

ALPINE CITY GENERAL PLAN

2021-2041

Adopted November 30, 2021



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INTRODUCTION

In accordance with Utah State Code, Alpine City has legally prepared and adopted the following General Plan in 2021. Although the information contained in this plan is general, it represents an important perspective that can help direct future planning decisions.

The mission of this General Plan is to provide a strong, positive civic image and quality of life in Alpine City by providing guidelines and standards that ensure the orderly and balanced distribution of growth; sound fiscal and economic investment; and preservation of the open and rural environment in a clean, attractive physical setting.

LAND USE

GOAL #1

Maintain and promote a historic small-town, rural atmosphere that embraces agricultural uses, open spaces and the mountainous surroundings of the City.



POLICIES

- 1.1 Promote and preserve both natural and developed open spaces around the City with a preference towards public open spaces. The City prefers that this is done through Planned Residential Developments (PRD) or by the public purchase of land.
- 1.2 Encourage, develop and/or maintain venues that enhance a sense of community and provide residents an opportunity to congregate, including public gathering spaces.
- 1.3 Preserve animal rights.
- 1.4 Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.
- 1.5 Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine.
- 1.6 Encourage beautifying streetscapes while protecting City sidewalks and infrastructure through the implementation of Street Tree Guidelines.



- 1.7 Promote the creation of, and preserve existing, access to trails, mountains and open space.
- 1.8 Promote developments, designs, and plans which protect mountain and valley views.
- 1.9 Promote developments, designs and practices that limit and reduce unnecessary or excessive artificial lighting.
- 1.10 Promote developments, designs and practices that limit noise levels.

GOAL #2

Provide clearly defined land zones to support the vision for a low density, rural atmosphere that meet the needs of residents.



POLICIES

- 2.1 Zoning shall be arranged from higher density zones in the center of the City to gradually lower density zones as you move towards the outer City limits.
- 2.2 Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.
- 2.3 Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development.
- 2.4 Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.
- 2.5 Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City.

- 2.6 Land zoned as CE-5 (Critical Environment – 5-acre minimum lot size) shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low-density residential development. These areas, as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mudflow, earthquake potential, wildfire hazard or similar critical and sensitive natural conditions, are considered environmentally fragile. As a result of the large amount of area that is considered environmentally fragile, development will be clustered and interspersed with large and undisturbed open space areas.
- 2.7 Follow the Alpine City Annexation Policy Plan.
- 2.8 Zoning shall be arranged from higher density zones in the center of the City to gradually lower density zones as you move towards the outer City limits.

GOAL #3

Preserve and protect specific community characteristics such as hillsides, scenic views, critical lands and a historic small-town, rural atmosphere by using overlay zones which build on an underlying zone by setting additional standards, and applying the standards of both zones.



