



## ALPINE CITY COUNCIL PUBLIC MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a Public Meeting on **Tuesday, April 27, 2021 at 6:00 pm**, 20 North Main Street and can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: [alpinecity.org](http://alpinecity.org) Public Comments may be submitted to [admin@alpinecity.org](mailto:admin@alpinecity.org) by 5:00 pm the day of the meeting.

### I. CALL MEETING TO ORDER

- |              |                  |
|--------------|------------------|
| A. Roll Call | Mayor Troy Stout |
| B. Prayer:   | Greg Gordon      |
| C. Pledge:   | By Invitation    |

### II. WORK SESSION – GENERAL PLAN 6:00 PM – 7:00 PM

### III. CONSENT CALENDAR

- A. Approve City Council minutes of April 13, 2021
- B. Bid Award – CUP Filter Station Project

### IV. PUBLIC COMMENT

### V. REPORTS AND PRESENTATIONS

### V. ACTION/DISCUSSION ITEMS

- A. Cherrypoint Subdivision – Concept Plan Review
- B. Ordinance 2021-09: Non-Conforming Porches and Stairs
- C. Resolution No. R2021-08 Rank Choice Voting
- D. Lambert Park Structure funding

### VI. STAFF REPORTS

### VIII COUNCIL COMMUNICATION

### IX. EXECUTIVE SESSION: Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.

Mayor Troy Stout  
April 23, 2021

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and 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 our web site at, and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)



# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission/City Council, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers, or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing vs. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

# MODERATE INCOME HOUSING



## PURPOSE

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

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

## 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.”*

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-B-iii 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 persons 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 population estimate for Alpine City in 2017 was 10,197 with a projected annual rate of growth of 117. Projected population for 2024 is 11,004.

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	9,651	10,197	117	11,004	807
Total Population in occupied housing units (ACS Table B25008)	9,651	10,197	117	11,004	807
Total Population in owner- occupied housing (ACS Table B25008)	8,695	8,780	63	9,014	234
Total Population in renter- occupied housing (ACS Table B25008)	956	1,417	54	1,990	573

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

### TOTAL HOUSEHOLD UNITS


Over the next 5 years the U.S. Census Bureau projects the ratio of renter-occupied structures to owner occupied structures to increase at approximately 40 units per year:

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	2,499	2,770	40	3,098	328

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

---

 Number: 1      Author: Austin      Subject: Sticky Note      Date: 10/6/2020 11:32:22 AM  
Lon Lott: Add a comma to the population estimate section and consider wordsmithing.

---



## EXISTING MODERATE INCOME HOUSING

Alpine City's existing moderate income housing is a mix of twin homes, apartments, duplexes, fourplexes, and cottages (senior housing). Overall, based on the City records as of October 2019, there are approximately 75 existing moderate income housing units.

## HOUSEHOLD SIZE

Household size, unlike population, is projected to drop in the next 5 years. A possible indicator of an aging population.

	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	4.3	3.87	3.54

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey

## ALPINE CITY MEDIAN HOUSHOLD INCOME

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

	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$104,436	\$112,727	\$73	\$101,542	\$ (11,185)
Owner-occupied income (ACS Table B25119)	\$111,071	\$124,240	\$522	\$120,816	\$ (3,424)
Renter-occupied income (ACS Table B25119)	\$38,304	\$54,375	\$1,002	\$50,627	\$ (3,748)

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

## UTAH COUNTY AREA MEDIAN INCOME

Utah County area median income is projected to increase significantly over the next 5 years from \$67,042 in 2017 to \$108,972 in 2024, a difference of over \$41,000. If this projection is accurate, it would indicate that the median income gap between Alpine City and Utah County will close over the next 5 years.



	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,042	\$4,950	\$108,972	\$ 41,930

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American

## GOAL

Promote moderate income housing that meets the needs of those desiring to live in Alpine.

## POLICIES

- 1.1 Allow accessory apartments within owner-occupied dwellings throughout the City
- 1.2 Allow senior housing units to be built in more dense clusters to reduce costs of living.
- 1.3 Preserve existing moderate income housing.
- 1.4 Provide a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.





---

Number: 1      Author: Austin      Subject: Sticky Note      Date: 10/6/2020 1:26:46 PM

---

Carla Merrill:

Deed Restricted Moderate Income Housing ... possibly allow below a certain elevation.



## RECRUITING / HIRING

The West Valley City Police Department accepts applications for Police Officers through a continuous hiring announcement issued through West Valley City Human Resources. Applicants are divided into four groups: non-certified, SFO/BCO, certifiable/currently attending, and certified/law enforcement experienced. Applicants who successfully complete the initial application will receive notification when the next step in the hiring process is scheduled. Scheduling of the physical fitness and written examination for Non-Certified candidates will be done on an “as needed” basis.

## PAY & BENEFITS

### PAY SCALE

1 for 1 service credit for previous law enforcement experience up to 10 years (including Corrections time).

### SHIFT DIFFERENTIAL (DAY, AFTERNOON, GRAVEYARD)

- Step 1      \$20.75/hour (\$43,160/year) - \$21.78/hour (\$45,318/year)
- Step 10     \$31.80/hour (\$66,154/year) - \$33.39/hour (\$69,461/year)

The entire pay scale can be found [here](#).

### POLICE OFFICER 1ST CLASS

This program allows Officers with at least 8 years of experience (2 with WVC) to promote to a higher grade of Officer within the pay scale. This is a career track for those that intend to be the most highly trained, experienced, and dependable Officers.

- Pay ranges from \$28.00/hour (\$58,246/year) to \$36.81/hour (\$76,580/year)

### PAID TIME OFF

1 for 1 service credit for previous law enforcement experience.

- Employees receive a lump sum of 80 PTO hours every November after they have completed probation.

- PTO Accruals:
  - Year 1-5      4 hours/pay period      (184 total hours/year)
  - Year 6-10      5 hours/pay period      (210 total hours/year)
  - Year 11-15      6 hours/pay period      (236 total hours/year)
  - Year 16-20      7 hours/pay period      (262 total hours/year)
  - Year 20+      8 hours/pay period      (288 total hours/year)

## HOLIDAYS

11 Holidays/year (110 hours/year)

## INSURANCE

- Health Insurance: Provider is through Select Health
- Dental: Provider is through Educators Mutual Insurance (EMI)
- Mental Health: Blomquist Hale/University of Utah
- Insurance Premium Rates can be found [here](#).

## UNIFORM ALLOWANCE

- Officers are given a uniform allowance of \$1,200/year.
- This is split into an additional \$100 with the first paycheck of each month.

## TAKE HOME VEHICLE

- All Officers are allowed a take home vehicle if their residence is within 35 miles from the border of West Valley City.
- Cost is \$1 per mile per paycheck.

## RESIDENCY INCENTIVE

- Officers can apply and be approved for \$10,000 to purchase a home in West Valley City.
- Officers can apply to receive \$165/month for 5 years for living within West Valley City. This option is renewable every 5 years.
- Officers can be approved for both incentives, but must stay employed and living within West Valley City for 5 years.

## RETIREMENT

- Retirement is through Utah Retirement Systems (URS)
- New members of URS can find additional info [here](#).

# APPLICATION

The West Valley City Police Department accepts applications for Police Officers through a continuous hiring announcement.

All applications are accepted online and can be found [here](#).

Applicants are divided into four groups: Non-Certified, SFO/BCO, Certifiable/Currently Attending, and Certified/Law Enforcement Experienced. Applicants who successfully complete the initial application will receive notification when the next step in the hiring process is scheduled.

## HIRING CATEGORIES

- **Non-Certified Candidates:** Are those individuals who have not attended POST (Peace Officer Standards and Training) or an equivalent police academy. This category typically includes Correctional Officers and those with only SFO (Special Functions Officer) certification.
- **SFO/BCO Candidates:** This category includes Correctional Officers and those with SFO (Special Functions Officer) & BCO (Basic Correctional Officer) certifications.
- **Certifiable Candidates:** Are those individuals who are currently attending a POST certified academy or have successfully graduated POST or an equivalent police academy (Category 1 Peace Officer certification from another state) but do not have any law enforcement experience.
- **Certified Candidates:** Are those individuals who have successfully completed the police academy and have police officer experience with a state or local law enforcement agency or department. This may include those that have worked as an Agent with AP&P (Adult Probation and Parole) in a position that requires LEO (Law Enforcement Officer) certification. This category is also frequently referred to as Lateral Candidates.

