeting in order to give the engineer time to properly review the plans and avoid having information show up on the table the night of the meeting.

It was suggested the time period be changed to 13 days to give them time to respond to the results of the meeting. Steve McArthur suggested two full weeks on the first submittal and 11 to 12 days on a resubmittal.

Jannicke Brewer said they would not consider anything that was not in the packet.

Ted Stillman said the Planning Commission needed to review the requirements for an environmental impact study. It required a lot of things that weren't necessary. He suggested they give the Planning Commission the latitude to determine what environmental issues needed to be studied rather than requiring a full-blown study.

The Planning Commission would review a clean copy of the revised Subdivision Ordinance before sending it on to the Council.

4. MASTER TRAIL PLAN: Jannicke Brewer said she got a copy of the revised Master Trail Plan map, but the other member of the Planning Commission did not. She said there were a few changes not included on the map, which were discussed at the previous meeting.

The changes were: 1) remove the trail along the boundary of David's Court; 2) include the sidewalk along the north side of Canyon Crest from Ridge Drive to the roundabout; 3) the trail access in Healey Heights should be shown as trail parking; 4) show trail accesses from 800 South through the Burton property. Craig Skidmore suggested an access also be shown through the Jordan Conservancy property until a resolution was reached on the Burton property; 5) remove the section of trail that goes from Whitbys to Schauhamer's; 6) on the Whitby and Vance property, show the trail with an unspecified alignment from point A to point B; 7) show the section of trail from Mountainville Heights to the proposed road in the Whitby property; 8) remove the trail at the 300 North well site; 9) add a trail on 300 North between Alpine Boulevard and Country Manor Lane. 10) Show the trail from Wintergreen Court.

Roger Whitby said the trail through his property was previously shown as a sidewalk trail. The City Council had specified that it run along the sidewalk and that was where he would like to see it.

Steve McArthur said he would like to see the final Trail Master Plan map before sending it on to the City Council.

5. HERITAGE HILLS – JANICE BROWN ANNEXATION: Ted Stillman said there were a number of issues relative to the property. The first was the connection of Alpine Boulevard all the way from Grove Drive to Main Street. That would need to be a condition of annexation. Something would need to be worked out with Bill Moeller since his property would be part of the connection. Bill Moeller had proposed a subdivision on his land years ago and the mayor at the time had written a letter approving it, but it was never recorded.

Another issue was extending Elkridge Lane. It was proposed it be brought into Grove Drive at more of a 90-degree angle. Lew Kofford said he would like to see the lane as a cul-de-sac. He didn't see why the new development should disrupt their lifestyle and create traffic coming down their historically peaceful road. Jannicke Brewer said that they'd found that by opening up additional roads and increasing circulation, it improved the situation for everyone.

Craig Skidmore discussed the trails in the proposed development and how they would coordinate with the trails in the proposed Northpointe subdivision. The developer said they'd left a space between two lots to walk into the open space. They discussed the best locations for the trails.

Ted Stillman said they would need to determine what elements of the environmental impact study needed to be required. Rock and mud slides were issues. It was thought the fauna would relocate higher up.

The developers said they had already contracted with Terricon for the environmental impact study. However, it was not on the City's list of approved firms.

Shane Sorensen said Terricon was a large, reputable geotechnical firm in the state and he didn't foresee a problem with adding them to the list.

The density in the development would be discussed with there was a more refined plan available.

In regard to roads, Shane Sorensen said they were a little off from the roads in Northpoint, but they could be adjusted. Jannicke Brewer noted that the slope of the road was too steep, especially at intersections. She asked about an odd-shaped lot. The developer said it was a flat area and there would probably be two building envelopes on lot.

Steve McArthur asked if the improvements on Elkridge Lane would be a City project or a requirement of annexation. Ted Stillman said the developer would essentially pay for it. The annexation fee would go toward off-site improvements.

Loretta Stevens was concerned that North Main would have a problem with all the additional traffic. Ted Stillman said that the City Council would be looking at improvements on Main Street at their next meeting.

Steve McArthur asked if there would be a reimbursement agreement with Will Jones on the road extension through Jones' development. Ted Stillman said that, according to David Church, the reimbursement policy did not apply because it was an annexation. The developers would have to work out their own agreement with Will Jones.

