



## ALPINE CITY PLANNING COMMISSION MEETING

**NOTICE** is hereby given that the **PLANNING COMMISSION** of Alpine City, UT will hold a **Regular Meeting** at **Alpine City Hall**, 20 North Main, Alpine, Utah on **Tuesday, September 18, 2017 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- |                             |                    |
|-----------------------------|--------------------|
| A. Welcome and Roll Call:   | Steve Cospers      |
| B. Prayer/Opening Comments: | David Fotheringham |
| C. Pledge of Allegiance:    | By Invitation      |

### II. PUBLIC COMMENT

Any person wishing to comment on any item not on the agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record.

### III. ACTION ITEMS

#### A. Lambert Park - Roadway Alternatives

Planning Commission will discuss secondary access road options in Lambert Park.

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

The Planning Commission will discuss the remaining parks, recreation, trails and open space master plans.

### IV. COMMUNICATIONS

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

### ADJOURN

Chairman Steve Cospers  
September 15, 2017

**THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS.** If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

**CERTIFICATION OF POSTING.** The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing vs. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Lambert Park Alternative Road**

**FOR CONSIDERATION ON: 18 September 2017**

**PETITIONER: City Council**

**ACTION REQUESTED BY PETITIONER: Discuss new road alternatives for Lambert Park**

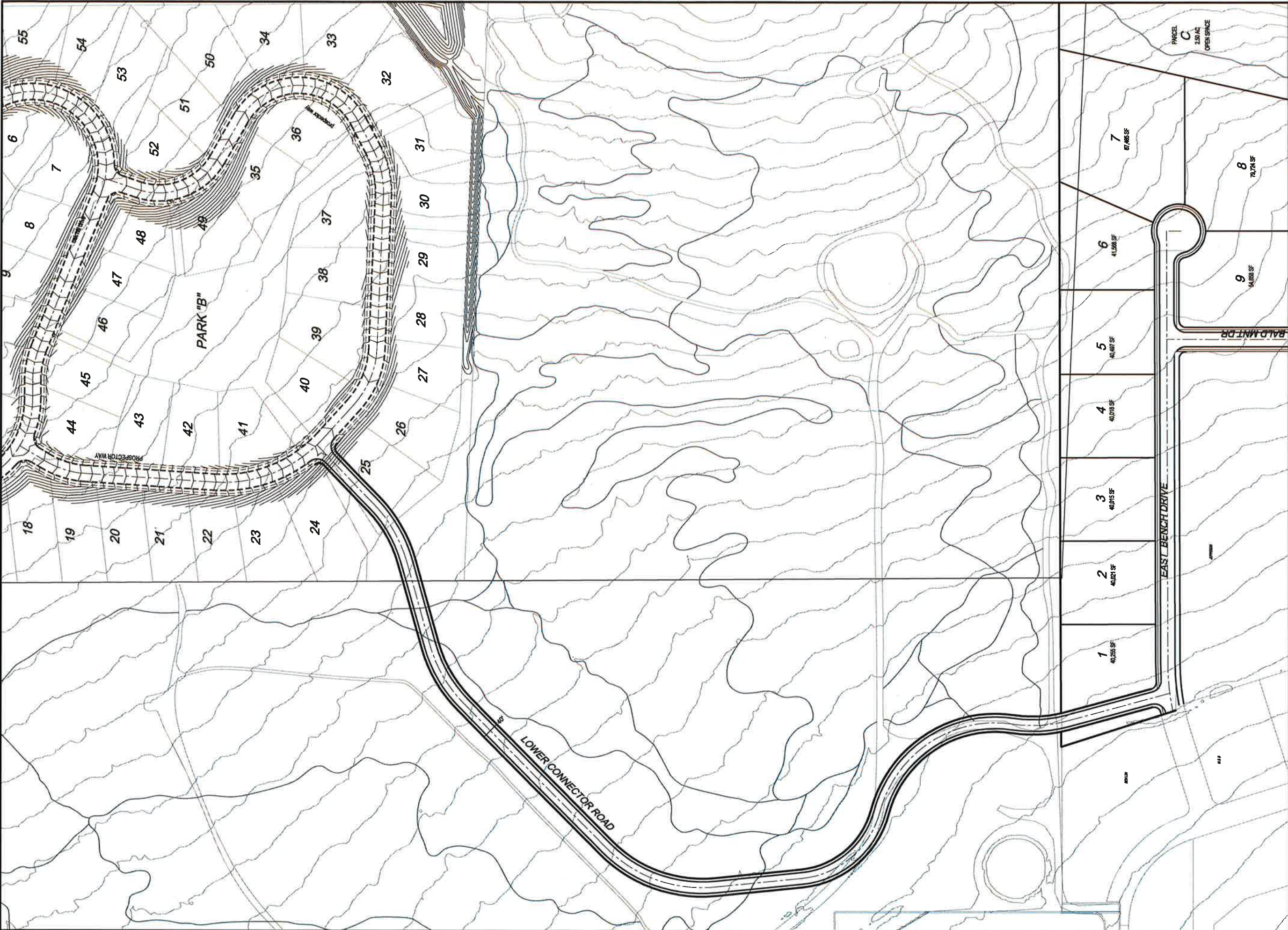
### **BACKGROUND INFORMATION:**

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 will begin soon and thus a decision regarding an alternative roadway would need to be made soon. City Council has asked Planning Commission to review these options.

### **STAFF RECOMMENDATION:**

The Planning Commission will review the alternatives and give a recommendation to the City Council.





DEVELOPMENT

LAMBERT  
PARK  
ROADWAY  
ALTERNATIVE

DEVELOPER

SCALE: 1"= 100'

**CIVIL ENGINEERING**  
1103B N Highland Blvd Suite 400  
Highland UT, 84003  
office (801) 492-1277  
cell (801) 616-1677

PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
CONCEPT	8/27/17

PROJECT

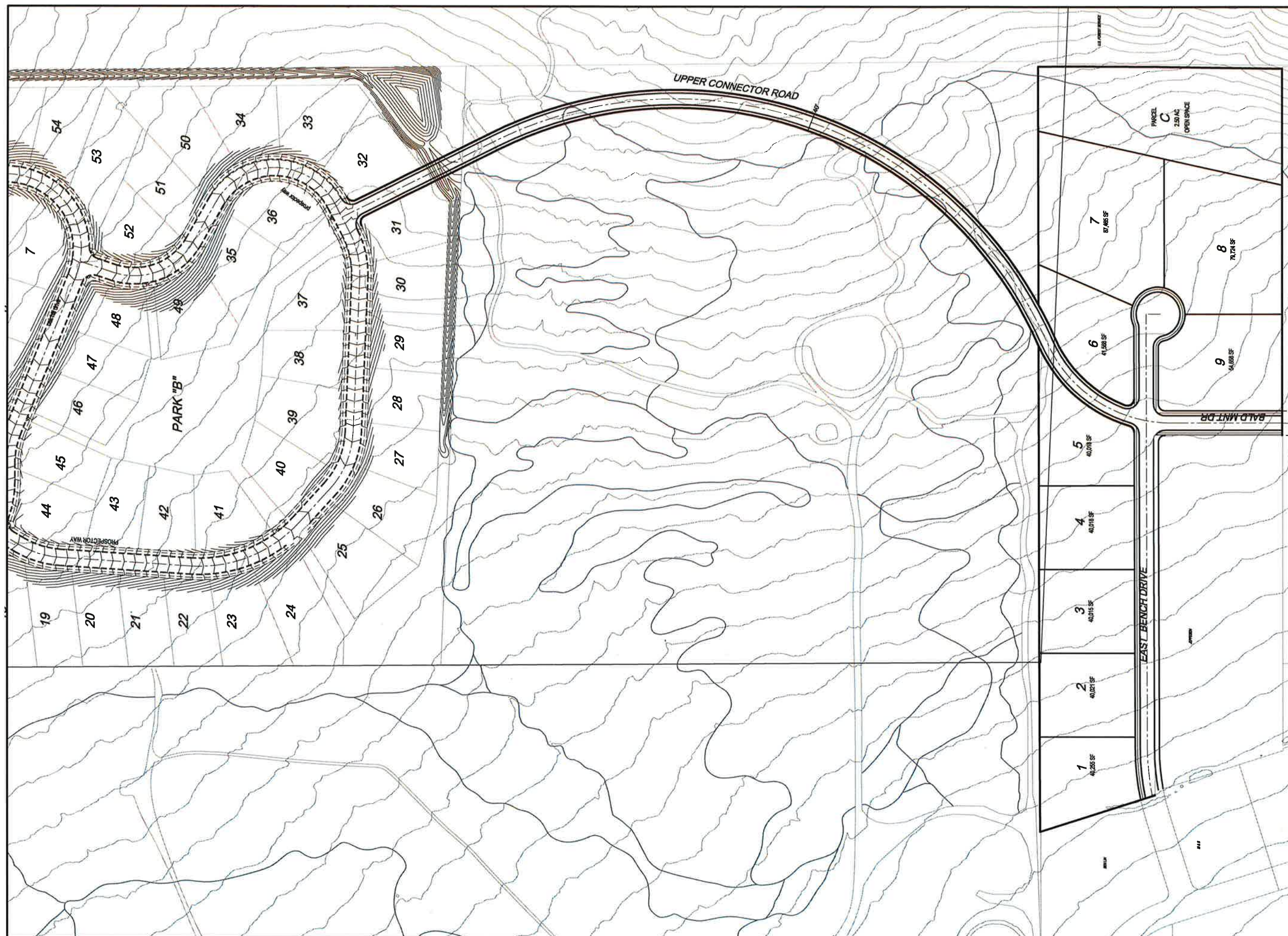
LAMBERT  
PARK  
ROADWAY

DESCRIPTION

CONCEPT  
ALIGNMENT 1  
(LOWER)

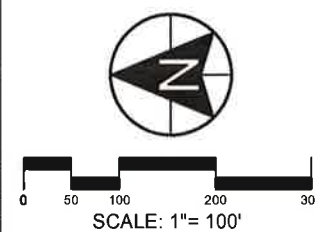
SHEET NAME	SHEET NUMBER
CONCEPT	C1





LAMBERT  
PARK  
ROADWAY  
ALTERNATIVE

DEVELOPER



**CIVIL ENGINEERING**  
11038 N Highland Blvd Suite 400  
Highland Ut, 84003  
office (801) 492-1277  
cell (801) 816-1677

PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
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ACTION	DATE
CONCEPT	6/27/17

