

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
August 15, 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 pm)

Staff: Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Ramon Beck, Lon Lott, Loraine Lott, Judi Pickell, Sylvia Christensen, Rob Schoen, Fraser Bullock, Sullivan Love, Ed Bush

- A. Prayer/Opening Comments:** Jason Thelin

- B. Pledge of Allegiance:** David Fotheringham

II. PUBLIC COMMENT

There were no public comments.

III. ACTION ITEMS

A. Three Falls Subdivision Plat E Amendment

Note: Item B was discussed before Item A.

Jed Muhlestein said the owners of Three Falls were proposing an amendment to a portion of their development which consisted of 44 lots on 670.43 acres (total development is 57 lots on 806.35 acres). Jed Muhlestein said changes in use required a recommendation from the Planning Commission and approval from the City Council.

The developer provided a list of reasons for the changes which included:

1. Lots 11, 12, 21, and 22 all gained more lot area in the rear yard.
2. The road was realigned to reduce retaining wall height and save vegetation between lots 32-34 and 38-41.
3. Lot 57 was added back to the development; it was previously removed from the west side near lots 55 and 56.
4. Lot line adjustments occurred between lots 33 and 34 as well as between lots 48 and 51.
5. The trail was re-aligned between lots 42 and 49 and the lot lines were adjusted.

The amended lots met current slope ordinance requirements with each having less than 15% area containing slopes greater than 25%. The construction drawings were complete and included in the

packet. All requirements of the development agreement still stood (individual lot geotechnical reports, landscaping restrictions, etc.) and the plat notes were identical to what was originally platted. Changing the lots required an alteration of water policy for the development. The water policy needed to be met prior to recordation of the plat. Engineering was in support of the changes as they resulted in a better design of roads and infrastructure.

MOTION: Jason Thelin moved to recommend approval of the proposed Three Falls Plat E amendment with the following condition:

1. The water policy be met prior to recordation.

David Fotheringham seconded the motion. The motion passed with 4 Ayes. Bryce Higbee, Jason Thelin, David Fotheringham, and Steve Cosper, all voted Aye.

B. General Plan Update – Lambert Park Master Plan

Note: Item B was discussed before Item A.

Jed Muhlestein explained that the Planning Commission had been discussing the General Plan quite extensively recently. These discussions included Lambert Park, and as part of these discussions, staff had been tasked with putting together a General Plan for Lambert Park. This could be done in one of two ways. It could either be incorporated into the existing “Parks, Recreation, Trails and Open Space” section of the General Plan (it was currently listed in that section), or it could have been its own section of the General Plan. Presented herewith are two options to see how each would look. Option A was doing something similar to what was done with the Moyle Park Master Plan; it added a master plan map of the park to the existing Parks, Recreation, Trails and Open Space section. Jed Muhlestein noted that the Moyle Park Master Plan was included with the packet for the Planning Commission’s reference. Option B showed the idea of having Lambert Park excluded from the Parks section and included in the General Plan as its own section.

Jed Muhlestein said they needed to come up with goals and policies for Lambert Park to be included in the General Plan. He said if the City left Lambert Park in the Parks, Recreation, Trails and Open Space the goal could have been: “Plan and maintain a sustainable high quality parks and trails network within the community”. The policies could have been outlined as follows:

1. Work closely with neighboring municipalities and the appropriate entities to coordinate recreation opportunities and designate specific parks for the use of organized recreational activities.
2. Work closely with neighboring municipalities and the appropriate entities to coordinate the trails between cities and plan connections.
3. Organize volunteer efforts to periodically clean trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
4. Designate trails for specific uses where needed (i.e. equestrian, hiking, biking, OHV/ATV).
5. Implement and promote the Bonneville Shoreline Trail

Jed Muhlestein said if the City created a new section of the General Plan specific for Lambert Park then the goal could have been: “Plan and maintain a sustainable high quality recreational area for multiple uses within Lambert Park”. He said policies could have been as follows:

1. Clearly define park boundaries and entrances.
2. Designate developed vs. undeveloped areas of the park. Developed areas could include improvements such as parking lots, restrooms, cell tower, or city infrastructure. Undeveloped areas are generally left as natural and open as possible areas but could include trails.
3. Clearly define/sign trails and roads and their appropriate uses (i.e. motorized, non-motorized, equestrian, direction of travel).
4. 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.
5. Organize volunteer efforts to periodically clean up trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
6. Organize volunteer efforts for the general maintenance, clean up, weed control, and other needs of the park.
7. Protect and preserve the poppy area.