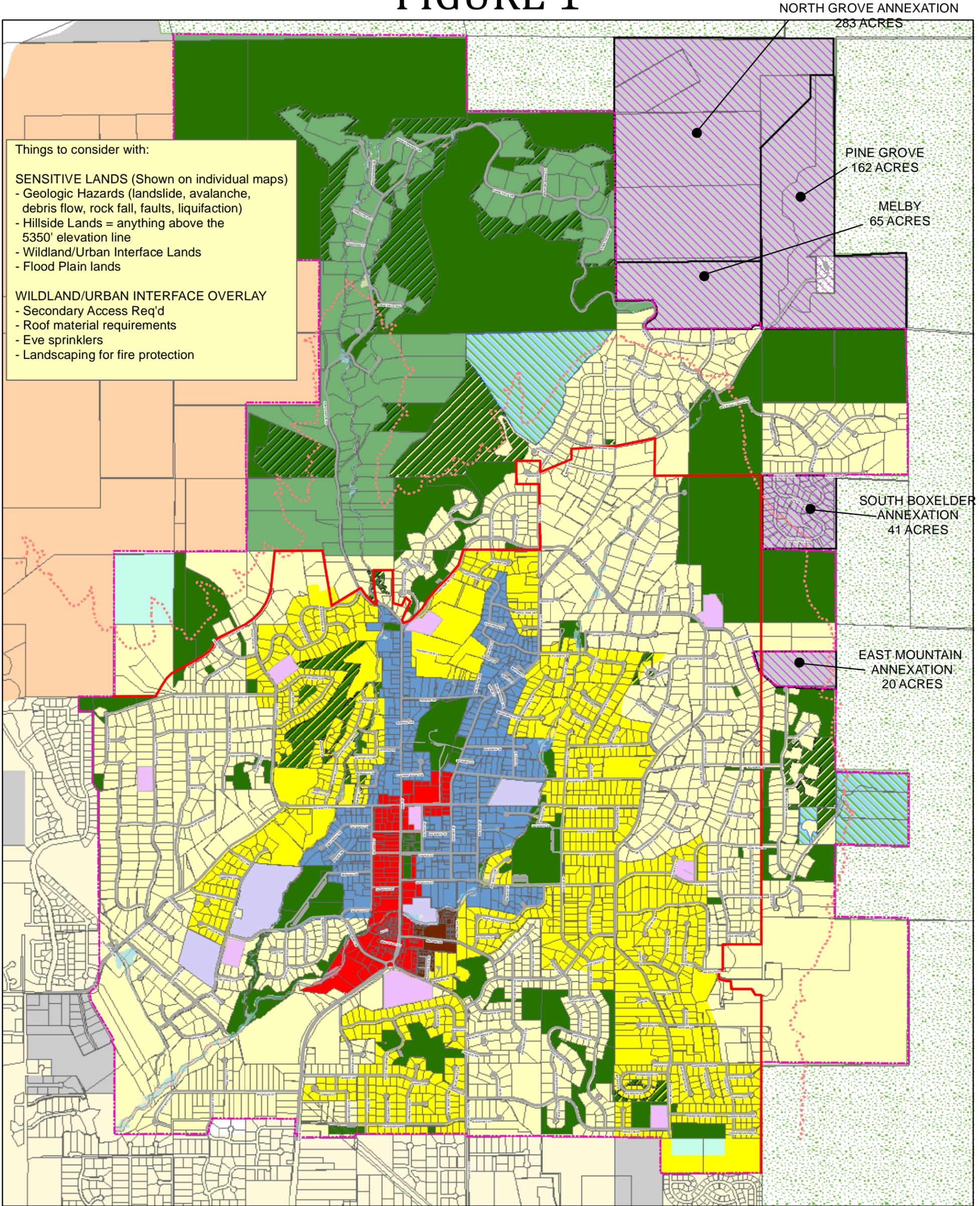
POLICIES

- 3.1 The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).
- 3.2 The Sensitive Lands Overlay Zones are to provide for safe, orderly and beneficial development of areas characterized by sensitive and hazardous conditions as shown on the official Sensitive and Hazard Area Maps (floodplain, Wildland Urban Interface, geologic hazards and hillside) and to limit alteration to topography and reduce encroachment upon, or alteration of, such areas.
 - 3.2.1 The Geologic Hazards Overlay Zone is to minimize the adverse effects of geologic hazards including surface fault ruptures, landslides, debris flows, rock fall and soil liquefaction.
 - 3.2.2 The Wildland Urban Interface Overlay Zone is to establish standards for development and fire prevention in areas bordering on wildlands.



- 3.2.3 The Flood Damage Prevention Overlay Zone is to minimize public and private losses due to flood conditions in specific areas.
- 3.2.4 The Hillside Protection Overlay Zone is to establish standards for developments of certain hillsides located in the City to minimize soil and slope instability, to minimize erosion and to preserve the character of the hillsides.
- 3.3 The Senior Housing Overlay Zone is to provide for increased land use flexibility and specialized types of senior housing that recognizes and accommodates varied housing needs and desires of the community's senior housing population while promoting independence and a high quality of life.
- 3.4 The Assisted Living and Nursing Care Overlay Zone is to provide for increased land use flexibility to assure that health and human services are appropriately located in the community to meet the needs of aging residents.

FIGURE 1



SSO & Wildland Interface have been added to this map since approval as well as some boundary line changes and minor annexations

Resolution No. R2012-04
Adopted March 27, 2012



ALPINE CITY LAND USE MAP



Map Legend

Wildland Interface Line	Business Commercial
Alpine City Boundary	Senior Housing Overlay Zone
Roads	High Density (1/4 acre)
5,350' Contour Line	Medium Density (1/2 acre)
School Properties	Low Density (1 acre)
Church Properties	Very Low Density (5 acre)
General Plan Annex Areas	
Forest Service Property	
Draper	
Highland	
Public Open Space	
Proposed Open Space	
Conservation Easement	
Private Open Space	
Unincorporated Properties	

TRANSPORTATION & TRAFFIC CIRCULATION

GOAL #1

Create and maintain a multi-modal transportation system that is pedestrian friendly, safe and efficient.