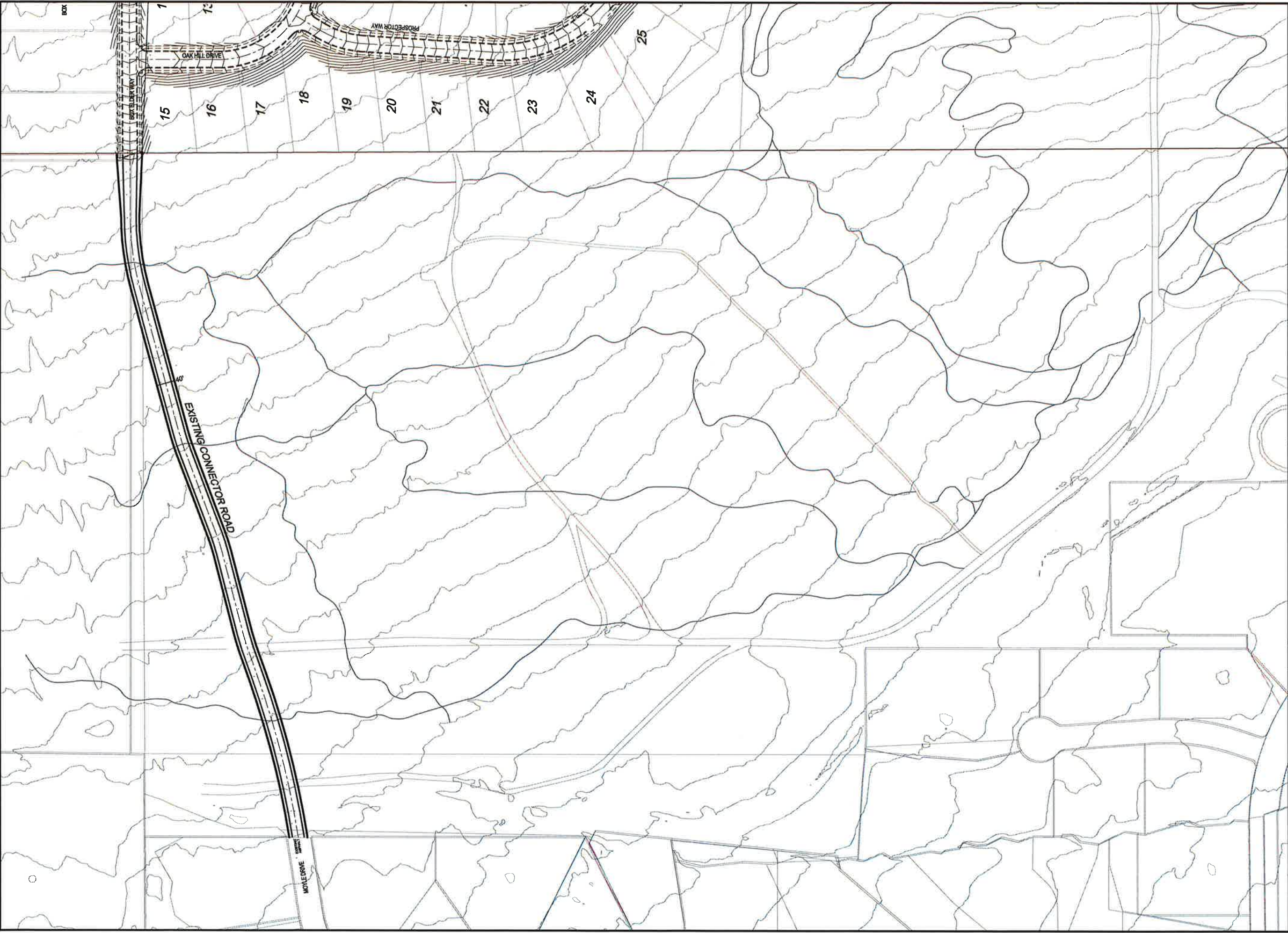
PROJECT

LAMBERT  
PARK  
ROADWAY

**CONCEPT  
ALIGNMENT 2  
(UPPER)**

SHEET NAME	SHEET NUMBER
CONCEPT	C2





DEVELOPMENT

LAMBERT  
PARK  
ROADWAY  
ALTERNATIVE

DEVELOPER

SCALE: 1"= 100'

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Highland Ut, 84003  
office (801) 492-1277  
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PROJECT STATUS			SEAL
NO.	DATE	DESCRIPTION	
1			
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ACTION	DATE
CONCEPT	8/27/17

PROJECT

LAMBERT  
PARK  
ROADWAY

DESCRIPTION

CONCEPT  
ALIGNMENT 3  
(EXISTING)

SHEET NAME	SHEET NUMBER
CONCEPT	C3

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## **General Plan Update**

Land Use	Complete
Transportation	Complete
Historic Preservation	Pending
Public Facilities	Pending
Parks, Recreation, Trails & Open Space	In Process
Moderate Income Housing	Complete
Economic Development	Pending

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
September 5, 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 (arrived at 7:15 p.m.), Jane Griener, John Gubler, Carla Merrill

Staff: Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Lon Lott, Loraine Lott,

**A. Prayer/Opening Comments:** Steve Cosper

**B. Pledge of Allegiance:** David Fotheringham

**II. PUBLIC COMMENT**

Jane Griener, as an employee of Purple, explained that the company was working to find some creative, short-term solution to the parking issues while they worked on their long-term plan. Eventually, the company will be moving the manufacturing