## PREFERENCE POINTS

Preference points are added to an applicant's score for the following:

- Military experience
- College degrees from regionally accredited universities
- Foreign language proficiency
- West Valley City residence

## HIRING PROCESS

The West Valley City Police Department offers opportunities to work in a progressive, full service police department. Officers with the police department have the opportunity to promote through the ranks, as well as take advantage of specialty assignments and collateral duties.

All applicants must complete the hiring process in order to receive a final offer of employment. If selected for hire by the Chief, the candidate will receive a conditional offer of employment and must pass a Computerized Voice Stress Analysis, Psychological Evaluation, and Medical Evaluation to receive a [final offer of employment](#).

If a non-certified candidate is hired, they will be sent through the POST academy by the department and will receive all benefits afforded a full-time police officer of West Valley City.

Certifiable and Certified/Lateral applicants DO NOT have to complete a Physical Fitness Test or Written Examination.

## **PROCESS**

- Application – All applications must be filled out correctly and include the required attachments
- Personal Background Investigation - First Review
- Physical Fitness Test – (Non-Certified ONLY)
  - Push Up - Minimum 14 repetitions without stopping
  - Sit Up – Minimum 23 repetitions in one minute
  - Vertical Jump – Minimum 14.5 inches
  - 1.5 Mile Run – Complete in under 16 minutes 11 seconds
- Preliminary Panel Interview - (Non-Certified & Certifiable/Currently Attending ONLY)
- Personal Background Investigation - Full Investigation
- Chief of Police Panel Interview
- Conditional Offer of Employment
- CVSA, Psychological Examination, & Medical Examination
- Final Offer

## **APPOINTMENT BY THE CHIEF OF POLICE**

Candidates who pass these examinations will be subject to hiring at the discretion of the Chief of Police, in accordance with Human Resources.

## **UTAH NATIONAL PEACE OFFICER SELECTION TEST (UTAH N.P.O.S.T.)**

### **GENERAL INFORMATION**

West Valley City requires a passing Peace Officer Entrance Examination score. This exam is no longer required by Utah POST but we use it as a replacement for the Police Departments written test.

The N.P.O.S.T. consists of four timed sections: math, reading comprehension, grammar and incident report writing. A passing score is 70% or higher in each section of the test.

### **Bridgerland Applied Technology Center**

1301 N 600 W

Logan, UT 84321

Phone: 435-750-3188

**USU Eastern Price Campus Testing Center**

451 E 400 N

Price, UT 84501

Phone: 435-613-5325

[USU Eastern Price Campus Testing Center Website](#)

**USU Eastern Blanding Campus Testing Center**

639 West 100 S

Blanding, UT 84511

Phone: 435-678-8171

[USU Eastern Blanding Campus Testing Center Website](#)

**Davis Applied Technology Center**

550 E 300 S

Kaysville, UT 84037

Monday

7:45 to 2:30

Tuesday

7:45 to 4:30

Thursday

7:45 to 11:30

On a walk-in basis during testing hours. Fee \$30 Requires Picture I.D. is required.

**Dixie State College Testing Center**

North Plaza Building

1000 E 100 S

St. George, UT

Phone: 435-652-7667

Cost: \$50

**Salt Lake Community College**

South City Campus School of Applied Technology Testing Center

1575 S State Street

Room 2-153

Salt Lake City, UT 84115

Phone: 801-957-3267 (testing center)

[Email Salt Lake Community College](#)

[Salt Lake Community College Website](#)

- Fee: \$30, Must have current government-issued photo ID.
- Testing: Every Tuesday and Wednesday starting at 5:40 p.m., and by appointment.

**Salt Lake Community College**

Miller Campus

9750 S 300 W

MFEC Room Number 238

Sandy, UT 84070

Proctor Station Phone: 801-957-5221

[Salt Lake Community College Website](#)

Testing: Monday through Friday 7 a.m. to 1:30 p.m. and first Saturday of the month 8 a.m. to Noon.

**Southern Utah University**

West University Boulevard

ELC110

Cedar City, UT 84720

Phone: 435-865-8113 351

Testing: The 4th Tuesday of the month, except for holidays. Other testing times can be arranged. Please [email](#) for a testing appointment.

**Uintah Basin Applied Technology Center**

1100 E Lagoon Street (124-5)

Roosevelt, UT 84066

Phone: 435-722-4523

Testing: Contact testing center for an appointment. 8 a.m. to 5 p.m. Monday through Friday.

**Utah Valley University**

Phone: 801-863-8269 Call for appointment to test.

[Utah Valley University Website](#)

**Weber State University Testing Center**

1112 University Circle

Ogden, UT 84408-1112

Phone: 801-626-6803

Testing: Wednesdays at 2 and 6 Call for specific information.

**STUDY GUIDE**

A study guide for the Utah NP.O.S.T. is available for purchase for approximately \$6 at the following Salt Lake Community College Bookstores.

- Jordan Campus Bookstore Phone: 801-957-2620
- Redwood Campus Bookstore Phone: 801-957-4045
- Sandy Campus Bookstore Phone: 801-957-3726
- South City Campus Bookstore Phone: 801-957-3329

All candidates are urged to call the bookstore they would like to purchase a study guide at, in advance, to verify they have the guide in stock and available for purchase.

Once the NPOST test is scored the testing facility is contacted with the results at which time they will mail or email you a copy. Each testing facility may have a standard process on how they distribute test results. **It may take approximately 4 weeks to receive your test results.**

## JOIN US ON A RIDE ALONG

The West Valley City Police Department offers residents the opportunity to ride along in a police patrol vehicle with a police officer during their tour of duty. This provides the chance to be at the scene of police incidents to see exactly how they are handled; ride-alongs also offer those interested in a law enforcement career the chance to see what such a career might involve.

If you are interested in a Police Ride-Along, please complete our online form. You will be contacted by the West Valley City Police Department to finalize your request.

View the [online Ride-Along Application](#).

Government Websites by [CivicPlus®](#)

[Employee Intranet](#)

**Summary of SB 34 Affordable Housing Modifications (4th Substitute)**

**Sen. Jake Anderegg / Rep. Val Potter**

**Summary:** SB34 encourages local communities to plan for housing for residents of all income levels, and coordinate that housing with transportation. Communities are required to develop a moderate income housing (MIH) plan as part of their general plan. Communities that are required to annually report on their MIH plan implementation must satisfy these requirements to remain eligible for state transportation investments.

**Revisions to required elements of municipal and county general plans:**

Land Use element must now consider location of land for housing for residents of various income levels in addition to the other categories of public and private uses of land (line 481 for municipalities; 1172 for counties).

Transportation and Traffic Circulation element:

- “Provide the general location and extent” of active transportation facilities in addition to freeways, arterial and collector streets, public transit, and other modes of transportation (491; 1182).
- Plan residential and commercial development around “major transit investment corridors” to improve connections between housing, employment, education, recreation, and commerce (494; 1185).
  - Defines “major transit investment corridor” as public transit service that uses or occupies: (a) public transit rail right-of-way; (b) dedicated road right-of-way for the use of public transit, such as bus rapid transit; or (c) fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (i) a public transit district as defined in Section 17B-2a-802, or (ii) an eligible political subdivision as defined in Section 59-12-2219 (246; 858).
  - Municipalities without a major transit investment corridor must plan for residential and commercial development in areas that maintain and improve these connections (498).
- Correlate the transportation plan with population and employment projections, and the proposed land use element (502, 1188).
- Consider the regional transportation plan developed by the region’s metropolitan planning organization (MPO); if outside an MPO, consider the long-range transportation plan developed by UDOT (575; 1258).