POLICIES

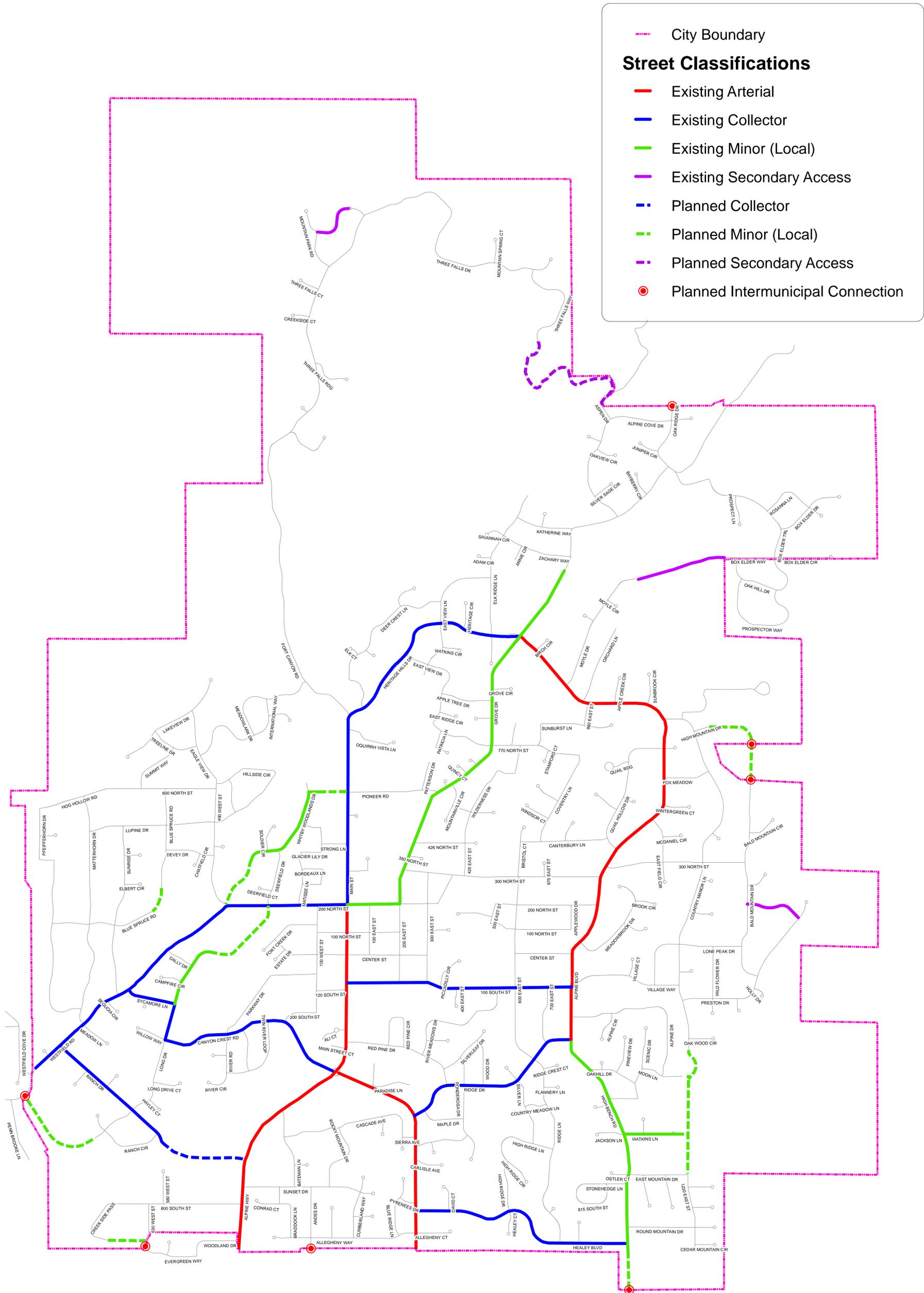
- 1.1 Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan.
- 1.2 Connect neighborhoods and open spaces of the City with appropriate trails, sidewalks and bike lanes that support alternate forms of local transportation and recreation.
- 1.3 Work with adjacent communities and other agencies to acquire financial aid for transportation improvements.
- 1.4 Emphasize the maintenance of roads to ensure a high-quality road system.
- 1.5 Promote the use of roundabouts or other traffic flow options to prevent the need for stop lights therefore maintaining the historic small-town rural atmosphere.
- 1.6 Limit intermunicipal and unincorporated county street connections to the approved connections identified on the Alpine City Transportation Master Plan. Ensure that street connections to other municipalities, unincorporated



county, or other areas outside the City boundaries are compatible with the goals and policies of the General Plan.

- 1.7 Promote streets accessible to all residents by prohibiting all private streets and gated communities, except where allowed by ordinance.
- 1.8 Create and promote an Active Transportation Plan for Alpine City.

FIGURE 2



Alpine City Transportation Master Plan Map



Adopted
September 8, 2020

MODERATE INCOME HOUSING



PURPOSE

The Moderate-Income Housing Element is intended to accomplish the following:

- Comply with Utah State Code;
- Identify goals and policies to address Alpine City housing needs.
- Summarize Alpine City’s population, income levels, and housing values.
- Discuss constraints and opportunities for the provision of moderate-income housing; and

DEFINITION

Moderate income housing is defined by the state as *“housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median income for households of the same size in the county in which the city is located”* (Utah Code 10-9a Part 1).

For the purposes of this element, this definition is further refined to include the following income categories:

- A. Moderate Income: 51% – 80% of the county median income
- B. Low Income: 31% - 50% of the county median income
- C. Very Low: 30% or less of the county median income

STATE LAW AND LOCAL PLANNING

Utah Municipal Code Chapter 10-9a-403 requires each city to: 1) provide an estimate of the need for the development of additional moderate-income housing within the city, and 2) to provide a plan to provide a realistic opportunity to meet estimated needs for additional moderate-income housing if long-term projections for land use and development occur.

