

**ALPINE CITY PLANNING COMMISSION MEETING AT
Alpine City Hall, 20 North Main, Alpine, Utah
May 17, 2016**

I. GENERAL BUSINESS

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

Chairman: Steve Cosper

Commission Members: Bryce Higbee, Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, Steve Swanson, Judi Pickell

Commission Members Not Present: Jason Thelin, Jane Griener, Steve Swanson, Judi Pickell

Staff: Jason Bond, Jed Muhlestein, Marla Fox

Others: Will Jones, Everett Williams, Dan Carlisle, Joy Carlisle, Ron Beckstrom

B. Prayer/Opening Comments: David Fotheringham

C. Pledge of Allegiance: Steve Cosper

II. PUBLIC COMMENT

Dan Carlisle said he wanted zoning issues on Alpine Highway addressed. He said the Bangerter area is more suitable to Business Commercial. He said he is concerned about traffic and noise. He said he's concerned the city won't rezone this area commercial because they don't want quarter acres. Mr. Carlisle wanted to know if a new zone could be created to be a compromise and allow commercial but not small lots if that's not what the city wants.

III. ACTION ITEMS

A. General Plan Update

The Planning Commission will discuss an update of the Alpine City General Plan, specifically as it pertains to the Parks, Recreation, Trails and Open Space Element.

Jason Bond said that M.A.G. had done a traffic study for Alpine and had some numbers, but said we can do a more thorough study. He said we will have to put out an RFP to find the best person to do the traffic study.

Jason Bond said all the elements we need to work on are: Transportation, Land Use, Parks, Recreation, Trails and Open Space, Historic Preservation, Public Facilities, Moderate Housing and Economic Development.

The Planning Commission had a discussion on which topic they wanted to concentrate on next. Jason Bond said he changed some of the language in the Parks, Recreation, Trails and Open Space element based on the feedback from the Planning Commission.

Jason Bond said some of the open space in Alpine is being neglected and showed some pictures as an example. He said we have a huge issue of people going in and doing whatever they want. Kids building forts, garbage being dumped, residents landscaping and encroaching on city property. He said the point is that there is a level of maintenance that needs to be done and the city and Mayor has to depend on service projects to help keep some of these properties cleaned up and maintained.

Jason Bond showed the Silver Leaf open space and other pocket parks. He said the city pays to water, mow and maintain these parks and not very many people know they are public open space. They are mostly being used by the few homes around them. Bryce Higbee wanted to know why these parks couldn't be use for sports practices. Jason Bond said there might not be enough parking and Bryce Higbee said practices are usually drop off and pick up.

Jason Bond said we are wearing ourselves thin because we don't have the staff to maintain the parks we already have but yet we want to create more. He said we have visions and plans for properties we already own, but we don't have the time and resources to carry out those plans because of all the public open space. He also said that if the open space is private, there is tax revenue that is generated.

Bryce Higbee said we want all the natural open space we can get because that's the charm of Alpine and what people move here for. Jason Bond said he agrees if there is a purpose for it like it connects to a trail or can be used for a practice field and is not a nuisance. He said we can have a trail easement through private open space and still serve a purpose. He said we don't always have to own all the land around the trail because people go off the trail and do what they want like camp, make fires, dump stuff, encroach, etc.

The Planning Commission had a discussion about this. Steve Cospers asked Jason Bond what language he wanted to see to address private vs public open space. Jason Bond said that's what he wants to talk about and come up with. They discussed trying to project what the needs of the city will be for parks in the future.

Evert Williams said we have an enforcement and education gap here in the city. He said our most immediate need is that the use of the parks is exploding. He said we have four high schools using Lambert Park for their mountain biking clubs. Each school is bringing in about fifty kids. Mr. Williams would like to see the leaders of these groups trained to people will have stewardship over our parks. He said the scouts, leaders and parents need to be trained as well and have limits on how many people can camp in the Bowery.

Mr. Williams said we don't have adequate parking at the Bowery and Lambert Park. He said it is a fire hazard with cars parking on the dry grass in the hot summer. Jason Bond said vandalism is inevitable but we have a very small parks maintenance crew and we are spread thin. Mr. Williams said there will be a service cleanup day in June to help clean up Lambert Park, but would like more to be done to enforce the rules in the parks.

IV. COMMUNICATIONS

No communications.

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 3, 2016

This was postponed until the next meeting. A motion could not be made because of a lack of a quorum.

Adjourn

Steve Cospers stated that the Planning Commission had covered all of the items on the agenda and adjourned the meeting at 8:10pm.