

**ALPINE CITY PLANNING COMMISSION MEETING AT  
Alpine City Hall, 20 North Main, Alpine, Utah  
July 18, 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, Jane Griener, John Gubler, Carla Merrill

Staff: Jed Muhlestein, Marla Fox, Shane Sorensen

Others:

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

- B. Pledge of Allegiance:** David Fotheringham

**II. PUBLIC COMMENT**

There were no public comments.

**III. ACTION ITEMS**

**A. General Plan Update – Lambert Park Master Plan**

Steve Cosper stated that the duty of the Planning Commission was to help create a master plan for Lambert Park that would be appropriate for protecting the park while at the same time being beneficial to the community.

Jed Muhlestein explained that the City Council and the Planning Commission had previously discussed a Master Plan for Lambert Park in recent meetings. From these discussions, Staff formulated a list of priorities for the park for further discussion. The City had \$120,000 that was designated to be used in Lambert Park, and this money could be applied towards these priorities:

1. Fence southern boundary, buck and pole style - \$17,000.
2. Parking at southern restroom.
3. Park entry signage.
4. Block roads east of the two million gallon water tank.
5. Grade area for parking near rodeo ground entrance.
6. Update fire pit area at the Bowery.
7. Install “No shooting in Lambert Park” signs.
8. Fence south and west sides of Box Elder South, buck and pole style - \$27,000.
9. Create “Walk-In” picnic style area north of Sunburst Lane.
10. Preserve and protect the poppies via fencing, signage, parking, and designated trails.

Jed Muhlestein noted that the City Council was ready to take action in regards to fencing. He said that the east and west boundaries of the park were pretty well defined, but the south side was questionable. Staff and the City Council were looking to install buck and pole style fencing, which would not require a lot of digging.

Jane Griener asked if the purpose of the fencing was to keep neighbors out of the park. Jed Muhlestein said that the City wanted to keep neighbors from accessing the park using unofficial entrances.

The Planning Commissioner had previously discussed putting up signage to designate park entrances and to clearly prohibit shooting in or near the park. They had also discussed installing emergency access gates at several entrances to limit vehicle access. Jed Muhlestein explained how the gates would be accessed for park and utility maintenance.

Jane Griener commented that a master plan was a vision of what the City wanted to see in the park, but those improvements were not guaranteed to be done in a year. She suggested that they create a master plan that included everything they wanted, and then work towards completing the items that had the highest priority for this year.

Jason Thelin mentioned that the City Council wanted to enforce the prohibition of motorized vehicles. Rather than trying to use gates, he suggested that the City impose a fine of \$500 and have the violators' vehicles impounded.

Another concern that the Planning Commission discussed was how to keep people from cutting through Lambert Park to get to the Forest Service property to shoot, and they asked if the City could fence the area. Jed Muhlestein reported that the City Council was in favor of putting boulders all along the border to limit access, but he believed that people would just go around the boulders. He also believed that boulders would be unnecessary if they were able to prohibit motorized vehicles from entering the park.

Jason Thelin stressed the uniqueness of Lambert Park as an undeveloped, wilderness park. Lambert Park was a natural park for bicycling and horse riding, and he said there may not even be a need for a parking lot.

Jed Muhlestein brought up the topic of protecting the poppies. The City Council had considered fencing the area, installing signage, and providing parking areas so that the poppies would not be trampled by motorized vehicles. However, if motorized vehicles were prohibited then they would need a parking area. He commented that the poppies were a hiking destination.

Jed Muhlestein commented that the fire ring at the bowery needed to be updated and the City should consider putting in additional parking at the rodeo grounds for rodeo events.

Troy Stout said the Corkscrew Trail was on private property and he had asked motorists to leave the trail because they were destroying it. He suggested installing bigger and bolder signs.

Shane Sorensen said that the Planning Commission should decide what projects could be completed this year. While the City was working to complete those items, staff and the Planning Commission could work to complete the rest of the master plan. The City Council had indicated that they wanted a finalized master plan by January 1, 2018.

Steve Cosper commented that the master plan would not take that long to put together. He felt that the issue was important enough for the Planning Commission to push through quickly. He suggested that the Planning Commission and staff take a field trip to see the park in person to gain a better understanding of what they wanted. Jane Griener said that they should utilize members of the Trails Committee and the Parks Committee.

Troy Stout said the Lone Peak High School Mountain Biking team had approximately 160 members last year, and the trails were being used by four other school teams of the same size. Shane Sorensen commented that the schools had been good at coordinating practice times so that the trails didn't overrun with cyclists. Troy Stout said that the high school teams had agreed to do service work in the park in exchange for being able to use the grounds for practice. The teams could work on any number of projects, not just those related to the biking trails.

Lon Lott said there was a group that had moved dirt and made berms, and had done a lot of cleaning up in the area.

Sullivan Love, a resident, said that he had a lot of problems with bikers not moving over for walkers.

Shane Sorensen said a long term plan would include taking care of the noxious weeds, installing signage for trail etiquette, and creating fire breaks along the City boundary.

Jane Griener asked about potential grants and Shane Sorensen explained that there was money available for water shed and recreational areas.

Jane Griener commented that she would be in favor of creating a small picnic area with a parking lot behind the church.

Lane Franks, a resident, said that the south entrance was very narrow and it was not a suitable entrance. He liked the idea of utilizing the rodeo grounds parking because there were no residential homes in that area, and it would not impact any personal property. The entrance was also wider and well-traveled.

The Planning Commission had a discussion on how to move forward with this plan.

Troy Stout said that he had advocated for several years to designate Lambert Park as a permanent wild open space, but the City had not indicated a willingness to entertain such a proposal. He said that the City could sell the park to a group that was contracted to manage the property as permanent wild open space.

Jason Thelin was in favor of delineating the property lines as well as keeping the park undeveloped. He did not think that restrooms and picnic tables were necessary.

Shane Sorensen said that the City Council was looking for recommendations from the Planning Commission so that they could begin working on improvements while the rest of the master plan was being solidified.

Steve Cosper commented that the Planning Commission could potentially have a finalized plan in four to six weeks.

The Planning Commission discussed making a motion to recommend that the City install fencing along the property lines. They considered the areas that were in need of fencing, and what type of fencing to install. John Gubler was not favorable toward buck and pole fencing and he suggested that the City consider installing wire fencing.

**MOTION:** Jane Griener moved to recommend to the City Council move forward in installing buck and pole fencing along the south side of Lambert Park and around Box Elder and Box Elder South subdivisions with access to the park.

David Fotheringham seconded the motion. The motion passed with 5 Ayes and 1 Nay. Jason Thelin, David Fotheringham, Steve Cosper, Jane Griener, and Carla Merrill all voted Aye. John Gubler voted Nay.

#### **IV.COMMUNICATIONS**

Shane Sorensen reported that the City had recently conducted an HR audit and it was discovered that some City payees had not filled out I-9 forms.

#### **V. APPROVAL OF PLANNING COMMISSION MINUTES: June 20, 2017**

**MOTION:** Carla Merrill moved to approve the Planning Commission Minutes for June 20, 2017, as written.

John Gubler 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 of the items on the agenda and adjourned the meeting at 8:40 p.m.