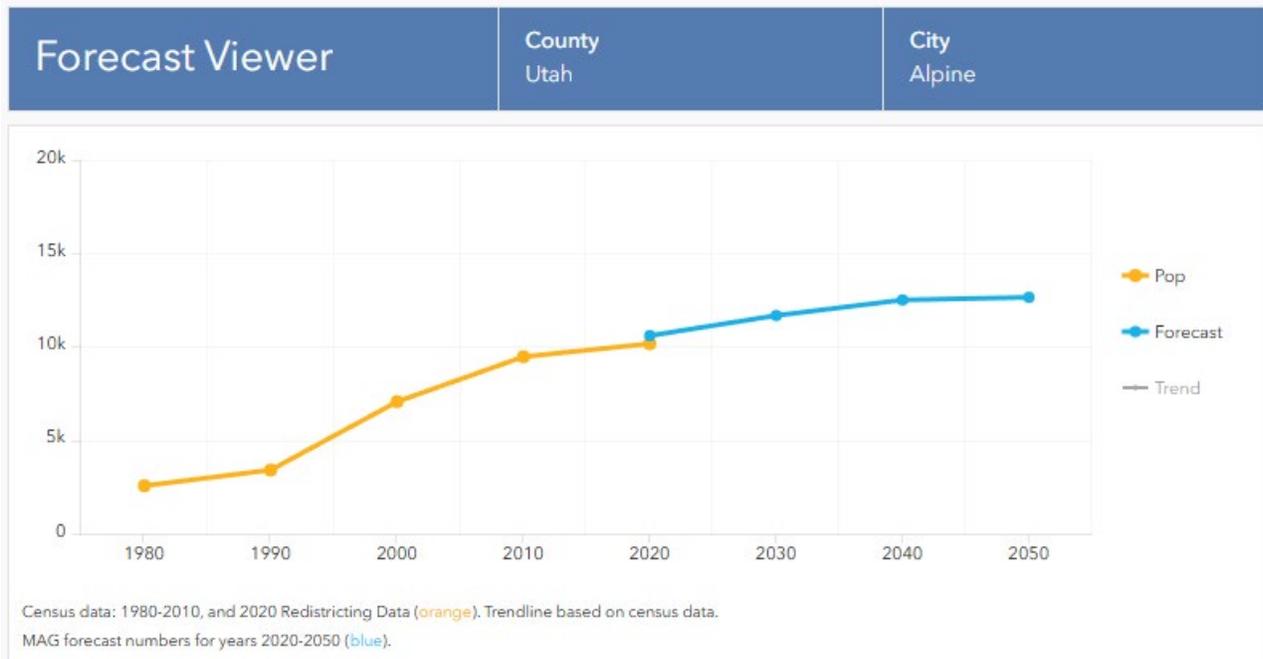
State law requires each city to:

- Consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate-income housing;
- Meet the needs of people desiring to live there; and
- Allow people with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life.

CURRENT AND FUTURE PROJECTIONS

POPULATION ESTIMATE

According to the U.S. Census Bureau, and the Mountain Land Association of Governments (MAG) the population estimate for Alpine City in 2024 was 10,298. The projected population for 2030 is 11,761. This projection leads to a growth of 1,463 additional residents. This would lead to an increase of roughly 426.5 additional homes with the average household size being 3.43 persons per household.



TOTAL HOUSEHOLD UNITS

As of 2025, Alpine City has 2,918 total housing units within city limits. Data taken from The U.S. Census Bureau reports the following:

- 87% of those housing units are owner-occupied.
- The median monthly owner costs of those with a mortgage are estimated to be \$2,899.
- The median value of owner-occupied housing units is \$893,400.

The median rent is currently estimated to be \$2,786 per month. The Alpine City Building Department reports that from 2021-2024 the city has seen an increase of on average 41 new homes per year.

EXISTING MODERATE-INCOME HOUSING

Alpine City’s existing moderate-income housing is a mix of twin homes, apartments, accessory apartments, duplexes, fourplexes, and cottages (senior housing). According to City records, as of November 2020, there are 270 moderate-income housing units in Alpine.

HOUSEHOLD SIZE

Household size, unlike population, is projected to continue to drop in the next 5 years. A possible indicator of an aging population as roughly 16% of Alpine residents are 65 years old or older.

Average Household Size	
2009	4.3
2017	3.87
2023	3.43

ALPINE CITY MEDIAN HOUSEHOLD INCOME

Median household income is projected to decrease over the next 5 years, which may be related to the projected decrease in household size.

UTAH COUNTY AREA MEDIAN INCOME

According to the U.S. Census Bureau American Community Survey, the Utah County area median income is currently \$100,617, this has been an increase from \$70,461 reported in 2017 and \$86,597 in 2021. It is anticipated this trend will increase of the area median income continuing to increase.

