



## 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, May 15, 2018 at 7:00 pm** as follows:

### I. GENERAL BUSINESS

- |                             |                    |
|-----------------------------|--------------------|
| A. Welcome and Roll Call:   | David Fotheringham |
| B. Prayer/Opening Comments: | Bryce Higbee       |
| 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. Concept Plan Review – Lambert Park Bowery

Review concepts for the Lambert Park Bowery and make a recommendation to City Council.

### IV. COMMUNICATIONS

### V. APPROVAL OF PLANNING COMMISSION MINUTES: May 1, 2018

### ADJOURN

Chairman David Fotheringham  
May 1, 2018

**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).

## **ALPINE PLANNING COMMISSION AGENDA**

**SUBJECT: Concept Plan Review – Lambert Park Bowery**

**FOR CONSIDERATION ON: 15 May 2018**

**PETITIONER: Staff**

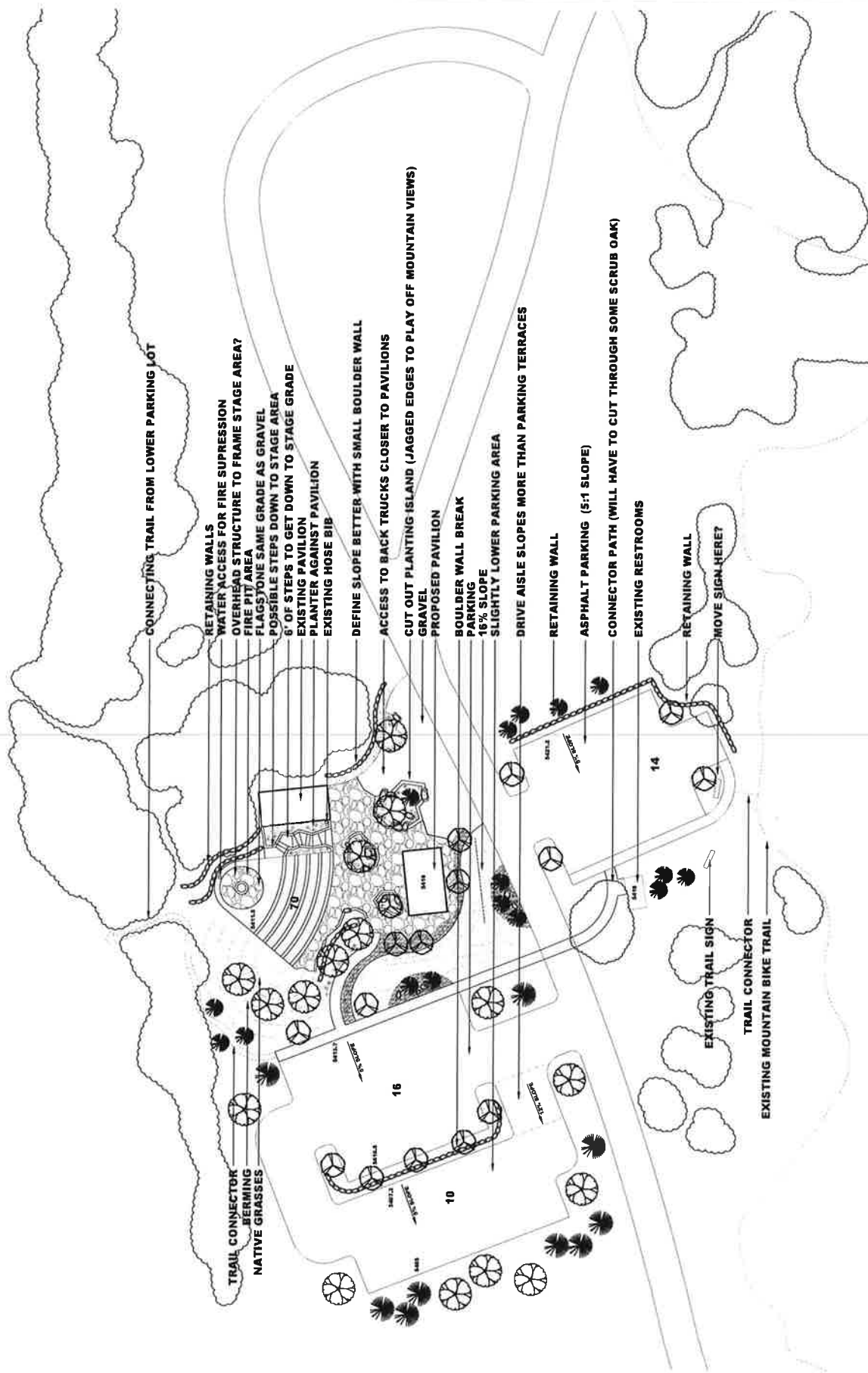
**ACTION REQUESTED BY PETITIONER: Review concept plans and make a recommendation to City Council.**