part of the business to Grantsville and maintaining their headquarters at the current Alpine location. In the meantime, Purple was searching for another business that would be willing to share their parking area for the winter. Purple employees would park at the other location and be shuttled to work every day. Jane Griener said that the business owners would be speaking with the City Manager about their parking solutions shortly.

**III. ACTION ITEMS**

**A. General Plan - Lambert Park Master Plan – Parks, Recreation, Trails & Open Space**

Jed Muhlestein said that the Planning Commission had previously discussed keeping Lambert Park as part of the Park, Recreation, Trails and Open Space section of the General Plan or creation a new section specifically for Lambert Park. During the August 15, 2017 Planning Commission meeting, staff was directed to keep Lambert Park as part of the Parks, Recreation, Trails and Open Space section and given guidance on specific goals for Lambert Park. Jed Muhlestein presented nine policy points for Lambert Park and asked the Planning Commission for their feedback.

**POLICIES:**

1.1 Clearly define park boundaries and entrances.

1.2 Designate developed vs. underdeveloped areas of the park. Developed areas to include improvements such as parking lots, restrooms, cell tower, or city infrastructure. Undeveloped areas are generally left as natural and open as possible.



1.3 Clearly define/sign trails and roads and their appropriate uses (i.e. motorized, non-motorized, equestrian, direction of travel).