Moderate Income Housing (MIH) element:

- ***Municipalities/counties covered:*** Utah Code has long required municipalities and counties to plan for moderate income housing growth. SB34 requires, by December 1, 2019, the following municipalities and counties to update and adopt the moderate income housing element of their general plan (444; 1074), and annually report on implementation (614; 1296):
  - all municipalities of the 1st, 2nd, 3rd, and 4th class;
  - cities of the 5th class with a population of 5,000 or more that are located in counties of the 1st, 2nd, and 3rd class;
  - metro townships with a population of 5,000 or more; and
  - all counties must plan and adopt a MIH element including strategies from the ‘menu’ (see below) but only counties of the 1st, 2nd, and 3rd class with an unincorporated population of 5,000 or more must annually report on implementation.
- Facilitate a reasonable opportunity for a variety of housing including MIH and shall now 1) meet the needs of people of various income levels living, working, or desiring to live or work in the community (509; 1198); 2) “allow people with various incomes to benefit from and participate in all aspects of neighborhood and community life” (511; 1200); 3) towns may and cities shall analyze how they will provide a realistic opportunity for the development of MIH within 5 years for cities (513) and within the planning horizon for counties (1203).



- **Menu:** Shall include a recommendation to implement 3 or more of the following strategies, aka the 'menu' (518; 1205):
  - (A) rezone for densities necessary to assure the production of MIH
  - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
  - (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
  - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
  - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
  - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers
  - (G) encourage higher density or moderate income residential development near major transit investment corridors
  - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
  - (I) allow for single room occupancy developments
  - (J) implement zoning incentives for low to moderate income units in new developments
  - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
  - (L) preserve existing MIH
  - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
  - (N) participate in a community land trust program for low or MIH
  - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
  - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
  - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
  - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
  - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
  - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
  - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
  - (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
  - (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income
- In addition to the recommendations required above, municipalities that have a "fixed guideway public transit station" shall include a recommendation to implement either "G" or "H" (568) [not required for counties].

- **Annual reporting and review of the moderate income housing plan:** The municipal/county legislative body shall annually review their MIH plan and implementation of that plan; prepare and post a report of their findings on their website; and send the report to Dept. of Workforce Services, AOG, and MPO if applicable (612; 1294).
  - The report shall include: a) revised estimate of the need for MIH in the next 5 years; b) description of progress made to provide MIH by analyzing and publishing data on the # of housing units that are at or below 80%, 50%, and 30% adjusted median family income; c) description of efforts to utilize a MIH set-aside from community reinvestment agency, redevelopment agency, or community development and renewal agency; d) description of the implementation of the MIH recommendations aka 'menu'.
  - Requires the DWS Division of Housing and Community Development to (i) assist in the creation of the MIH reports, and (ii) evaluate the reports for purposes of determining eligibility for state transportation funds. Gives DWS rulemaking authority to develop the evaluation process (1414).

**Revisions to Olene Walker Housing Loan Fund (1325):** SB34 did not provide any additional funding for housing. Revises Olene Walker Housing Loan Fund board to add 1 member w/expertise in transit-oriented development and 1 member who represents rural interests. The board must hold two public input meetings each year, once in a rural area. Allows fund money to be used to purchase land for low-income housing (1388).

**Revisions to state transportation funding:**

- Adds access to educational facilities and MIH to the prioritization process for new transportation capacity projects administered by the Utah Transportation Commission (1749).
- State Transportation Investment Fund (TIF) or Transit Transportation Investment Fund (TTIF) funds may not be used in a municipality or unincorporated county that has failed to adopt a MIH plan or has failed to report on implementation of their MIH plan as determined by DWS. TIF funds can still be used for a limited-access facility, but not for construction, reconstruction, or renovation of an interchange. TTIF funds can still be used for a multi-community fixed-guideway public transportation project, but not for the construction, reconstruction, or renovation of a station (1808).

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people ~~[desiring to live]~~ of various income levels living, working, or desiring to live or work in the community; and

(B) to allow ~~[persons with moderate]~~ people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life; ~~[and]~~

(ii) for a town, may include, and for other municipalities, shall include, an analysis of ~~[why the recommended means, techniques, or combination of means and techniques provide]~~ how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years~~[, which means or techniques may include a recommendation to:]~~;

(iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) ~~[encourage]~~ facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;

(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;

(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;

(G) encourage higher density or moderate income residential development near major transit investment corridors;

534 (H) eliminate or reduce parking requirements for residential development where a  
535 resident is less likely to rely on the resident's own vehicle, such as residential development near  
536 major transit investment corridors or senior living facilities;

537 (I) allow for single room occupancy developments;

538 (J) implement zoning incentives for low to moderate income units in new  
539 developments;

540 (K) utilize strategies that preserve subsidized low to moderate income units on a  
541 long-term basis;

542 (L) preserve existing moderate income housing;

543 (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate  
544 income housing;

545 (N) participate in a community land trust program for low or moderate income  
546 housing;

547 (O) implement a mortgage assistance program for employees of the municipality or of  
548 an employer that provides contracted services to the municipality;

549 ~~[(E) consider utilization of]~~ (P) apply for or partner with an entity that applies for state  
550 or federal funds or tax incentives to promote the construction of moderate income housing;

551 ~~[(F) consider utilization of]~~ (Q) apply for or partner with an entity that applies for  
552 programs offered by the Utah Housing Corporation within that agency's funding capacity;

553 ~~[(G) consider utilization of]~~ (R) apply for or partner with an entity that applies for  
554 affordable housing programs administered by the Department of Workforce Services; [and]

555 ~~[(H) consider utilization of]~~ (S) apply for or partner with an entity that applies for  
556 programs administered by an association of governments established by an interlocal  
557 agreement under Title 11, Chapter 13, Interlocal Cooperation Act[?];

558 (T) apply for or partner with an entity that applies for services provided by a public  
559 housing authority to preserve and create moderate income housing;

560 (U) apply for or partner with an entity that applies for programs administered by a  
561 metropolitan planning organization or other transportation agency that provides technical

562 planning assistance;

563 (V) utilize a moderate income housing set aside from a community reinvestment  
564 agency, redevelopment agency, or community development and renewal agency; and

565 (W) any other program or strategy implemented by the municipality to address the  
566 housing needs of residents of the municipality who earn less than 80% of the area median  
567 income; and

568 (iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a  
569 municipality that has a fixed guideway public transit station, shall include a recommendation to  
570 implement the strategies described in Subsection (2)(b)(iii)(G) or (H).

571 (c) In drafting the land use element, the planning commission shall:

572 (i) identify and consider each agriculture protection area within the municipality; and

573 (ii) avoid proposing a use of land within an agriculture protection area that is  
574 inconsistent with or detrimental to the use of the land for agriculture.

575 (d) In drafting the transportation and traffic circulation element, the planning  
576 commission shall:

577 (i) consider the regional transportation plan developed by its region's metropolitan  
578 planning organization, if the municipality is within the boundaries of a metropolitan planning  
579 organization; or

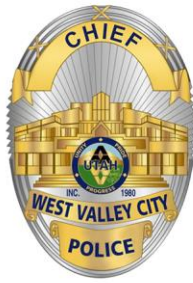
580 (ii) consider the long-range transportation plan developed by the Department of  
581 Transportation, if the municipality is not within the boundaries of a metropolitan planning  
582 organization.

583 (3) The proposed general plan may include:

584 (a) an environmental element that addresses:

585 (i) the protection, conservation, development, and use of natural resources, including  
586 the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals,  
587 and other natural resources; and

588 (ii) the reclamation of land, flood control, prevention and control of the pollution of  
589 streams and other waters, regulation of the use of land on hillsides, stream channels and other



# West Valley City **POLICE**

**Office of Chief Lee W. Russo**  
3575 South Market Street, West Valley City, Utah, 84119

## **WVCPD Offers Incentive for Officers to Live in WVC**

### ***FOR IMMEDIATE RELEASE***

**DATE:** October 22, 2015

**CONTACT:** Roxeanne Vainuku, Public information Officer  
Office: (801) 965-7678  
Mobile: (801) 509-1375  
[Roxeanne.vainuku@wvc-ut.gov](mailto:Roxeanne.vainuku@wvc-ut.gov)

The West Valley City Police Department is announcing a new incentive for officers to live in West Valley City. Officers who reside in West Valley City will now be eligible to take part in one of two housing incentive options:

- The first option provides a \$10,000 lump sum payment toward the purchase of a home within West Valley City, plus a \$200 per month housing allowance for up to 36 months. Officers who take this incentive will commit to living in West Valley City for at least five years.
- The second option provides officers who rent within the city, or who already have a home within the city, with a \$200 per month housing allowance for up to 36 months.