6. NORTH POINT SUBDIVISION – CONCEPT AND PRELIMINARY PLATS – WILL JONES: The proposed PRD consisted of 33 lots on approximately 30.55 acres located at the north end of Main Street and north of Eastview Plat E. The development was split between the CR-20,000 and CR-40,000 zones. Alpine Boulevard would extend from Main Street to the proposed Heritage Hills development on the Janice Brown property.

Ted Stillman said there were a number of issues that needed to be resolved before preliminary approval could be granted: 1) The developers did not own all the property needed for the intersection of Alpine Boulevard and Main Street and they needed to work with property owners; 2) Exceptions would need to be granted for the street design; 3) They needed to verify that existing sewer lines had sufficient capacity to serve the development; 4) Redlined changes needed to be made on the culinary water plans; 5) Location of existing water lines needed to be verified; 6) The fire chief needed to approve the location of fire hydrants; 7) Redlined changes needed to be made on the pressurized irrigation plans; 8) Redlined changes needed to be made on the storm drain plans; 9) Storm drain calculations needed to be provided; 10) A determination needed to be made on whether or not the maximum density bonus was justified.

The City Engineer recommended the following exceptions be approved: 1) A 4% grade at the intersection of Deer Crest Lane; 2) A 5% grade on the downhill cul-de-sac on Deer Crest Lane; 3) Consider a rural road width of 26 feet on a section of road to minimize the impact of cuts and fills.

Jannicke Brewer noted that concept approval had already been granted, but it was done prior to the public hearing. Since a public hearing was required for PRDs, she suggested the Planning Commission make another motion to grant concept approval since the public hearing had been held prior to the meeting.

MOTION: Phil Andrus moved to grant concept approval to North Pointe Subdivision. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed

MOTION: Phil Andrus moved to recommend to the City Council that they approve the following exceptions for the North Pointe Subdivision as proposed by the City Engineer: 1) A 4% grade at the intersection of Deer Crest Lane; 2) A 5% grade on the downhill cul-de-sac on Deer Crest Lane; 3) Consider a rural road width of 26 feet on one section of road to minimize the impact of cuts and fills. Loretta Stevens seconded. Ayes: 4 Nays: 0. Motion passed.

Ted Stillman said the Planning Commission needed to determine if the maximum density bonus was justified.

Jannicke Brewer and Steve McArthur both agreed that the landscaping plan was incomplete and it was hard to tell if a bonus was justified.

Will Jones said he would put in whatever landscaping the Planning Commission asked. He said he was deeding additional open space and that should qualify for a density bonus. The landscaping plan showed the gazebo and trails and open space with some trees.

Steve McArthur said several tree groupings should be placed along Alpine Boulevard, not just one group of trees, and there should not be a straight line of trees. Scrub oak already existed in the area, and with a drip line and regular watering, the oaks would grow into real trees.

Jannicke Brewer asked Will Jones to check with the extension office for different types of water conserving trees. Cottonwoods were not desirable trees.

7. NANA'S CAFETERIA – LU HURST: Lu Hurst had turned in a drawing that showed a wraparound porch with some landscaping, but it was not specific to the area nor was it engineered.

Ted Stillman said they would need to see detailed architectural drawings and engineered drawings, which addressed roof pitch, materials, foundation, permanency, etc.

Jannicke Brewer said they needed to see indoor seating, storm drainage, traffic flow, parking. It was very hard to see from the drawing what they were working with. There was to be no parking in the 30-foot setback area.

Steve McArthur said his biggest concern was the elevation or looks of the building. As drawn, it looked like a mobile home with a porch added on. In the architectural review meeting they had talked about at least a façade of a full roof.

Mrs. Hurst said there were other flat-topped buildings in the area and asked why she had to do a roof. Mrs. Brewer said the downtown historic zone was not in place when other buildings were approved. Also, this building was next to residential homes.

Phil Andrus said that since it was a pre-fabricated building, the manufacturers could probably help her interface with the City and design it according to the City ordinances.

Mrs. Hurst asked if she would have to put in parking if it was not open to the public. Steve McArthur said the ordinance required parking for a restaurant. Also, one never knew what lay in the future and what the building's use might be in a few years.

Mrs. Hurst asked if it would be approved if she conformed to the ordinance. She said Ted Stillman had told her not to spend a lot of money on it in case it wasn't approved. Now they were telling here she needed engineered, professionally drawn plans.

