

**Alpine City Council Meeting
City Hall 20 North Main, Alpine, UT
December 10, 2013**

I. CALL MEETING TO ORDER

Roll Call: The following were present and constituted a quorum:

Mayor Hunt Willoughby

Council Members: Troy Stout, Will Jones, Bradley Reneer, Kimberly Bryant, Mel Clement

Staff: Charmayne Warnock, David Church, Jason Bond, Jannicke Brewer, Joe McRae, Brad Freeman

Others: Ron Eaton, Don Watkins, Roger Bennett, Ben Reneer, Marne Reneer, Elijah Reneer, Ethan Bradshaw

A. Prayer: Bradley Reneer

B. Pledge of Allegiance: Ethan Bradshaw

II. PUBLIC COMMENT: Ethan Bradshaw reported on the Eagle project he'd done. He said he went into the forest behind his house where there had been a fire and chopped out the dead logs so it looked cleaned. There was a fallen log in the river and other debris which he cleared away. He also walked through the river systems and picked up other trash.

Mayor Willoughby said they appreciated the work the scouts did. It was fortunate that the fire department caught that particular fire quickly and contained it. It burned about three acres along Dry Creek near the Twin River subdivision.

III. CONSENT CALENDAR:

A. Approve minutes of November 26, 2013

B. Payment Request No. 3 - VanCon, Inc - \$129,376.06

MOTION: Will Jones moved to approve the minutes of November 26, 2013 and pay request to VanCon in the amount of \$129,376.06. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION/DISCUSSION

A. Proposed Meeting Schedule for 2014. Charmayne Warnock said the Planning Commission hadn't approved their schedule as yet so the proposed schedule was for review. They would vote on it at their first meeting in January.

B. Modification of Commitment Letter: Mayor Willoughby said Councilmen Mel Clement and Troy Stout had asked to have the City Council review modification to the commitment letter that would be sent to Utah County regarding the fire access road for Box Elder subdivision and the proposed Box Elder South subdivision. The Mayor had written a letter which was included in the packet. Troy Stout had also written a letter which the Council would sign. Mr. Stout said he wanted to send both letters.

Troy Stout said the Commitment Letter stated the road through Lambert Park was a fairly primitive road for emergency access only. No part of roads in Lambert Park should be paved. The added width of the road was there to create a fire break.

MOTION: Troy Stout moved to send both letter to the Utah County Planning Commission and Utah County Commissioners with the changes as noted, also send a letter to parties of the Settlement Agreement with Patterson Construction. Bradley Reneer seconded. Ayes: 5 Nays: 0. Motion passed.

VI. STAFF REPORTS

Jason Bond

- A Board of Adjustment meeting on Thursday. They had four variance requests which was unusual because the last request for a variance to the Zoning Ordinance had been in 2010.
- He met with Rich Nelson and he looked really good after surgery. He no longer had to use a cane.
- The Planning Commission approved the site plan for the Pine Valley Realty office. They also spent some time on the auto repair issue. They asked for a draft ordinance that they could react to. There were a lot of state laws governing auto repair. The City could be more restrictive than state law but not more lenient.

VII. COUNCIL COMMUNICATION

Troy expressed his gratitude to Hunt Willoughby and Bradley Reneer for their service and friendship. They had done a great job serving the citizens of Alpine, Bradley Reneer as a City Councilman and member of the Planning Commission, and Hunt Willoughby as Mayor, City Councilman and member of the Planning Commission. Hunt Willoughby had served for over 20 years.

Will Jones asked David Church about the letter from Dispatch Service and their meeting. David Church said as he understood it, Dispatch was trying to decide whether or not to build their own building, and they needed a stronger commitment from the cities that they would be staying with them and using their service. He said it would be fairly important to attend the meeting if Alpine was planning to shop for dispatch service. Rich Nelson was the representative to the Dispatch Board and would be back by the next meeting. Mel Clement said they should remember North Point. The City likes to have some flexibility.

Will Jones also asked if there was some follow-up on the cleanup for Ken McClure. David Church said they would be seeing it soon.

Bradley Reneer had several items:

- He asked about the luncheon that was scheduled for Friday. Since Hunt would be out of town, they rescheduled it to December 20th.
- He asked about the Emergency Plan because he'd had some feedback from the LDS Church's FEMA representative. Brad Freeman said they were almost done with the plan but they would be taking some feedback. He suggested he email Rich Nelson with his information.
- In conclusion, Bradley Reneer said he had appreciated the opportunity to serve on the Council. He said his own personal view had evolved over the years. He talked about the City's emphasis on low density and wondered if they was getting the results they wanted to see for their community. There were some negative side effects to low density. In America there was increasing cultural divide between the different classes of Americans and he wasn't sure that kind of social divide between the wealthy and the poor was a good thing. In the 60s the people were more mixed together. He talked about two of the town drunks living next to them as he grew up and what they added. Now there was less interaction which could have a devastating effect on our society. He said it seemed that in Utah Valley the suburban neighborhoods were doing what they could to keep out the lower classes. He said he favored zoning that identified residential and commercial. It wasn't right to move into a neighborhood that you thought was residential and have it turned into something else. He said there were opportunities for people who wanted to live among a certain class of people and have an HOA that controlled the environment. But he didn't think zoning should create that. There were communities where only the middle class or upper class could afford to live. He said Alpine changed that dynamic somewhat with their allowance of accessory apartments. But what happened was the poor housing was being pushed into less desirable areas such as commercial areas where the real estate was actually more expensive, and they had fewer options. He said they needed to be careful with lower density. When density was increased, they needed to pay for the impact on infrastructure, but higher density should be an option and they should understand the negative consequences of restricting density.

Kimberly Bryant said she had citizens talk to her about that very issue.

Mel Clement said that Smooth Canyon was approved for third acre lots which were supposed be less expensive, but those lots sold for not much less than the half-acre lots. The City couldn't control the market. He added that the Wasatch Front was one of the densest metro areas in America.

Bradley Reneer concluded by saying a council member from another city had come to one of Alpine's Council meetings and afterwards told a colleague of Mr. Reneer's how much he liked the atmosphere in the Alpine City Council meeting. He appreciated that people were civil and respectful, and he hoped his city could move in that direction. Mr. Reneer said he'd been in another meeting where there was disagreement on an issue and it became personal with one member considering those who disagreed with him to be dishonest and corrupt. He said he appreciated the fine people he worked with in Alpine, then quoted from the Federalist Papers. He said in hindsight there were things he might have done differently. He said he would miss the income from serving on the Council, but hoped the pay didn't become the motivator for people to stay on when their passion or ability to serve was gone. He said he appreciated his family for making it possible for him to serve, and thanked the citizens of Alpine for their trust in him, and hoped it had not been misplaced. He said the involvement of people like those on the Council was what made America great and gave her a chance in the future.

Mayor Willoughby thanked him for his comments. He said in the past week Alpine had lost three good men who had passed away. They were Jack Workman, Tig Peterson, and Landon Henscheid who passed away after complications of wounds received while serving in Iraq.

Mel Clement noted that the County Planning Commission meeting was on December 17th. The Council agreed to come in and sign the letter on Wednesday.

VIII. EXECUTIVE SESSION: None held

MOTION: Bradley Reneer moved to adjourn. Will Jones seconded. Ayes: 5 Nays; 0. Motion passed.

The meeting was adjourned at 7:45 pm.