These incentives are being offered to enhance recruiting efforts by the West Valley City Police Department and to fulfill the strategic initiative from our West Valley City Council to increase the number of officers living in West Valley City. Having a larger number of officers who live in West Valley City increases police presence and enhances public safety. Officers who live and work in West Valley City will be part of the fabric of the community and intimately aware of the community's wants and needs.

"West Valley City Police Officers already show an extraordinary commitment and level of dedication to the residents of West Valley City," says WVCPD Chief Lee Russo. "We believe this incentive adds another layer of investment in this community, because for these officers, West Valley City won't just be a place they work, it will be home."

Funding for the incentive program comes from a special appropriation out of West Valley City's general fund. We have established a \$100,000 initial fund for this program.

In addition to this new incentive, the West Valley City Police Department is continuously looking at ways to make working as a West Valley City Police Officer more attractive. WVCPD offers competitive pay, flexible shift schedules which allow officers to work either four 10-hour shifts or three 12-hour shifts, a take home car program and a lateral entry incentive program for currently certified officers.

"West Valley City Police department is a great place to work and now, more of our officers are going to find that West Valley City is also a great place to live," says Chief Russo

**Chief Russo will be available to discuss the new incentive program today, October 22, 2015 from 2:00-2:30 pm. Please let us know if you would like to meet with him during that time.**

# # #

Jed Muhlestein, P.E.  
20 North Main  
Alpine, Utah 84004

April 21, 2021

**Subject: CUP Filter Station Project Bid Award Recommendation**

Dear Jed,

Attached is the bid tabulation for the CUP Filter Station Project. The low bidder was Corrio Construction, Inc. with a bid of \$518,514.00. The bid was 5 percent higher than the engineer's estimate. There was a total of three bidders on this project with an average bid price of \$556,504.67.

We recommend the bid be awarded to Corrio Construction, Inc. We have checked their license, bonding, and references and have found everything in order.

Attached are three (3) copies of the Notice of Award if the City so chooses to award this project to Corrio Construction, Inc.

If you have any questions please call.

Sincerely,  
HORROCKS ENGINEERS

John E. Schiess, P.E.  
Principal Engineer

cc: File



**Engineer's Estimate  
Horrocks Engineers**

**Project Manager:** John E. Schiess, P.E.  
**Project Engineer:** Brett Wood, P.E.  
**Bid Opening:** purchasing.utah.gov  
**Date:** April 20, 2021  
**Time:** 2:00 PM

For:

Construction Cost Index: 11750  
 CUP Filter Station  
 Alpine City  
 20 North Main  
 Alpine, Utah 84004

**Base Bid**

**Contractors**

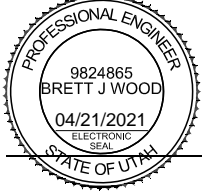
Corrio Construction, Inc. \$518,514.00  
 VanCon, Inc. \$587,000.00  
 \* S&L, Inc. \$564,000.00  
 Average \$556,504.67  
 Engineer's Estimate \$495,539.68  
 Percent Difference -11%

**Base Bid**

Base Bid				Engineer's Estimate		Bidder 1 Corrio Construction, Inc.		Bidder 2 VanCon, Inc.		Bidder 3 S&L, Inc.		Average	
ITEM NO.	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization	1	LS	\$33,800.00	\$33,800.00	\$26,326.00	\$26,326.00	\$42,000.00	\$42,000.00			\$34,163.00	\$34,163.00
2	SWPPP	1	LS	\$4,400.00	\$4,400.00	\$1,891.00	\$1,891.00	\$4,000.00	\$4,000.00			\$2,945.50	\$2,945.50
3	Filter Building	1	LS	\$76,000.00	\$76,000.00	\$128,778.00	\$128,778.00	\$136,000.00	\$136,000.00			\$132,389.00	\$132,389.00
4	Building Piping and Filter Installation	1	LS	\$178,000.00	\$178,000.00	\$130,730.00	\$130,730.00	\$195,000.00	\$195,000.00			\$162,865.00	\$162,865.00
5	Electrical, Mechanical, and Communications	1	LS	\$80,000.00	\$80,000.00	\$91,260.00	\$91,260.00	\$75,000.00	\$75,000.00			\$83,130.00	\$83,130.00
6	Site Piping and Site Work	1	LS	\$123,339.68	\$123,339.68	\$139,529.00	\$139,529.00	\$135,000.00	\$135,000.00			\$137,264.50	\$137,264.50
<b>TOTAL BASE BID</b>					<b>\$495,539.68</b>		<b>\$518,514.00</b>		<b>\$587,000.00</b>		<b>\$564,000.00 *</b>		<b>\$556,504.67</b>

I hereby certify that this is a true and correct Bid Tabulation for the  
 CUP Filter Station

\* S&L, Inc. is considered non-responsive  
 as bid details were not provided



Brett Wood, P.E.

# ALPINE CITY COUNCIL PUBLIC MEETING

## Tuesday, April 13, 2021

### I. CALL MEETING TO ORDER

Mayor Troy Stout welcomed everyone to the City Council meeting and began with a roll call.

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

Carla Merrill, Greg Gordon, Jessica Smuin, Lon Lott, Jason Thelin

Staff: Shane Sorensen, Craig Hall, Bonnie Cooper, Heidi Jackman, Chief Reed Thompson, Chief Brian Gwilliam

Others: Kami Burgess, Josh Daniels, Ron Robinson, Richard James, Will Jones, Glen Parker, Amelia Powers

**Prayer:** Lon Lott

**Pledge:** Mayor Troy Stout

### II. CONSENT CALENDAR

- Approve City Council minutes of March 23, 2021
- Pay Request No. 1 – 800 S Road Improvement Project: \$56,193.83
- Bond Release #11 – The Ridge at Alpine Phase 3: \$39,000.00
- Bond Release #3 – The Ridge at Alpine Phase 4: \$26,054.00

**Motion:** Lon Lott moved to approve the consent calendar with changes made by Lon Lott and Greg Gordon to the minutes of March 23, 2021. Carla Merrill Seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

#### Ayes

Carla Merrill  
Jessica Smuin  
Greg Gordon  
Jason Thelin  
Lon Lott

#### Nays

### III. PUBLIC COMMENT

No Public Comment

### IV. REPORTS AND PRESENTATIONS

#### A. Rank Choice Voting – Chris Harelson from Elections Division of Utah County Clerk Auditor's Office

Mayor Troy Stout explained that the representatives from Utah County Elections Office are here to answer questions and explain Rank Choice Voting. He asked if the representatives from the county could give the council an honest assessment of the downsides of Rank Choice Voting. Josh Daniels, Utah County Elections, said the downside is like any election if the candidate you voted for does not win. He said the county has the principles and rules that they follow, and when we follow those rules, we all try to at least be content with the outcome. He said democracy being one of those ideas that everyone in the community get a say. He said election law comes and there are rules, and we follow those rules, another big principle is a majority. He said if a majority of the voters elect a representative the voter at least knows that they had a chance to try to get what they wanted. He said one of the challenges to the process depending on the rules as you have seen in municipal elections people do not always win in the majority of the party. He said the state of Utah saw this in the Governor's race in the general election. He said the winner did not win with over 50% of the votes because it was a four-way race. He said in a case in the state of Maine there was a three-way race where in incumbent lost. He said the three-way race is sometimes a spoiler. He thinks this is where voters get concerned.

Josh Daniels said the feature of Rank Choice Voting is how do we avoid a plurality outcome; how do we produce a majority outcome in a race where you have more than two candidates for a given seat. He said Rank Choice Voting lends itself well for City Council because the city will often have two or three open seats. He said Rank Choice Voting can save money because it eliminates the Primary Election. He said the city could just have a General Election and the voters can rank the candidates without narrowing the field with a Primary Election. Amelia Powers, Utah County

1 Clerk Auditor, said during the election in 2012 between Mia Love, former United States Representative for the  
 2 Republican Party, lost to Jim Matheson, incumbent former United States Representative for the Democratic Party.  
 3 She said in Utah the spoiler candidate tends to be either a Constitutionalist or a Libertarian party candidate. She said  
 4 she is in favor of the rank choice voting where they are not voting against someone. She said most of the residents  
 5 seem to feel better about the outcome of the election even if the winner is their second choice. Josh Daniels said  
 6 campaigns seem to be more civil because the candidate is trying to be someone second choice as well as first choice.

