

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
September 19, 2017**

**I. GENERAL BUSINESS**

- A. Welcome and Roll Call:** The meeting was called to order at 7:00 pm by Chairman Steve Cosper. The following Commission members were present and constituted a quorum:

Chairman: Steve Cosper

Commission Members: Jason Thelin, David Fotheringham, Steve Cosper, Bryce Higbee (entered the meeting at 7:15 pm), Jane Griener, John Gubler, Carla Merrill

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Lon Lott, Loraine Lott, Roger Bennett, Will Jones, Ed Bush, Gale Rudolph, Randy James, Sylvia Christensen, Rich James, Cherie Clark, Annette Flygare, Dennis James, Jessica Smuin, David Smuin,

- A. Prayer/Opening Comments:** David Fotheringham

- B. Pledge of Allegiance:** By Invitation

**II. PUBLIC COMMENT**

Jason Thelin, as a resident, asked if there was anything that could be done about the traffic congestion around the Charter School. He suggested putting red curbing on Main Street. Jed Muhlestein said that he hesitated to put in red curbing when the traffic issues only occurred for a few hours each day. The City had looked at other options, including prohibiting left turns, but no action had been taken because of the expense.

**III. ACTION ITEMS**

**A. Lambert Park – Roadway Alternatives**

During the September 12, 2017, City Council Meeting, alternative roadways for secondary access out of Lambert Park were presented for consideration by the City Council. The developer, Patterson Construction, said that the development would begin soon and thus a decision regarding an alternative roadway would need to be made soon. The City Council had asked the Planning Commission to review these options.

Jed Muhlestein explained that the developer had presented three options for secondary access roads through Lambert Park. Wadsworth Meadows was a subdivision that had been presented to the Planning Commission previously, but the concept plan was rejected because a secondary access was not provided. The first option put a road through Lambert Park to the east and connected to the Box Elder subdivision. The second option connected to Box Elder using a western path. And the final option was to pave the currently planned Moyle Drive. Jed Muhlestein presented maps showing the three options.

Ed Bush, 1463 Box Elder, commented that the City Council's discussion last week didn't solely focus on Wadsworth Meadows. He reported that they also discussed the Box Elder subdivision and Lambert Park Estates in the annexation plan.

Ross Welch, representing Patterson Construction, explained that time was of the essence with this decision, because Box Elder South had been approved and the lot lines were in place. Once those lots were sold, the developer had no way to move lot lines to accommodate another road. Referencing the map, Mr. Welch spoke about the different options that they had considered and discussed with the City Council.

Mayor Wimmer noted that neither of the two new access road options could happen while Box Elder South subdivision was still in the County.

Jed Muhlestein stated that either road could be constructed from an engineering standpoint because neither one would affect the City's infrastructure. However, the Fire Department had emphasized the need for a paved road to accommodate emergency vehicles.

Jane Griener commented that the lower road option seemed like it would be the most disruptive to the park, and the upper road could provide unwanted access to the firing range.

The Planning Commission discussed the need for a secondary access for Wadsworth Meadows. Jed Muhlestein commented that if another road were established, the City would still keep Moyle Drive because the Public Works Department used it to get to City head gates.

Will Jones, a resident, said that any road through Lambert Park would disrupt the park trail system, but the lower one would be the most disruptive. He urged the City to make the safest decision, which he believed to be simply keeping Moyle Drive.

Dennis James, a resident, said that it would be better for residents to exit to the south and he was in favor of the first option with the road on the east side of the park.

**MOTION:** Jason Thelin moved to recommend to the City Council to keep the secondary access through Lambert Park to Moyle Drive and for it to remain unpaved.

Jane Griener seconded the motion. The motion passed with 5 Ayes and 2 Nays. Bryce Higbee, Jason Thelin, David Fotheringham, Jane Griener, and John Gubler all voted Aye. Steve Cosper and Carla Merrill voted Nay.

### **B. General Plan – Parks, Recreation, Trails, & Open Space**

The Planning Commission would continue discussion on the purpose and uses of the different parks and trails in the City. Master Plans for Lambert Park and Moyle Park had been completed, and remaining items to be discussed included:

1. Trail Master Plan
2. Rodeo Grounds Master Plan

3. Dry Creek Corridor Master Plan
4. Creekside Park Master Plan
5. Burgess Park Master Plan
6. Three Falls Open Space Master Plan
7. Healey/Smooth Canyon Parks Master Plan
8. Petersen Park Master Plan
9. Legacy Park Master Plan
10. Rachel McTeer Park Master Plan
11. Beck's Hill Park at South Pointe Master Plan
12. Hog Hollow Trailhead Master Plan
13. Silver Leaf Park Master Plan

Steve Cosper asked the City Planner to continue working on the Parks, Recreation, Trails, & Open Space and to bring something to review to the next meeting. He also asked that staff create a timeline for the various plans to be reviewed and discussed.

#### **IV.COMMUNICATIONS**

Austin Roy introduced himself to the Planning Commission as the new City Planner.

#### **V. APPROVAL OF PLANNING COMMISSION MINUTES: September 5, 2017**

**MOTION:** Jane Griener moved to approve the Planning Commission Minutes for September 5, 2017, as written.

Carla Merrill seconded the motion. The motion passed with 7 Ayes and 0 Nay. Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, John Gubler and Carla Merrill. All voted Aye.

#### **ADJOURN**

Steve Cosper stated that the Planning Commission had covered all the items on the agenda and adjourned the meeting at 8:10 p.m.