

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
October 3, 2017**

**I. GENERAL BUSINESS**

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

Chairman: Steve Cospier

Commission Members: Jason Thelin, David Fotheringham, Steve Cospier, Jane Griener, John Gubler, Carla Merrill

Staff: Austin Roy, Jed Muhlestein, Marla Fox

Others: Mayor Sheldon Wimmer, Lon Lott, Loraine Lott, Ramon Beck, Sylvia Christensen, Will Jones, Jessica Smuin

**A. Prayer/Opening Comments:** Jane Griener

**B. Pledge of Allegiance:** Ramon Beck

**II. PUBLIC COMMENT**

John Gubler commented that he had seen organized sports teams training at Creekside Park and said that this was not allowed. He asked if this rule against organized sports was being enforced. Steve Cospier said that the City often created rules and regulations, but it was difficult to constantly police and enforce those rules.

Jason Thelin requested that Austin Roy research the definition of “organized sports” and report back to the Planning Commission.

**III. ACTION ITEMS**

**A. Stub Streets and Secondary Access**

Austin Roy said that there had been a question raised at the previous Planning Commission meeting regarding secondary accesses versus stub street requirements. He first explained that there was an area of the City that was within the Urban Wildland interface, and the State required that any development within that area have more than one access route. This provided simultaneous access for emergency equipment and civilian evacuation.

Jed Muhlestein added that the Urban Wildland interface was primarily in the sloped area of the City to the north and east. Although the code required a secondary access for this area, the code also provided for an exception in which the City Council could approve a development with a single access after obtaining a recommendation from the Fire Marshal and Planning Commission.

Austin Roy commented that there was a bit of language that needed to be added to the City Code requiring that a secondary access be 20 feet wide and paved. Jed Muhlestein said that this amendment would need to be placed on the agenda and a Public Hearing held prior to adoption.

Austin Roy continued by stated that stub streets were required for every subdivision. This was intended to provide adequate circulation throughout the City and to prevent any properties from becoming landlocked.

Jason Thelin asked if the secondary access road needed to be in place at the time of completion or if that requirement could be deferred until later. The language in the code did not specify a timeframe. The Planning Commission had a discussion regarding the secondary access road requirements.

Steve Cospers asked Will Jones to comment on how a developer would interpret the current code language.

Will Jones, a resident and a developer, understood that an easement for a stub street needed to extend to the edge of the property, although it did not need to be fully paved immediately. He gave several examples of subdivisions in the City that did not meet the code requirements. Mr. Jones noted that only subdivisions with 20 or more lots were required to have a second access or stub road. With the Urban Wildland interface, any size of subdivision would need the secondary access, even a subdivision with a single lot.

Jed Muhlestein said that he would ask the Fire Marshal if the 20-lot requirement was part of the Fire Code of it if was a City issue.

Will Jones said that the County determined the Urban Wildland interface and the State determined the Fire Code requirements.

It was suggested that staff find out if the secondary access was a State requirement, because if it was there would be no reason to alter the City Code.

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

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

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

## 12. Silver Leaf Park Master Plan

Austin Roy addressed the Trails Mater Plan and explained that the most current plan was adopted in 2004. Staff had been working on a plan that would create on large trail throughout the City, and connect those to Alpine schools. A lot of work had already been done on the Corridor trail using some grant money, and staff would continue to work with adjacent property owners to swap land to continue that trail. Austin Roy then presented the Master Plan that the former City Planner had been drafting.

The Planning Commission agreed that the City needed to adopt an updated trails map as part of the General Plan. They requested that Will Jones and the Trail Committee meet and draft a proposal to bring back to the Planning Commission for review.

Will Jones suggested that the Planning Commission consider labeling the parks to differentiate the purpose of each park. For example, parks primarily used as sports fields should be labeled as such. Mr. Jones also said that he would prefer to see a Master Plan for each park, similar to what was done for Lambert Park and Moyle Park.

Steve Cosper asked Austin Roy to bring back plans for the remaining parks, separating them into sports fields, family parks, and open space parks. He said it would be appropriate to establish purposes and goals for each type of park rather than having a master plan for each park.

## IV.COMMUNICATIONS

There were none.

## V. APPROVAL OF PLANNING COMMISSION MINUTES: September 19, 2017

Jason Thelin asked that the last sentence of his motion on page 2, line 34, be deleted. He commented that this idea was a suggestion but it was not meant to be part of the motion.

**MOTION:** Jane Griener moved to approve the Planning Commission Minutes for September 19, 2017, with the change requested by Jason Thelin.

David Fotheringham seconded the motion. The motion passed with 6 Ayes and 0 Nay. 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.