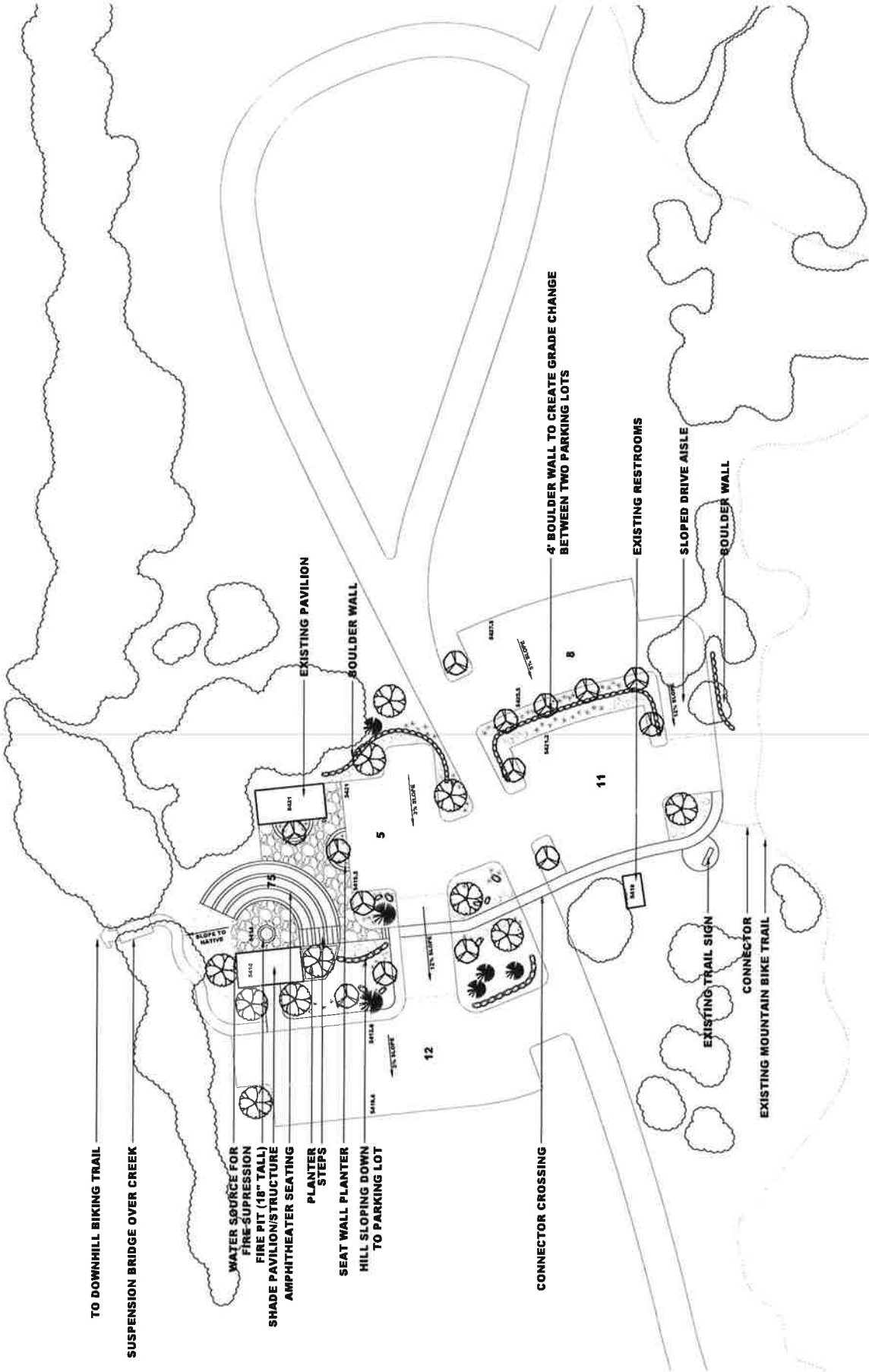
### **BACKGROUND INFORMATION:**

Two concept plans for the Lambert Park Bowery were discussed by the Planning Commission in the May 1, 2018 Planning Commission Meeting. The Planning Commission favored seemed Concept A over Concept B. Planning Commission will continue discussion on the Bowery Concept.