GOAL

Promote moderate-income housing based on State guidelines.

POLICIES AND IMPLEMENTATION

1 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Goal: Allow accessory apartments within owner-occupied dwellings throughout the City.

Key tasks: Identify regulations related to accessory dwelling units (ADUs).

Implementation plan: The City will permit internal accessory dwelling unit in all zones of the City. Internal accessory dwelling units will be required to be registered with the City for tracking purposes. On a yearly basis, the city will update their registry of accessory dwelling units and identify barriers to implementing ADUs where appropriate.

2 Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or establishing a housing loss mitigation fund.

Goal: Preserve existing moderate-income housing.

Key tasks: Reach out to property owners of MIH and establish relationships. Identify and draft a landlord incentive program.

Implementation plan: The City will register and track existing and new moderate-income housing. The City will provide specific incentives to landlords and track incentives over time. This landlord incentive program will be studied and detailed further, which was initiated in 2023.

3 Reduce, waive, or eliminate impact fees related to moderate-income housing

Goal: Reduce financial stressors/barriers related to moderate-income housing units.

Key tasks: Identify impact fees that can be reduced or waived. Identify funds that can be used to reduce impact fees for moderate-income housing.

Implementation plan: City staff will continue to make recommendation to the city council for reducing impact fees related to moderate-income housing. The council will review city staff recommendations for reducing impact fees and consider the reductions for adoption. The city will track, as a benchmark, the impact reduction in impact fees will have on helping to create moderate-income housing in Alpine.



PARKS, RECREATION, TRAILS AND OPEN SPACE

GOAL #1

Plan and maintain a sustainable high-quality parks, trails and open space network within the community.



POLICIES

- 1.1 Work closely with neighboring municipalities and the appropriate entities to coordinate recreation opportunities and designate specific parks for the use of organized recreational activities.
- 1.2 Work closely with neighboring municipalities and the appropriate entities to coordinate the trails between cities and plan connections.
- 1.3 Organize volunteer efforts to periodically cleanup trails on a staggered annual basis in accordance with the US Forest Service Trail Standards.
- 1.4 Designate trails for specific uses where needed (i.e., equestrian, walking, biking).
- 1.5 Implement and promote the Bonneville Shoreline Trail.
- 1.6 Promote and support the Alpine Trail Committee in the planning, creation, and maintenance of trails in Alpine City.

GOAL #2

Identify and categorize city parks according to primary use and function.

POLICIES

2.1 Parks are classified under three main categories: Sports Parks, Family Parks, and Open Space Parks.

2.1.1 Sports Parks are dedicated primarily to facilitating organized sports and sporting events. Sports Parks include:

Burgess Park

Healey/Smooth Canyon Parks

Rachel McTeer Park

2.1.2 Family Parks are dedicated primarily to community and family leisure activities, no organized sports allowed. Family Parks include:

Beck's Hill Park

Creekside Park

Legacy Park

Moyle Park

Petersen Park

Ridge at Alpine Park

Silverleaf Park

Other various neighborhood parks

2.1.3 Open Space Parks are areas of generally undisturbed land and vegetation allowing for recreational and leisure activity in a natural environment. Open Space Parks include:

Dry Creek Corridor

Heritage Hills Open Space



- Hog Hollow Trailhead
- Lambert Park
- Ridge at Alpine Open Space
- Rodeo Grounds
- Three Falls Open Space
- Other various parcels of open space