Jannicke Brewer said she felt it could work in Alpine if it met the ordinance.

Steve McArthur said Mrs. Hurst should make sure it was cost effective. She wouldn't want to spend a lot of money if she wasn't going to be able to see a return on it.

8. RIVER MEADOWS ASSISTED LIVING – STEVE SOWBY: Ted Stillman said the assisted living development was located in both the CR-20,000 and the business commercial zones. There would need to be a zone change from CR-20,000 to business commercial plus the assisted living overlay zone would need to be approved in order for the development to move forward. Mr. Stillman asked the Planning Commission to consider the River Meadow Assisted Living development based on the criteria as outlined in the Assisted Living Ordinance.

In considering a request to rezone a parcel as an Assisted Living and Nursing Care Overlay Zone, the Planning Commission and City Council shall consider the following:

- A. The harmony and compliance of the proposed location of the overlay zone with the objectives and requirements of the City General Plan and Zoning Ordinances.
- B. Whether or not the application of the Overlay Zone may be injurious to potential or existing development within the vicinity.
- C. The current development or lack of development adjacent to the proposed location and the harmony of the proposed location with the existing uses in the neighborhood.
- D. The proposed location is in proximity to the major arterial or collector streets.
- E. The compatibility of the proposed location of the overlay zone with the density analysis of the underlying zone and neighboring development.
- F. The economic impact of the proposed facility or use on the surrounding area.
- G. A demonstrable need for Health and Human Services facilities in the area of the proposed location.
- H. It shall be the City Council's sole discretion to decide if a project should be an Assisted Living or Nursing Care Overlay within the intent of the ordinance as noted above.

Item G, demonstrating a need for such a facility, was discussed. The City currently had applications for four senior housing or assisted living facilities. Lon Nield's senior housing development was already approved. Michael Porter and Ellis Robinson both had applications for senior housing facilities in Alpine. Cedar Hills had already approved a 44-bed assisted living development in their nearby community.

Steve Sowby they hadn't been aware of the development in Cedar Hill. He said his proposal was the only application for an assisted living project in Alpine. They were planning on 24 beds with a maximum of 30. Part of the development would provide assisted living under one roof. The other part would be cottage living or independent living with meals and housekeeping available. Residents would be able to drive and enjoy independent living or take advantage of meals and cleaning and laundry service. Administration of medication or daily personal care would not be provided.

Jannicke Brewer asked what would happen if the units did not fill up.

Professional manager, Douglas Clegg, said they would go broke. But he didn't intend for that to happen. He had done a great deal of research in the area and felt this particular type of facility would be successful. He agreed that the senior population in Alpine alone probably could not support such a facility, but there were many younger residents who would want to bring elderly parents to Alpine in order to be closer to them. He said he had been doing these types of projects for ten years and had several in Idaho.

Steve McArthur said he thought Mr. Sowby's proposal more closely resembled what the City had in mind than anything they'd yet seen. There were issues with parking, density and architecture, but he felt the overall concept was in line with what they wanted.

Jannicke Brewer told Steve Sowby that the proposal would have to go to the architectural review committee. She asked if he planned to phase the development.

Mr. Sowby said they would first do the assisted living and a portion of the cottages, then see what happened.

MOTION: Steve McArthur moved to extend the meeting to 10:20 pm and grant concept approval to the River Meadow Assisted Living project and recommend the necessary zone changes. Concept approval and the zone change would be subject to the City Council finding that

there was a need for such a project and that it complied with the ordinance. Loretta Stevens seconded. Ayes: 4. Nays: 0. Motion passed.

9. PARK AT GRANT AVENUE ASSISTED LIVING – 201 S. MAIN – ELLIS ROBINSON: Steve Sowby said he had talked to Ellis Robinson earlier was told that he wouldn't be at the meeting that evening.

10. MASTER PARK PLAN: The Planning Commission briefly looked at some of the items in the Master Park Plan and agreed to review it at a later date.

MOTION: Steve McArthur moved to review the Master Park Plan at a later date. Phil Andrus seconded. Ayes: 4 Nays: 0.

11. MINUTES OF DECEMBER 2, 2003

MOTION: Steve McArthur moved to approve the minutes of December 2, 2003 and adjourn. Phil Andrus seconded. Ayes: 4 Nays; 0. Motion passed.

The meeting was adjourned at 10:20 pm.