7  
 8 Mayor Troy Stout said he felt Primary Elections do the same thing. Amelia Powers said Primaries do, but they also  
 9 tend to have less turnout from voters. Jason Thelin, City Council member, asked if the city chooses Rank Choice  
 10 Voting will this save us money. Amelia Powers said it would cut the City's costs by half. Jason Thelin asked what  
 11 happens if he only voted for one of the four candidates on the ballot would his vote still count. Amelia Powers said  
 12 the lowest person would be eliminated. She said voting this way does not make your vote invalid. Josh Daniels said it  
 13 means there is no back up vote if your candidate does not win. Jason Thelin asked if that bottom person is off the  
 14 ballot. Amelia Powers answered yes, as we go to the second choice of that person's ballot. Josh Daniels said each  
 15 ballot is counted until the winner is picked. He said if that candidate does not win, they do not have a backup vote that  
 16 is when their vote is no longer counted. He said in the past election most of the voters voted for all the choices. He  
 17 said a voter will have two or three weeks to go over the ballot and research the candidates.

18  
 19 Jason Thelin asked if the city will need to train the voters here in Alpine. Amelia Powers said this is an educational  
 20 process the county has been giving grants to help fund the educational material. She said the county gave them out  
 21 ballots at assisted living centers without any instruction about how it was fill out just to see if they would understand.  
 22 She said they did not have any problems. She said in last year's election the county did a lot of training on drop boxes  
 23 and our utilization went up to about 80% and the county has only had drop boxes for the past two years. Jason Thelin  
 24 asked is there any way to manipulate the election with Rank Choice Voting. He said Alpine does have parties  
 25 (Republican and Democrat, etc.) in our elections. He asked what would happen if the city had three open seats for  
 26 City Council and three individuals get together teaming up and campaign together as a group. Amelia Powers said in  
 27 any plurality election candidates can do this.

28  
 29 Josh Daniels said in any election there is strategy. He said strategy must follow the rules and laws. He said he does  
 30 not think there has to be strategies that you have to burn down your opponent to win an election. He said in Rank  
 31 Choice Voting a candidate would not need to campaign that way. He said when a candidate is out campaigning and  
 32 meets a voter that says that they are not their first choice, that candidate could ask the voter if they would consider  
 33 him/her as their second choice. He said this gives the candidate the ability to lobby to be a second or third choice of  
 34 the voter. Amelia Powers hope is that voters become more engaged in the voting process because they get to vote for  
 35 the person they want and rank the others instead of voting against a candidate. She said with Rank Choice Voting the  
 36 voter may not have their first choice win but if their second choice wins oftentimes the voter feels better about that.  
 37 She said campaigns seem to be more civil. She said in a municipal primary election voter turnout is usually very low  
 38 compared to the general election. She said Rank Choice Voting gives more people the ability to have more say. Josh  
 39 Daniels said voting by mail gives the voter more time to research the candidates.

40  
 41 Carla Merrill, City Council member, asked if in the Mayor's race there were three candidates and instead of a majority  
 42 getting a plurality so theoretically a candidate could get 34% of the votes and still not win as mayor. She said however  
 43 her concern is that the second or third choice could actually win. Amelia Powers said number three would be  
 44 eliminated. She said politically who voted for number three really liked number two more than number one, then their  
 45 votes could go to number two. She said so instead of having someone win with 34% of the vote they would win with  
 46 60% of the vote. Mayor Troy Stout said he feels like a lot of education is necessary with Rank Choice Voting. He said  
 47 it is easy to rank them, but his concern is if the voter does not understand how the votes are counted and a candidate  
 48 is eliminated.

49  
 50 Amelia Powers said the county sent a survey out after the election 80% preferred the rank choice voting and wanted  
 51 to continue or expand it to all elections. Lon Lott, City Council member, asked is the state is doing Rank Choice  
 52 Voting on a trial type bases how many cities are participating this year that participated last year. Josh Daniel said  
 53 Vineyard and Payson did it last time and will be participating this election. He said one of the challenges was that  
 54 most of the county clerks personally came together and opposed it. He said no other county outside of Utah County  
 55 have tried Rank Choice Voting. He said this election other counties are willing to try Rank Choice Voting. Amelia  
 56 Powers said six cities have opted in and there could be as many as six to ten more. Lon Lott asked what size cities  
 57 were going to participate. Amelia Powers said the cities vary in size. She said some that a participated include Riverton,  
 58 Sandy, Bluffdale, Draper, Payson, and Vineyard. Lon Lott asked if the ballot looked confusing compared to what the  
 59 voters have seen in the past. Amelia Powers said the ballots were not statically different than any other election. Josh  
 60 Daniels said the ballot is set up in a grid. He said the ballot was intuitive to have the voter fill out. Greg Gordon, City  
 61 Council member, asked if a voter ranks two candidates with the same ranking is the whole ballot spoiled or how does  
 62 the county count that. Josh Daniels said the vote would be eliminated. Mayor Troy Stout said he opposed mail in

1 voting but agreed it has created a higher level of involvement. He said he feels mail in voting has slowed down the  
 2 announcement of the winners. He asked if the voters would have to wait for a declaration of a winner with Rank  
 3 Choice Voting. Amelia Powers said whenever it is a close race it can take weeks. Mayor Troy Stout said we were able  
 4 to give a winner that night of the election, Amelia Powers we would be able to get you preliminary results by election  
 5 night. She said as in all elections the final canvas happens two weeks after election night. She said on election night  
 6 the county will be able to give the city unofficial results. Josh Daniels said when voters wait until the very last day or  
 7 the county is waiting to receive all mail in ballots on election night, we usually only have 75 - 85% of the votes  
 8 completely counted on election night.

10 Carla Merrill said her concern is that the candidate who receives the most votes could be the candidate who will not  
 11 necessarily win the election. Lon Lott said the city has two seats for four-year terms and one seat for a two-year term  
 12 that will be separated on the election ballot. He said a candidate would have to declare which seat they would be  
 13 running for either the two- or four-year term. Jason Thelin asked if results will be posted and available to the candidates  
 14 after the election of where the candidate ranked. Amelia Powers said yes, as well as a graph that shows each round as  
 15 the votes are counted. Greg Gordon asked outside of Australia where has the Rank Choice Voting been used. Josh  
 16 Daniels said in the 1900's it was first used here in America. Mayor Troy Stout said it would shorten the election  
 17 season. He said the cost for election costs have gone up 50% since last year. He said it seems like the cities are being  
 18 herded towards Rank Choice Voting.

20 Amelia Powers said cheap elections do not run well. She said the 2019 election went much better. She said she is very  
 21 proud of the way her team ran the last election. She said the Washington Post did an eight-minute video shown  
 22 nationwide as a model. She said the video showed how the county cleaned up the election process in Utah County.  
 23 She said the reason for the price increase was because her predecessor had no statical data. She said they had guessed  
 24 on the last elections cost at \$1.85. She said now that the county has the data that was tracked. She said now the county  
 25 knows exactly how much each ballot will cost which is \$2.23. She said if it costs anything less that that the law says  
 26 the county "shall pass that along" to the city. She said the county does not want to be embarrassed again like in 2017  
 27 when they were called out by the Governor. She said \$2.25 will be the cap price of each ballot. She said if the price is  
 28 anything less, we will pass along those saving. She said Alpine should be a savings with the use of our new Drop Box,  
 29 also the state pays for the maintenance and licensing we can pass that along to the city as well.

31 Mayor Troy Stout asked if the City Council wanted to see this on the next agenda. All City Council members agreed  
 32 to have the Rank Choice Voting back on the agenda at the next meeting. Alpine has until May 10, 2021 to decide on  
 33 Rank Choice Voting.

### 35 **B. Financial Report Fiscal Year 2021**

37 Shane Sorensen, City Administrator, explained that the city will not be amending the budget until June 2021. He said  
 38 the city needs to amend the budget for the purchase of the code enforcement truck and legal services. He said the city  
 39 has had less traffic violations because less people have been on the roads because of COVID 19. He said general fund  
 40 revenues were sitting at 79.3% and 75% through the year so the city is in good shape. He said nothing is out of the  
 41 ordinary with expenditures. He said the city has a lot of projects going on right now that have not been taken out of  
 42 the budget.

