

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
April 10, 2012

I. CALL MEETING TO ORDER: The City Council meeting held at Alpine City Hall, 20 North Main in Alpine, Utah was called to order at 7:00 pm by Mayor Hunt Willoughby.

A. Roll Call: The following Council members were present and constituted a quorum:

Mayor Hunt Willoughby

Council Members: Troy Stout, Will Jones, Bradley Reneer

Council Members excused: Kimberly Bryant, Mel Clement

Staff: Charmayne Warnock, Shane Sorensen, Jay Healey, Annalisa Beck

Others: Asher Webb, Breezy Anson, Kent Hastings

B. Prayer: Troy Stout

C. Pledge of Allegiance: Kent Hastings

II. PUBLIC COMMENT: Mike Simmons said he lived in Alpine and had previously contacted the Mayor and Council Members regarding his concern about fireworks. He had talked to the Governor's office and understood that the legislature had passed bills authorizing cities to make the decision on whether or not they wanted to allow fireworks in their community and what boundaries they wanted to set. With the approved aerial fireworks, he felt they should do something. Sandy and Draper didn't allow fireworks east of Highland Drive, which was farther from the foothills than most of Alpine. He added that with the dry winter it could be more problematic.

Mayor Willoughby said he would talk to the City Administrator about putting it on as a full agenda item. The next Council meeting was dedicated to the budget but possibly they would have it on the agenda for the next meeting.

Ty Anderson presented a proposal for an Eagle Scout project. He said there was a fire hydrant on Heritage Drive that he would like to repaint. Also, he would like to put up some kind of structure to keep unauthorized motorized vehicles off the trail in that area.

Shane Sorensen said it was currently private property but he suspected that with the number of complaints they'd had, they would probably welcome some kind of barrier. He said the City had a water line that ran along there. Mr. Anderson would need to get approval from the Heritage Hills Association before he did anything.

III. CONSENT CALENDAR

A. Approve minutes of March 13, 2012.

MOTION: Will Jones moved to approve the minutes of March 13, 2012. Troy Stout seconded. Ayes: 3 Nays: 0. Motion passed unanimously.

IV. REPORTS/PRESENTATIONS

A. Financial Report for March 2012: Annalisa Beck said that over all it looked good. The motor vehicle tax was up slightly. Building permits revenue was down slightly. There were three permits approved in March but were not picked up until April. That also affected the revenue from impact fees. There was still a concern about water rates. People appeared to be conserving. They would be looking at water rates at the next meeting along with the budget.

Troy Stout asked how the water situation was looking. Shane Sorensen said they were concerned. They would definitely be pumping more pressurized irrigation water this year, not so much on the culinary. He hoped citizens would conserve on pressurized irrigation water because the pumping costs would be high this year. Annalisa Beck said they had budgeted \$150,000 this year for pumping and had used \$30,000 so far. They would be budgeting more for the next fiscal year.

V. ACTION/DISCUSSION ITEMS

A. Ordinance No. 2012-01 - Hunters Ridge Circle Subdivision Zone Change: The Hunters Ridge Circle subdivision was located at approximately 325 N. Main Street in the Business Commercial (BC) zone and consisted of 13 lots on just under five acres. The Alpine City Zoning Ordinance permitted residential uses in the BC zone, and such uses had to conform to the requirements of the TR-10,000 zone. The residential subdivision had been approved several years earlier. Eleven of the thirteen lots had homes built on them. A concern had been raised that businesses could be built on the remaining two lots and it was proposed the zoning be changed to residential.

Mayor Hunt Willoughby said the Planning Commission had held a public hearing on the proposed zone change. April Naidu had emailed some comments to the Council regarding the public hearing.

Bradley Reneer said he had listened to the recording. It seemed the only concern brought up was in regard to the adjacent commercial business. The owner was concerned about the requirement if he took down the building or wanted to add on. However, the building was already situated too close to the property line according to the current zoning ordinance so it would be an issue whether or not Hunters Ridge Circle was rezoned or not. Any new construction on the commercial property would have to comply with the current zoning.

Will Jones said he was at the meeting. There were two nay votes but their concern was whether or not the City should look at the Business Commercial zone as a whole and see if there were other places that should be rezoned, then do it all at once rather than piecemeal. But the concern that someone could use one of the lots for a daycare or something was immediate.

Shane Sorensen said originally that area was split between the residential and commercial zones with about two-thirds of it commercial. The owners at the time had requested it be zoned all commercial.

Troy Stout said Alpine's commercial district was already small and he could understand an argument in favor of maintaining the commercial area they had. He said he wasn't opposed to the zone change but wondered if they should be looking at a master commercial plan.

Will Jones said that a number of years ago the Planning Commission had recommended expanding the commercial zone south along Alpine Highway but the Council voted against it. He suggested the City look at rezoning the residential properties on 300 North that were in the BC zone. He said another issue that came up in the Planning Commission meeting was the uses in the BC zone. Automobile repair was not permitted but there were people doing it.

MOTION: Will Jones moved to adopt Ordinance No. 2012-01 approving the zone change for Hunters Ridge Circle subdivision from Business Commercial to TR-10,000. Bradley Reneer seconded. Ayes: 3 Nays: 0. Motion passed unanimously.

B. The Park at South Pointe Plat K Minor Subdivision: Will Jones declared a conflict of interest on this item. He said he presented it to the Planning Commission at their meeting of April 3, 2012 and owned a derelict parcel along the lane. In addition, he could end up marketing the lots.