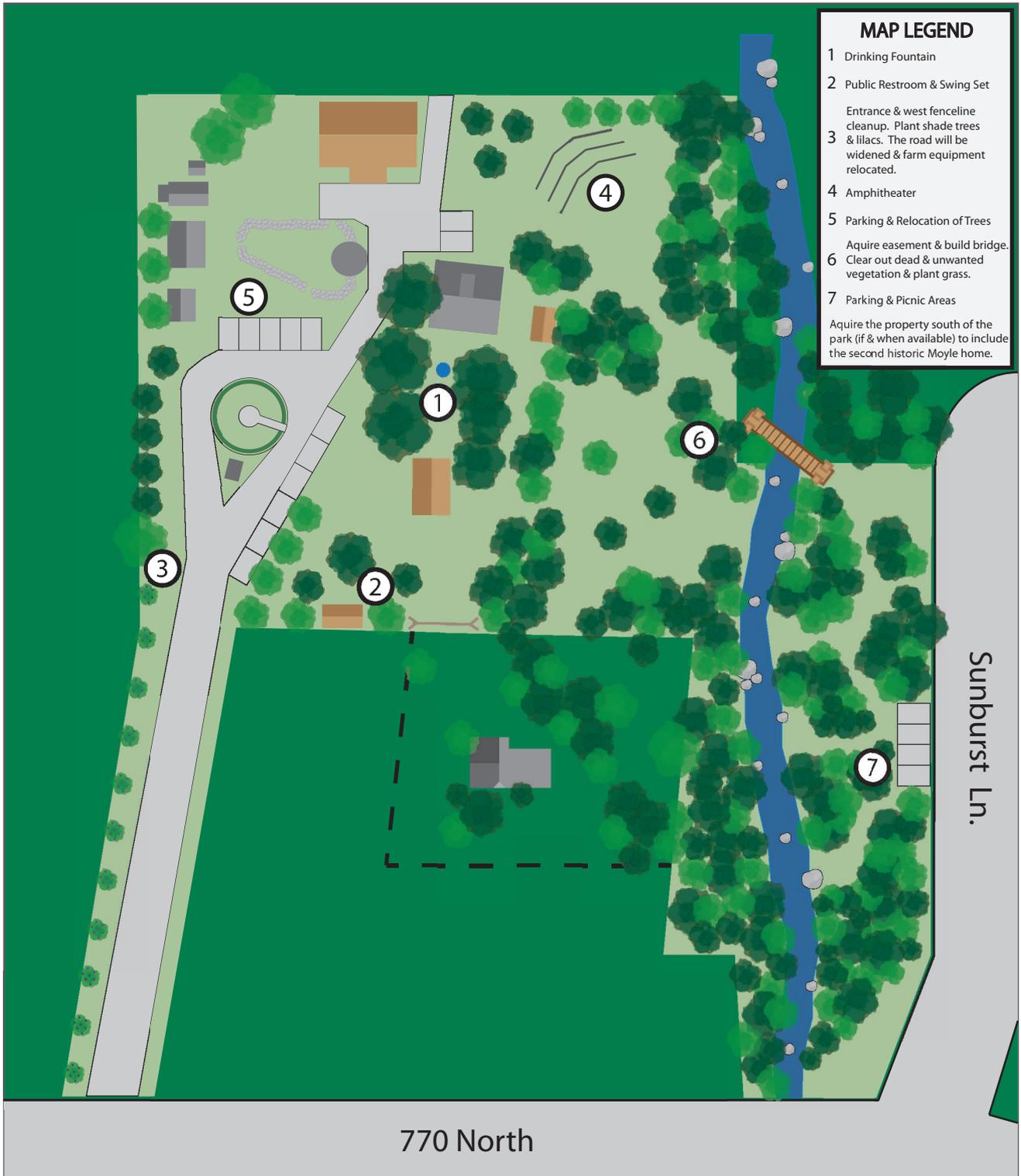
GOAL #3

Secure access to mountains and hillsides for all residents by working with developers and property owners and by enforcing the preservation and maintenance of current access.

POLICIES

- 3.1 Promote and preserve parks, public open space and trails that provide access to mountainsides.