44 Shane Sorensen said he is close to having a complete budget and would like to meet with each City Council member  
 45 individually to go over it. Jason Thelin requested to see everyone's salary and what the workload is attached to  
 46 their job, along with benefits and pensions. Greg Gordon asked if the city has a schedule of when vehicles need to  
 47 purchase in the future. Shane Sorensen said he has a spreadsheet on vehicles that will need to be purchased and that  
 48 will be part of that budget.

## 50 **V. ACTION/DISCUSSION ITEMS**

### 52 **A. Request to Access City Open Space – 22 S. Pfeifferhorn Drive**

54 Shane Sorensen explained Ron Robinson has requested access to city open space. He said that there is a trail behind  
 55 Ron Robinson's property, he needs permission to be able to have access behind his home to get material on to his  
 56 property. Mayor Troy Stout said Ron Robinson said he was told he could access it through the northern side of his  
 57 property. He said in 2013 Mr. Robinson accessed the same area and there were no problems. *Ron Robinson said he*  
 58 *has 110 feet the secondary sprinkler box and flower he has paid the bonds to the city. They want to bring in road*  
 59 *base and a bobcat two day and a couple of weeks apart.*

61 Lon Lott visited the site today. He said he has a few concerns about the large rock being put back, also asked if Mr.  
 62 Robinson has asked permission from the private lot to the south of the city open space. Lon Lott said the city would

1 have to open the open space area up for Mr. Robinson to have access. He said he remembers permission was granted  
 2 in the past and then the city had to block it off with rocks later after people abused it. He asked if access to the trail  
 3 has closed. *Ron Robinson said his builder said he would need to get a permit.* Lon Lott said he would personally like  
 4 to see that the neighbor would know that they would want access to the open space that they would have to go  
 5 through the process just like Mr. Robinson. *Ron Robinson said he would be willing to contact all 15 neighbors to*  
 6 *make them aware.* Mayor Troy Stout asked if there could be a sign that could be put up so that others will know that  
 7 there is a permit to do so. Lon Lott said the city needs to be cautious regarding granting access to the city's open  
 8 space. Jason Thelin asked if in the motion they could add conditions that Mr. Robinson agreed to. Lon Lott said he  
 9 would add those things to his motion.

10  
 11 **Motion: Lon Lott** moved to approve the request by Ron Robinson to access his property with the following  
 12 conditions: enter via the north end of Pfeifferhorn, his first attempt would be to the neighbors south of his property  
 13 using the tracking pad and streets be cleaned after and use nematic equipment and notify neighbors of construction so  
 14 they will be aware that it is for Mr. Robinson and it is by permit only be finished and put back to original condition  
 15 by May 15, 2021, also a sign must be posted at the beginning of the trail saying that this project is permitted for  
 16 address 22 Pfeifferhorn by the city. Greg Gordon Seconded the motion. There were 5 Ayes and 0 Nays, as recorded  
 17 below. The motion passed unanimously.

18  
 19 Ayes

20 Carla Merrill  
 21 Jessica Smuin  
 22 Greg Gordon  
 23 Jason Thelin  
 24 Lon Lott

Nays

25  
 26 **B. Resolution No. R2021-07: Appointment of Utah Lake Commission Alternate Member**

27  
 28 Mayor Troy Stout said Lon Lott has been serving on the Utah Lake Commissions the council needs to appoint an  
 29 alternate in case Lon Lott is unable to attend a meeting. He said he recommended appointing City Engineer, Jed  
 30 Muhlestein, to become the alternate. Carla Merrill asked why this nomination was necessary. Lon Lott said having an  
 31 alternate is one of the bylaws of the Utah Lake Commission and they have asked us to appoint an alternate.

32  
 33 **Motion:** Carla Merrill moved to approve the appointment of City Engineer, Jed Muhlestein to be an alternate member  
 34 of the Utah Lake Commission. Jessica Smuin Seconded the motion. There were 5 Ayes and 0 Nays, as recorded below.  
 35 The motion passed unanimously.

36  
 37 Ayes

38 Carla Merrill  
 39 Jessica Smuin  
 40 Greg Gordon  
 41 Jason Thelin  
 42 Lon Lott

Nays

43  
 44 **C. Alpine Days/Rodeo Budget**

45  
 46 Shane Sorensen said he met with Kami Burgess, Alpine Days Chair, yesterday and outline events for this year and  
 47 reducing the costs and taking different approaches. He said Kami Burgess and her committee are asking for  
 48 donations, such as a golf cart. He said in previous years the city has rented golf carts, this will save us a considerable  
 49 amount of money. He said Kami Burgess is willing to approach it however the council wants to this year. He said if  
 50 the council gets her a budget, she will use that budget. She will craft the events after that budget. He said in a  
 51 previous City Council meeting the council had talked about removing the teen dance, stage and sound systems.

52  
 53 Mayor Troy Stout said his feeling is the residents missed out on last year's Alpine Days and we want to have it be a  
 54 community event. He said he would like to spend more money on the senior's dinner because they are the ones who  
 55 have suffered the most during this time of the pandemic. Greg Gordon said this is a cost versus revenue and it is  
 56 hard to pin down and. Kami Burgess said she has been trying to cut costs on anything the people do not pay for. She  
 57 said but with the 5k the bid is \$3.50 I can pass that along to the runner. She said she has cut things like a \$2700  
 58 video and logos for \$2500 or other items that were costly in the past that is not necessary. Shane Sorensen said he  
 59 will have regular meetings with Kami Burgess and her committee. Mayor Troy Stout said let's get input what the  
 60 council would like her to invest their money in. Kami Burgess said she is thinking of charging \$8 for residents, \$15  
 61 for nonresident wrist bands for the carnival. She said she is looking to have at least two items per age group for the  
 62 children and are cutting out duplicates. She said the carnival will be only one day and not two this year. Jessica

1 Smuin likes scaling back and reevaluating. Kami Burgess said since the council did not want to have the teen dance  
2 the committee has decided on a family dance night.

3  
4 Jason Thelin asked is it the city's goal to be making money or breaking even. Shane Sorensen said the council could  
5 set the budget somewhere in the middle of the last few years. Jason Thelin said he would prefer to get sponsorship  
6 like in the past. Jason Thelin said costs for events should be cost neutral. Shane Sorensen said in the past we have  
7 had to adjust the budget after the event and the city had to absorb the costs. He said in the city's budget we need to  
8 be able to plug a revenue number in and an expense number as well. Lon Lott said he took an average before of  
9 about 35000 that would be an expense after all the revenues and everything even though the budget was set at like  
10 100,000 and we netted 20,000 or 50,000 or the final expense was 50,000 what it ended up being was about \$5.38 per  
11 person for 6,000 people. He said in the end we want it to be an event that everyone can enjoy. He said there is some  
12 point the city will have expenses. He said this is a way we can unify our community. Mayor Troy Stout said he likes  
13 what Kami Burgess has come up with so far for Alpine Days. He said he remembers some people would go out of  
14 town because everyone was coming from outside of Alpine. He said he like that she is making it about coming home  
15 because everyone missed out on it last year. Kami Burgess said the event catalogs will be mailed out to only Alpine  
16 residents and will be on Facebook but not shareable along with the city website. Jason Thelin suggested doing the  
17 mailers he feels like residents have lost out because we have gone digital. Kami Burgess said in the past the city  
18 spent \$3000 to print 450 mailers that go out to the residents. She said she would continue having something put in  
19 the newsletter each month.

20  
21 Jason Thelin asked if tonight the City Council is just setting a budget goal. He asked what were the city's net losses.  
22 Kami Burgess said the revenue in the past for wristbands was \$80,000. She said the city needs to have those number.  
23 Greg Gordon said that nearly 430 people for the mountain biker showed up to race in previous years. Kami Burgess  
24 said we have no information on the previous years for the Pickleball Tournament. She said she is aware lot of those  
25 events in the past broke even, but the Pickleball Tournament made money. She said the gentleman over the  
26 tournament has a rough estimate of how much revenue was made. Shane Sorensen said staff has a goal to have  
27 transparency this year. Kami Burgess said she is setting this up as if she were not going to be taking this over next  
28 year. She said the City Council and staff will always have access what is happening with Alpine Days. Jessica  
29 Smuin asked if a Venmo account could set up for the city. Kami Burgess said she was going to talk to Carolyn  
30 Riley, City Treasurer, to set that up. Mayor Troy Stout said the Alpine Days Committee needs to go through the  
31 attorney to make sure we are compliant. Lon Lott said it costs about 2-3% extra. He said we are spending dollars  
32 now. Shane Sorensen said the rodeo needs to be at about \$35 this year. Greg Gordon said one thought is that we did  
33 not have Alpine Days last year, so we have this year's budget and last years also. Lon Lott asked said what if we  
34 gave that same budget as last year and try to stay under that.