Mr. Jones said he did not wish to vote on this subdivision and since there would not be a quorum without his vote, this item was tabled until a later meeting.

C. Approve Purchase of Playground Equipment in Legacy Park: Shane Sorensen said the Council should have received an email from Rich Nelson about the purchase of playground equipment for Legacy Park. He said they found out about it late in the afternoon on April 4, 2012. Ron Devey and Mayor Willoughby went up and looked at it. The equipment was less than five years old and had an estimated value of \$45,000 to \$60,000. The bids closed the next morning. The Mayor gave staff a green light to enter a bid. The City acquired the playground equipment for \$8,100.00.

Shane Sorensen said they were asking the Council to ratify the purchase of the equipment.

D. Surplus the old playground equipment in Legacy Park: Shane Sorensen said that while they were discussing the purchase of the new equipment, they should consider approving the surplus of the old playground equipment. They could sell it on the same website where they found the new one.

There was a brief discussion about keeping the swing and advertising the rest as surplus. Shane Sorensen said they could advertise a short bid period with a week or ten days to remove it. He would like to have the equipment exchanged before it was too late in the season.

Mayor Willoughby said the Municipal Recreation Grant that was approved at the previous meeting would offset the cost of the equipment, along with whatever they got for the old equipment.

MOTION: Will Jones moved to approve the purchase of the playground equipment for Legacy Park and surplus the old playground equipment with the exception of the slide. Troy Stout seconded. Ayes: 3 Nays: 0. Motion passed unanimously.

Alpine Boulevard Waterline Connection: Shane Sorensen showed on the map where Alpine Boulevard ran along the east side of Alpine and currently lay in two sections. The first section began at Center Street and ran northward to the edge of Bennett's orchard where it ended. The road began again at the LDS North Stake Center on the other side of the orchard and curved to the west. The design in the master road plan showed the two sections of Alpine Boulevard eventually connecting through the Bennett orchard.

Because the Alpine Boulevard connection did not exist, the waterline that served the southeast area of town was run to the west of the orchard through people's property rather than in a street. The waterline was oversized in order to have adequate fire flow. Shane Sorensen said that as properties were developing in that area, the City would like to abandon the waterline that would be on people's lots and put it into Alpine Boulevard.

Staff had approached Bennett about the possibility of running the waterline through the orchard in the alignment of where Alpine Boulevard would eventually go. No deals were made but staff proposed that the City would purchase the material for that section of waterline if the developer would provide the labor. He estimated that the cost of the materials would be about \$10,000. Generally the cost of the labor was about the same as the cost of materials, although in this case they would be going through an orchard that was actively farmed. He said that if the developer did it all without the City's participation, the City would be reimbursing the difference between an 8-inch and 10-inch line since it would need to be oversized.

When the waterline was connected, the City could abandon the waterlines that ran through people's lots and eliminate the concern of potentially flooding someone's house if a waterline leaked, which would be a huge benefit to the City. There would be little disruption in water service.

Troy Stout clarified that if the City waited until the property owner developed the orchard, there would be no cost to the City. He asked if there was a way to have the developer reimburse the City for the waterline when they developed. Shane Sorensen said that the ordinance stated that if the City chose to make an improvement before development occurred, it would be at the City's expense. He said the developer had no incentive to put in a waterline at this point. But if there was damage to someone's home due to a ruptured waterline, the City would be sued.

MOTION: Will Jones moved to approve an agreement to extend the waterline through the Bennett orchard with Alpine City being responsible for the cost of the materials and the developer installing the waterline. The developer would coordinate with the City and be responsible for the labor and repairs on his own property. The City would bear no liability. Bradley Reneer seconded. Ayes: 3 Nays: 0. Motion passed unanimously.

VI. STAFF REPORTS

Shane Sorensen said the pressurized irrigation was fully on throughout town.

VII. COUNCIL COMMUNICATION

Will Jones

1. He said he appreciated the opportunity to attend the meeting at the high school last week about the problem with drugs and suicides. Organizers had done an excellent job and raised some important issues. He said he was a little concerned when one of the representatives from the district seemed to minimize the tragedy by saying the numbers weren't that high in comparison to other places. Mr. Jones said that even one life lost was too much.

2. He suggested there be some kind of signage in the City Hall lobby so when people walked in they would know where to go.

3. He said he would like to take a survey and see how residents felt about their experience in working with the City.

Troy Stout

1. He said he would like to reiterate what Will Jones said about the high school meeting. He said it was their responsibility and privilege as parents to pressure the school administrators into making drugs less available on campus. He felt there were issues that were glossed over.

Mayor Willoughby

1. He said he had talked to police officers who said there were 28 or 29 DUIs in Alpine so far this year. They'd had 10 for the same time period the previous year. That put Alpine ahead of Lehi and Alpine was a dry city. They had also pulled over a dealer with a half a pound of cocaine.

2. He reported he had attended the PSD meeting the previous week and they were ready to hire the 20th officer but Highland was struggling with their budget. There were police vehicles that needed to be replaced. He said there was a little girl run over in Highland and the responding officer couldn't get his car started so he had catch a ride with another officer.

3. He said he had talked to the police chief about assigning an officer at the junior highs for three hours a day and work with the school resource officer.

VIII. EXECUTIVE SESSION: None held.

MOTION: Troy Stout moved to adjourn. Bradley Reneer seconded. Ayes: 3 Nays: 0. Motion passed.

The meeting was adjourned at 8:00 pm.