FIGURE 3



Moyle Park Master Plan

Adopted January 27, 2015



FIGURE 4



The Corridor Master Plan

Adopted June 13, 2017



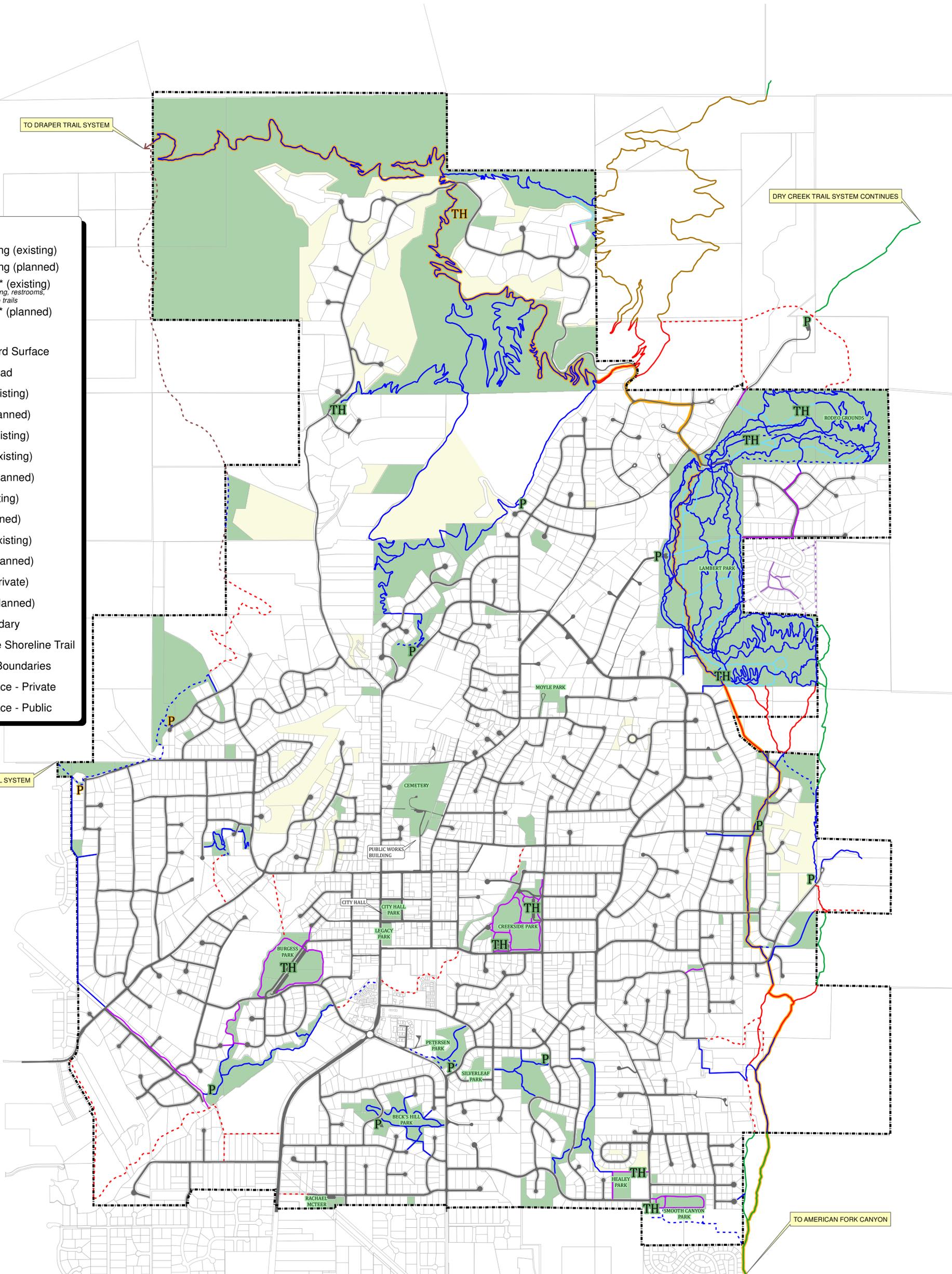
FIGURE 5

Map Legend

- P** Trail Parking (existing)
- P** Trail Parking (planned)
- TH** Trail Head* (existing)
* Includes parking, restrooms, and access to trails
- TH** Trail Head* (planned)

TRAILS

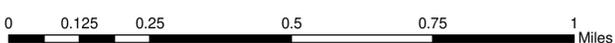
- Alpine Hard Surface
- Gravel Road
- Alpine (existing)
- Alpine (planned)
- Forest (existing)
- Private (existing)
- Private (planned)
- Lehi (existing)
- Lehi (planned)
- Draper (existing)
- Draper (planned)
- County (private)
- County (planned)
- City Boundary
- Bonneville Shoreline Trail
- Property Boundaries
- Open Space - Private
- Open Space - Public



** ALL PLANNED TRAILS ARE SHOWN AS A POINT "A" TO "B" ALIGNMENT. AT TIME OF DEVELOPMENT PLANNED TRAILS WILL NEED TO BE ENGINEERED AND FLAGGED FOR APPROVAL **