### **STAFF RECOMMENDATION:**

Review Concept Plans for the Lambert Park Bowery and make a recommendation to the City Council.





**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
May 1, 2018**

**I. GENERAL BUSINESS**

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

Chairman: David Fotheringham  
Commission Members: Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, Jane Griener, John Gubler, Sylvia Christiansen  
Staff: Austin Roy, Jed Muhlestein, Marla Fox  
Others: Ed Bush, Will Jones

**A. Prayer/Opening Comments:** John Mackay  
**B. Pledge of Allegiance:** Ed Bush

**II. PUBLIC COMMENT**

There were no comments.

**III. ACTION ITEMS**

**A. Introduction of New Planning Commission Member**

John Mackay introduced himself and said that he moved here from Richmond, Virginia, a little over seven years ago. He and his wife have five children. Currently, he was involved in commercial real estate in the community. He was happy to serve on the Planning Commission.

**B. Selection of Vice Chair**

David Fotheringham explained that they had delayed the election of a vice chair until they had a full quorum. Austin Roy briefly explained the process of nomination and the duties of the Vice Chair.

**MOTION:** John Gubler moved to nominate Bryce Higbee as Vice Chair.

Alan MacDonald seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, John Mackay, David Fotheringham, Jane Griener, John Gubler, and Sylvia Christiansen all voted Aye.

**C. Concept Plan Review – Lambert Park Bowery**

Austin Roy presented two concept plans for the Lambert Park Bowery and identified the differences between the plans. The primary difference was the orientation of the amphitheater and the parking areas.

Alan MacDonald asked if one plan would cost more than the other, and Jed Muhlestein said that the cost would be essentially the same.

Will Jones stated that he preferred Plan A, because the parking area in Plan B was not ideal. He expressed a concern with keeping groups in the designated areas of the park and bowery. They have had incidences where scout groups will go wherever they want and cut down trees. He suggested that the appropriate areas be properly designated. Will Jones said there were currently four different areas where fires have been built in the last couple of weeks, but only one of those was a designated area. The concern was that these undesignated fire areas were not close to the water source. One of the goals with the renovation was to bring the water source closer to the designated fire pit so that it meets Forest Service standards. Will Jones spoke of incidences where fires were left burning after groups left, which was extremely hazardous. The plan would also remove the sand volleyball court, which had become more of a nuisance than an amenity. The pavilion would be put in the place of the volleyball court. They hoped that the many of the improvements could be done by scouts and service groups.

Will Jones commented that Plan A was preferable because the grass area down below would be changed to a gravel parking lot, which would eventually be paved. Some of the areas on the far west side would be left as grass that could still be used for overflow rodeo parking. Will Jones confirmed that this would be a five-year project. This project had been in the works for years, and they decided to push forward with it now because they needed to protect and preserve the area. The City needed to incorporate the Lambert Park Bowery plan into the General Plan and start budgeting for it.

The Planning Commission discussed the fire pit improvements and amphitheater seating. Will Jones requested that the Planning Commission review the two plans and make suggestions for any changes they wanted to see.

Bryce Higbee said that he would like to see some improvements to the upper section of the area, including more small pavilions for families and small groups to use.

Will Jones said that there would be future phases of the project where they would make improvements to the bathrooms. Currently, they were not hooked up to the sewer system.

Jane Griener suggested installing more fire pits next to the new pavilion so that more people could use them. She also wanted to see a plan to remove and prevent noxious weeds.

The Planning Commission continued to discuss different areas of the park, and the suggestion was made that the Commissioners visit the area before making a recommendation to the City Council. Austin Roy asked the Commissioners to send any suggestions to him via email before the next Planning Commission meeting.