Sullivan Love, a resident, requested that limited motorized vehicles be allowed in Lambert Park, because he had a handicapped son who would not have been able to access the trails otherwise. He said he understood that there were concerns with people not following the rules; however, he reiterated that many people needed to have access by vehicles. He suggested that the areas currently designated for motorized vehicles remain as such, and that fines be implemented if the regulations were violated. He felt cars and ATVs should be allowed, whereas restrictions should be enforced on heavy equipment and large trucks.

Note: Bryce Higbee joined the meeting at 7:15 pm.

Jason Thelin said he supported the moratorium on restricting vehicles in Lambert Park until evaluations could be made. He said residents needed to be educated about the reasons this decision was made. He said the main reason was the shooting range on the border of Lambert Park. He said he had concerns for the children in the Park with the range shooting that was occurring nearby. He said his neighborhood was happy for this decision because it caused the shooting to die down.

Ed Bush, a resident, said he agreed that the shooting numbers were down. He said there had been a lot of junk in the area that shooters used as targets. He said they needed to protect the poppy area as it had suffered irreparable damage by being trampled by photographers. He said signage with rules would help people realize they were entering Alpine City property and not just open space where they could do whatever they wanted.

Mayor Wimmer said he signed a letter that would go out to the Supervisor for the Uintah/Wasatch/Cache National Forest, and copies would be also sent to Senator Mike Lee,

Lieutenant Governor Spencer Cox and Commissioner Bill Lee. The letter addressed the issue of shooting on wilderness area and outlined several key points:

1. Wilderness areas were supposed to be un-trampled by people.
2. No range shooting was to take place within 150 yards of a structure, and while there weren't any homes in the area there was a fence that could be defined as a structure.
3. The importance of not detracting from a wilderness experience.
4. A request to put a half mile buffer around Lambert Park as well as Alpine City on the north and east boundary lines.
5. A request that Alpine's wilderness areas be restricted areas in terms of possession and discharge of fire arms.

Mayor Wimmer discussed the importance of Lambert Park to the residents. Steve Cospers asked for a status update on the fence, to which Mayor Wimmer replied that the City had bids out for a buck and pole fence.

Jason Thelin asked about shooting rules on BLM land in regards to shooting within a certain range of a structure. Furthermore, he inquired as to what defined a structure. He asked if the City could build some sort of structure to meet the criteria so no shooting could occur in the area. Mayor Wimmer discussed the process for shutting down shooting areas on public lands. He agreed with Jason Thelin's idea of building a structure in the area in question in order to address the issue.

Ed Bush, a resident said he's had conversations with the Forest Service and they had indicated that while they didn't recognize trails they did recognize structures.

Steve Cospers opined that Lambert Park should be part of the Parks and Trails System. David Fotheringham said he agreed.

Steve Cospers made a couple of suggestions for changes to the verbiage.

Sylvia Christiansen, a resident, asked about scheduling the cycling groups and asked if that should be in the General Plan or outlined in another policy.

Rob Schoen, a resident, said there were five high school mountain biking teams with 600 kids using Lambert Park. He said it would be a good idea to schedule these groups so it didn't get overly crowded on certain days. He suggested limiting one school in the park per day for safety concerns.

The Planning Commission had a discussion on how they could word a policy for organized teams and public use in the park.

Bryce Higbee said they needed something in the plan to keep the park natural and to protect the environment other than relating to volunteer efforts. He suggested there be language pertaining to maintaining stewardship over the park as a City, through efforts such as finding water, removing noxious weeds, etc.

IV.COMMUNICATIONS

Jed Muhlestein said the City had been interviewing candidates for the City Planner position for the last two weeks. An offer should be made that week.

V. APPROVAL OF PLANNING COMMISSION MINUTES: July 18, 2017

MOTION: David Fotheringham moved to approve the Planning Commission Minutes for July 18, 2017, as written.

Bryce Higbee seconded the motion. The motion passed with 4 Ayes and 0 Nay. Bryce Higbee, Jason Thelin, David Fotheringham, and Steve Cosper, all voted Aye.

Adjourn

Steve Cosper stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:20 p.m.