Trail Master Plan



ADOPTED 9/27/2022

PARKS, RECREATION, TRAILS AND OPEN SPACE – LAMBERT PARK

GOAL #1

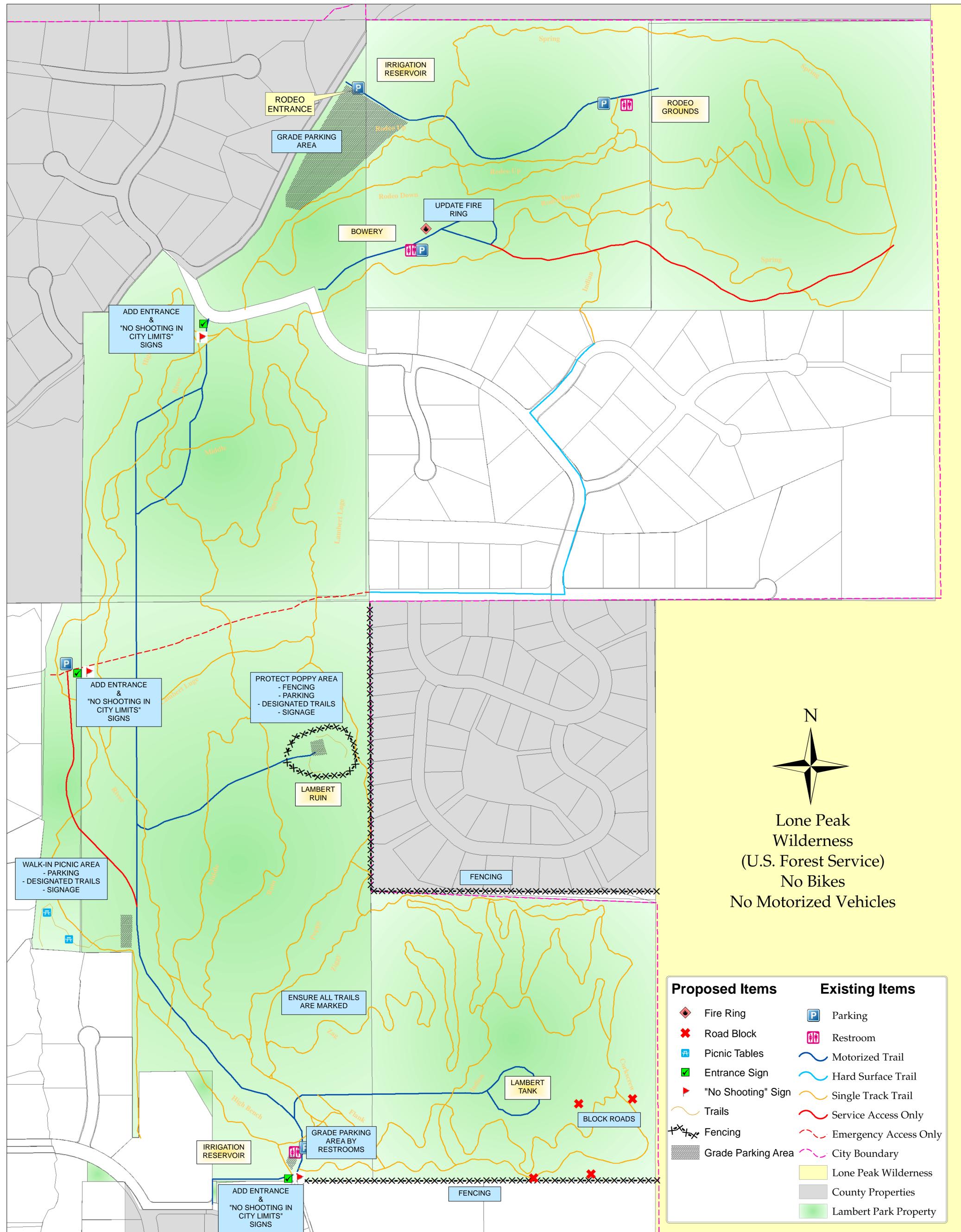
Plan and maintain a sustainable high quality natural park for trails and other uses.



POLICIES

- 1.1 Clearly define park boundaries and entrances.
- 1.2 Designate developed vs undeveloped areas of the park.
- 1.3 Clearly define and sign trails and roads and their appropriate uses.
- 1.4 Designate Lambert Park as a non-motorized park except as permitted by the City.
- 1.5 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.
- 1.6 Organize volunteer efforts for the general maintenance, cleanup, weed control, and other needs of the park.
- 1.7 Protect and preserve the poppy area and Lambert Ruins.
- 1.8 Implement use policies to preserve and protect park resources for public use, enjoyment, and safety.
- 1.9 Implement policies to preserve the ecology and enhance environmental stewardship of the park.

FIGURE 6



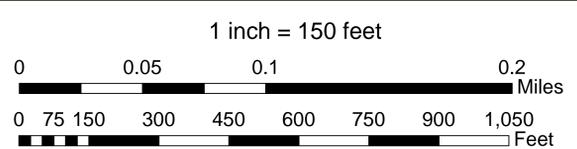

 Lone Peak
 Wilderness
 (U.S. Forest Service)
 No Bikes
 No Motorized Vehicles

Proposed Items	Existing Items
Fire Ring	Parking
Road Block	Restroom
Picnic Tables	Motorized Trail
Entrance Sign	Hard Surface Trail
"No Shooting" Sign	Single Track Trail
Trails	Service Access Only
Fencing	Emergency Access Only
Grade Parking Area	City Boundary
	Lone Peak Wilderness
	County Properties
	Lambert Park Property

SEPTEMBER 2017



Lambert Park Master Plan



ECONOMIC DEVELOPMENT

GOAL #1

To promote economic growth and commercial development that attracts local resident spending in the community, while still preserving the City's small town historic feel.



POLICIES

- 1.1 Seek to expand and retain existing businesses in the community and promote patronage of local businesses from residents of Alpine and neighboring communities.
- 1.2 Seek to attract stable retail businesses that will stimulate economic growth and attract other likeminded businesses to the community.
- 1.3 Seek to attract new low-impact businesses that fit the character and scale of Alpine City.
- 1.4 Actively work with developers in the Business Commercial Zone to influence and encourage the best possible designs and outcomes for the community.
- 1.5 Seek to enhance parks, trails, and open space near the business commercial zone to compliment commercial development and thus create an area that is ideal for local leisure activity, shopping, and recreation.

COMMUNITY ENGAGEMENT

GOAL #1

Work in partnership with residents and businesses to support Alpine Days, civic events, and other programs to increase social and community connections.



POLICIES

- 1.1 Encourage resident committees to create community engagement.
- 1.2 Plan, support and conduct public gatherings to strengthen resident social connections.
- 1.3 Promote interactive and transparent communication through online and printed mediums.