#### **D. Parking and Signage – Lambert Park**

Austin Roy explained that the Lambert Park Master Plan would be reviewed by the Mayor and City Council at their next meeting, and they had requested feedback from the Planning Commission regarding parking and signage needs for the Park.

Austin Roy said the intention was to pave some of the parking area in the southern part of the park to keep people from parking in the church parking lot and on the residential streets. David

1 Fotheringham referenced the map and said that there was an area on the east side of the church  
 2 that could possibly accommodate thirty cars. He suggested getting an easement on the Patterson  
 3 property for additional access. Austin Roy agreed that they should have multiple entrances to the  
 4 park so that the residents have easier access. It would also help alleviate congestion at the  
 5 current entrance.

6  
 7 Ed Bush spoke about the Lone Peak Biking Team and said they would be happy with thirty or  
 8 forty parking stalls. Austin Roy showed a map of the park and identified the entrances to the  
 9 park.

10  
 11 Austin Roy said that the City Council specifically asked the Planning Commission for  
 12 recommendations on parking and signage language.

13  
 14 After some discussion about signage, Bryce Higbee said he felt signage should be the  
 15 responsibility of City staff rather than the Commission. David Fotheringham agreed. The  
 16 Planning Commission asked staff to create a signage plan and bring it back to the Commission at  
 17 a later date.

18  
 19 **MOTION:** Sylvia Christiansen moved to recommend a parking area with twenty to thirty stalls  
 20 on the south end of the park, south of the fork near the bathroom.

21  
 22 Jane Griener seconded the motion. The motion passed with 7 ayes and 0 Nays. Bryce Higbee,  
 23 Alan MacDonald, John Mackay, David Fotheringham, Jane Griener, John Gubler, Sylvia  
 24 Christiansen all voted Aye.

#### 25 26 **E. Development Code Review – Section 2.03 Appeal Authority**

27 Austin Roy explained that the Alpine City Planning Commission had decided to review the  
 28 Developmental Code in 2018. The purpose of the review was to be more familiarized with the  
 29 City Code and to review the code for errors, inconsistencies, and necessary updates.

30  
 31 In response to a question from the Commission, Jed Muhlestein explained the appeal process,  
 32 who the appeal authority was, and the City's need for the Hearing Officer.

33  
 34 Sylvia Christiansen identified some numbering and grammatical errors in the document  
 35 presented to them. She also said that there was language about the Board of Adjustments that  
 36 may need to be removed because the City no longer had a Board of Adjustments.

37  
 38 The Planning Commission discussed the formatting of the document. Staff confirmed that they  
 39 would take note of all the corrections and bring the final document back to the Planning  
 40 Commission for a recommendation to the City Council for approval.

41  
 42 The discussion turned back to parking at Lambert Park. Austin Roy said that it would be  
 43 beneficial if he could provide the City Council with specific recommendations from the Planning  
 44 Commission on desired parking areas. Staff can take care of wording and signage.

1 David Fotheringham thought that the best places to put parking were on the south end and the  
2 east end, as previously discussed.

3  
4 There was a discussion about the issue of people parking in the church parking lot. The church  
5 had installed signage, but those were not being honored.

6  
7 They talked about parking areas in relation to the potential ban of motorized vehicles in the park,  
8 and how that would affect poppy season. It was reported that the police chief's recommendation  
9 was that it's easier to enforce if it's "all or nothing". There was a lengthy discussion about  
10 poppies, prohibiting motorized vehicles, and shooting outside of City limits.

#### 11 12 **IV.COMMUNICATIONS**

13 There were no communication items.

#### 14 15 **V. APPROVAL OF PLANNING COMMISSION MINUTES: April 17, 2018**

16 **MOTION:** John Gubler moved to approve the Planning Commission Minutes for April 17,  
17 2018, as written.

18  
19 Alan Macdonald seconded the motion. The motion passed with 7 Ayes and 0 Nays. Bryce  
20 Higbee, Alan MacDonald, John Mackay, David Fotheringham, Jane Griener, John Gubler and  
21 Sylvia Christiansen all voted Aye.

#### 22 23 **ADJOURN**

24 David Fotheringham stated that the Planning Commission had covered all the items on the  
25 agenda and adjourned the meeting at 8:42 p.m.