1.4 Designate motorized and non-motorized areas.

1.5 Work with neighboring property owners to allow for the connection and continuity of trails between the park and surrounding areas, this includes the Bonneville Shoreline Trail.

1.6 Organize volunteer efforts for the general maintenance, cleanup, weed control, and other needs of the park.

1.7 Protect and preserve the poppy area.

1.8 Implement use policies to preserve and protect park resources for public use, enjoyment, and safety.

1.9 Implement policies to preserve the ecology and enhance environmental stewardship of the park.

Jed Muhlestein commented that policies 1.7 and 1.9 were similar and suggested that they be combined.

It was suggested that the Goal for Lambert Park be more clearly defined. The Planning Commission wanted to emphasize the naturalness of the park and the trail system. The altered verbiage reads: Plan to maintain a sustainable high-quality natural park consisting of trails for multiple uses within Lambert Park.

There was a discussion regarding the allowance or prohibition of motorized vehicles on the property. Mayor Wimmer commented that the trails in Lambert Park, in the past, had been closed to motorized vehicles unless designated for such a use. It was only recently that motorized vehicles were prohibited altogether.

Mayor Wimmer then suggested that the City address the school mountain biking teams and their scheduled uses of Lambert Park. There were five different school teams fighting for time to practice in the park, and currently the team coaches had been making the schedules. Mayor Wimmer was not sure that this arrangement would continue to be successful. He suggested that the City designate a window of time during the day for team practices, and pedestrians could use the trails the rest of the day. The Planning Commission discussed the parking issues caused by the school teams.

Annette Flygare, a resident, commented that the team members did not have proper trail etiquette, which was dangerous to residents who were using the trails. She wanted to see a schedule for team practices so that she could avoid being on the trails at those times. Mrs. Flygare was not opposed to the school teams using the park, but there needed to be some rules established so that residents could feel safe using Lambert Park.

Ed Bush, a resident, explained that almost all trail maintenance was being performed by the kids on the school teams. If Alpine was going to work with the teams, he suggested that they define trail rules for the teams to follow. If the students violated those rules, then the City could relinquish the teams' rights to use the park.

1 Steve Cospers said that these were good ideas for the City to consider, but they were not relevant  
2 to the discussion at hand.

3  
4 The Planning Commission discussed the language of the Policies as presented by staff. Carla  
5 Merrill commented that there were always issues with motorized sports in Lambert Park. It  
6 would be simple to prohibit all motorized vehicles, but there were many residents who would  
7 like to have access to the trails via ATV. Personally, she felt that they should be prohibited  
8 because Lambert park was not an ATV park. Jane Griener said that vehicle access should be  
9 allowed in June for those that want to see the poppies. David Fotheringham said that cars and  
10 trucks were a lot different than ATVs.

11  
12 Greg Hales, a resident, said that he lived very close to the trails and used them daily. Mr. Hales  
13 said that speeding wasn't really a problem because of the rocks in the road. Pedestrians were  
14 more likely to be hit by speeding bikers than motorized vehicles. He was not opposed to  
15 allowing motorized vehicles in Lambert Park.

16  
17 Jason Thelin said he would like Lambert Park to be non-motorized except for a two-week period  
18 in June for the poppies. He was also in favor of not allowing organized sports in Lambert Park.

19  
20 After some further discussion, the Planning Commission made some language changes to  
21 Policies 1.3 and 1.4, which were noted by Jed Muhlestein.

#### 22 23 **IV.COMMUNICATIONS**

24  
25 Jed Muhlestein informed the Planning Commission that the new City Planner, Austin Roy,  
26 would be starting on Monday, September 11, 2017.

#### 27 28 **V. APPROVAL OF PLANNING COMMISSION MINUTES: August 15, 2017**

29  
30 **MOTION:** David Fotheringham moved to approve the Planning Commission Minutes for  
31 August 15, 2017, as written.

32  
33 Bryce Higbee seconded the motion. The motion passed with 7 Ayes and 0 Nay. Bryce Higbee,  
34 Jason Thelin, David Fotheringham, Steve Cospers, Jane Griener, John Gubler and Carla Merrill.  
35 All voted Aye.

#### 36 37 **ADJOURN**

38 Steve Cospers stated that the Planning Commission had covered all of the items on the agenda  
39 and adjourned the meeting at 8:05 p.m.