35  
36 Mayor Troy Stout said the outside chance that we would have another COVID-19 epidemic that our risk would not  
37 be as large. Jason Thelin said canceling Alpine Days last year was the right thing to do. Shane Sorensen said if the  
38 council wants to make a motion to maintain the budget the way it has been in the past four years to try to come in  
39 well under budget. He said he feels like \$100,000 would work with the discussions he has had with Kami Burgess.  
40 Jessica Smuin asked if the rodeo is separate and needs to be part of the motion. Lon Lott said as Kami Burgess  
41 works her magic, we need to consider the following things ticket sales and our net loss. Mayor Troy Stout said we  
42 are working with next year's budget. Lon Lott said the city still has \$100,000 in last year's budget for Alpine Days  
43 because it was canceled. Greg Gordon asked if the council is thinking \$135,000 is too high of a budget. He said we  
44 should advertise outside of Alpine for rodeo and the 5K and keep the rest just for locals. Mayor Troy Stout said if  
45 we advertise the bike race at bike stores and contact bike clubs. He said Kami Burgess has come in with a great  
46 perspective.

47  
48 **Motion:** Jessica Smuin motioned to approve \$115,000 for the Alpine Days budget with an additional \$30,000 for the  
49 Alpine Days Rodeo. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion  
50 passed unanimously.

51  
52 Ayes

53 Carla Merrill  
54 Jessica Smuin  
55 Greg Gordon  
56 Jason Thelin  
57 Lon Lott

Nays

58  
59 **D. Approval to Pre-Order 10 Wheel Dump Truck (FY 2022)**

60  
61 Shane Sorensen explained said it is a long waiting time for trucks. He said he and London Wallace, Public Works  
62 Streets Supervisor, had gone to look at the company they have worked with in the past. He said the dump truck would

be approved in the budget later. He said all city trucks are rear wheel drive. He said staff is looking into a four-wheel drive, but we would only be able to use it to plow snow and that is it. He said Three Falls gets different snow than the rest of the city which makes plowing difficult in that area of town. He said sometimes on the west side of town they have high snow drifts. He said staff looked and the double axel truck that can spin at the same time and could be used later to haul asphalt. He said he feels that is a more efficient option.

He said with street sweeping the city hauls out debris to Fairfield Dump. He said the city is billed by the ton. He said it is the same labor but takes more material that is why the city is looking at 10-wheeler. The 10-wheeler is around \$250,000. He said the city's streetsweeper has only one more payment on it. He said the city could pay for the dump truck in payment or cash. He said the city needs a commitment because they will not have this truck later this year. Jessica Smuin asked how long this truck will last. Shane Sorensen said most trucks last 15 years. He said the truck would arrive late November.

**Motion:** Jason Thelin moved to approve the preorder of the 10 Wheel Dump Truck (FY 2022) not to exceed \$250,000. Lon Lott Seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Nays

Carla Merrill  
Jessica Smuin  
Greg Gordon  
Jason Thelin  
Lon Lott

## VI. STAFF REPORTS

Chief Reed Thompson said the fire department have taken down some trees for a city sidewalk projects. He said he fire fighters were able to do some recertification with their saws.

Chief Brian Gwilliam said there is an opportunity to be in a police simulator and we can coordinate that. He said the council can participate as much or as little as they want. He said he would resend the email to the council. He said the Lone Peak Safety District has their meeting tomorrow. Mayor Troy Stout asked about the citations in Lambert Park. Chief Brian Gwilliam said 90 warnings and 30 citations went out. He said LPPD (Lone Peak Police Department) is trying to educate the public regarding no vehicles in Lambert Park. He said for the first couple of weeks giving out the citations seems to work, and residents obey for a little while and then after it starts to happen again. He said that we must go back and educate the public again. Mayor Troy Stout asked Chief Gwilliam to send the statistics from Lambert Park to the council. Mayor Troy Stout asked Shane Sorensen to have an update on the Bollards installation at Lambert Park for the next City Council meeting.

Craig Hall, City Attorney, said he has an update on the Blue Bison appeal hearing and the process going forward. Mayor Troy Stout asked if Paxton Guymon, Attorney representing the Alpine City in the hearing, would be giving the presentation at the next City Council meeting. Craig Hall answered yes. He introduced his wife of 49 years.

Shane Sorensen said he is grateful to Heidi Jackman, Utilities Manager, for helping tonight with the audio/visual. He said Austin Roy, City Planner, is out of town and he thought it was a good idea to have a backup person.

Shane Sorensen said staff had a meeting with ACE. He said ACE had it built into their contract a three-year renewal. He said ACE's bid came back at a 1.4% increase. He said he had anticipated the increase to be higher. He said staff has looked at some other options and programs for green waste. He said staff got prices, Murray City said they would rent dumpsters to residents for a couple of days at the rate of \$50. Mayor Troy Stout said a neighborhood could share the cost of a dumpster to do a spring cleanup project. He asked if ACE would cover the costs. Shane Sorensen said Craig Hall happens to be the attorney for TSSD and if would be very costly to the city to get back into a contract with them. Shane Sorensen said ACE would do it and maybe the city could offer a coupon project with the \$22 fee. He said the city could give out X number of dump passes or we could do something similar to what we do with a library refund with a receipt the resident would bring into the city. Greg said it can be frustrating to get the bins Shane Sorensen is talking about from Murray City. He asked if there was a way to check the availability. Chief Reed Thompson said maybe the city could get reimbursed by the state because it would apply to fuel mitigations. Mayor Troy Stout thinks they have done a great job. Shane Sorensen said it would not interfere with the city's dealing with the dump. He said the city pays separately for its dumping fees. Carla Merrill asked why Alpine City does not recycle glass. Greg Gordon said most cities do not recycle glass. Shane Sorensen said it is sorted by hand for the recyclables and it could be hazardous.

Shane Sorensen updated the council on projects throughout the city. He said the 800 South project is under construction and should be gated for curb soon. Lon Lott said he lives in this area and this is the first time he has had a new access point to his home. Shane Sorensen said Hillside Circle project is nearly complete. He said the 300 North Well is within budget and he is very hopefully this will fix the problem. He said the city may have to work with the contractors on CUP bid because supplies have gone up in price. He said the work will be completed by July or August.

Shane Sorensen said PI (Pressurized Irrigation) is on throughout the city and will be in all lines Wednesday April 14, 2021.

Shane Sorensen said the remodel of City Hall is complete. He said before using the new entrance staff will need to restripe the parking lot, move phonedlines, and computer lines.

Shane Sorensen said Crossfire trail may be close to the boundary and we will have to put up signs. Mayor Troy Stout asked how doable is that trail going to be. He suspects it will be a good trail. Jason Thelin asked if the stakes that were up were for the boundary line. Jason Thelin said they are for people to see how close they are to the trail. Mayor Troy Stout said have the signage. Jason Thelin asked about the building. Craig Hall said the city has met about the building we have a practical enforcement issue. He said the city can post it and, but we are not sure how to enforce it. Mayor Troy Stout said we are layering to enforce the issue this create one more avenue and if it is only 5-10% part of the solution. Greg Gordon said this is a small group who goes up there and shoots. Mayor Troy Stout said we have a foot officer or a bike officer in the future. Chief Brian Gwilliam said the access to the shooting range it would be the federal officers to enforce it. Mayor Troy Stout said County Sherriff could enforce we could look into that.

Jason Thelin said the council has already approved this in a motion. He said he is not looking to Craig Hall to have litigation. Jason Thelin said the city should move forward with the plans for the structure. He said posted at the structure could be a layered approach saying here is the federal law and having people pickup to their shell casings. Craig Hall was not able to find what qualifies as a structure with the forest service in order to enforce no shooting within 50 feet of the structure. Mayor Troy Stout said we have looked at it from many different angles. Craig Hall said the if larger than 200 square feet then it is a structure and requires a building permit. Greg Gordon said if the city says what a structure is, and it is on city land the forest service would have to enforce the law. Jessica Smuin suggested making that area part of the recreational area. Mayor Troy Stout said the city could make the structure be a horse tie up post or a pump station for bikes. Shane Sorensen said a developed trail is not a developed recreational area. Jessica Smuin commented that if law abiding citizens see the structure, they are going to obey the no shooting. Mayor Troy Stout said let get something that requires a building permit. He said the forest service knows how we feel about shooting in the area of Lambert Park. Greg Gordon said the city could put a sign where near the area where people park. Craig Hall said the applicability the city could put up a sign and then have a pavilion. He said followed up by a letter sent to the forest service indicating that the city expects them to enforce the law. He said the city can put the forest service on notice. He said the forest service can be the ones who say they are not going to enforce the law. Jason Thelin suggested the city start with a bare minimum of a cement pad, bench with roof and signage behind it and maybe a locker for the staff to use. Mayor Troy Stout said let's at least get the cement pour set up and be proactive. Shane Sorensen said staff and emergency vehicles need to have access up to that road. Mayor Troy Stout instructed Shane Sorensen to have all the material ordered beforehand for the cement pad pour because he wants the structure done this summer. He suggested using materials the council has already discussed such as wood with metal roof and cement pad. Jessica Smuin said it needs to be a cohesive look.

Shane Sorensen updated the council on Lambert Park bollards saying they have been ordered. He said staff does not have a delivery date yet.

## VIII COUNCIL COMMUNICATION

Lon Lott made staff aware of a gopher problem up at the rodeo grounds. Shane Sorensen said he will get a hold of a pest control company to take care of the problem. Lon Lott asked staff to put up a no fires sign at the bowery by the rodeo grounds that can be removable. Shane Sorensen said he would take care of that also.

Jessica Smuin asked for the status update on the Alpine City website. Shane Sorensen said he would be willing to share the information with Jessica Smuin. Jessica Smuin suggested that maybe Carolyn Riley, City Treasurer, could come to a City Council meeting and present two of the companies

Mayor Troy Stout said he was near Flank Trail by Bald Mountain Drive and saw some lot numbers going up there, was the city aware of them and does the city have a public easement. Shane Sorensen said he was aware of one vacant lot. He said the city does not have an easement. Mayor Troy Stout said it is planting season and staff needs to start on the flowerpots on Main Street.



1 Jason Thelin asked if the legal team could contact Apple/Google maps regarding the road in Lambert Park because  
2 we are still having large truck using it. Shane Sorensen said to some degree it is not their fault. Mayor Troy Stout  
3 said there is a sign posted there and the driver disobeyed it. He said it is a big safety issue. Craig Hall said he will  
4 look into that.

5  
6 Carla Merrill reminded everyone that Trail Day is Saturday April 17, 2021 at 8:00 am in Lambert Park.

7  
8 **IX. EXECUTIVE SESSION:**

9  
10 None held

11  
12 **Motion:** Carla Merrill motioned to adjourn. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded  
13 below. The motion passed unanimously.

14  
15 Ayes

Nays

16 Carla Merrill  
17 Jessica Smuin  
18 Greg Gordon  
19 Jason Thelin  
20 Lon Lott

21  
22 Adjourned at 9:00 pm  
23  
24  
25

## ALPINE CITY COUNCIL AGENDA

**SUBJECT:** Concept – Cherrypoint Subdivision

**FOR CONSIDERATION ON:** 27 April 2021

**PETITIONER:** David Peterson of Excel Engineering, representing Josh James

**ACTION REQUESTED BY PETITIONER:** Review the approved Concept Plan and provide any necessary feedback to the developer.

### BACKGROUND INFORMATION:

Cherrypoint consists of 2 lots on 6.121 acres. The development is located at approximately 1528 N Grove Drive, and in the CR 40,000 zone. The concept plan shows a division of the “Pete Christensen” property into two lots.

The property on which the Cherrypoint subdivision is proposed is currently one large lot with a single-family home on it. The property was owned by Pete Christensen for many years and was just recently sold to Josh James, who is now seeking to subdivide the lot.

On April 20, 2021, the Planning Commission held a public hearing on the proposed concept plan. There was no public comment. Following the hearing, the Planning Commission reviewed the plans and made a recommendation of approval:

**MOTION:** *Commission Member Ed Bush moved to approve of the Concept Plan for the Cherrypoint subdivision as proposed.*

*Sylvia Christiansen seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.*

**Ayes:**

*Alan MacDonald  
Ed Bush  
John MacKay  
Jane Griener  
Sylvia Christiansen  
Troy Slade*

**Nays:**

Per Article 4.06.010 of the Development Code: “If concept plan approval is granted by the Planning Commission, the concept plan shall be presented to the City Council for information and any such direction as the City Council deems appropriate or necessary.”

### STAFF RECOMMENDATION:

Provide feedback to the developer on anything the City Council deems appropriate or necessary.



**ALPINE CITY  
STAFF REPORT**  
April 16, 2021

**To:** Alpine City Planning Commission & City Council

**From:** Staff

**Prepared By:** Austin Roy, City Planner  
Planning & Zoning Department

Jed Muhlestein, City Engineer  
Engineering & Public Works Department

**Re: CHERRYPOINT – CONCEPT**

Applicant: David Peterson of Excel Engineering, representing Josh James  
Project Location: Northern Grove Drive, approximately 1528 N Grove Drive  
Zoning: CR-40,000 Zone  
Acreage: 6.121 Acres  
Lot Number & Size: 2 lots ranging from 0.92 acres to 4.90 acres  
Request: Approve the proposed Concept Plan

**SUMMARY**

Cherrypoint consists of 2 lots on 6.121 acres. The development is located at approximately 1528 N Grove Drive, and in the CR 40,000 zone. The concept plan shows a division of the “Pete Christensen” property into two lots.

**BACKGROUND**

The property on which the Cherrypoint subdivision is proposed is currently one large lot with a single-family home on it. The property has been owned by Pete Christensen for many years and was just recently sold to Josh James, who is now seeking to subdivide the lot.

**ANALYSIS**

**Lot Width and Area**

Lot width requirements for the CR-40,000 zone are 110 feet for a standard lot with average slopes less than 10% (the proposed lots are 5%). Both lots meet ordinance. Lots in the CR-40,000 zone are required to be a minimum of 40,000 square feet in size. The proposed concept appears to meet the density requirements set forth in the ordinance.

**Use**

The developer is proposing that the lots be used for single-unit detached dwellings, which is consistent with the permitted uses for the CR-40,000 zone.

*Sensitive Lands (Wildland Urban Interface)*

The property is not located in the Wildland Urban Interface.

*Trails*

The City Trail Master Plan shows no trails within the development area.

*General Plan*

The proposed subdivision appears to meet the General Plan.

*Other*

N/A

**REVIEWS**

**PLANNING AND ZONING DEPARTMENT REVIEW**

The analysis section in the body of this report serves as the Planning and Zoning Department review.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT REVIEW**

*Streets*

At Concept, Engineering checks the streets for general compliance with the Street Master Plan. Staff has worked with the City Council on a plan to improve the north/south segment of Grove Drive near this property. When The Ridge at Alpine went through the annexation/approval process, a 41-foot right-of-way concept design for this segment of road was approved. The concept plan for Cherrypoint used that preliminary design to show what right-of-way would be required to be dedicated and therefore the concept plan aligns with what has been previously designed for this segment of roadway. The east/west segment of Grove Drive would require the standard 54-foot right-of-way, and the plans appear to meet this requirement. A more detailed review of roadway design is done at preliminary.

*Lots*

Both lots meet frontage and area requirements based on the average slope of the lot.

*Utilities – All*

The utilities are typically discussed in detail at Preliminary Review. At concept, the overall ability of the City to serve the area is evaluated. In this situation, the necessary infrastructure to serve the area with culinary and secondary water exists on the north side of the development. The development is well below the 5,350-foot elevation, which is the highest elevation the existing water system can serve and still provide the minimum 40 psi required by ordinance. Sewer mains exist on both sides of the property for service. An abandoned ditch runs through the property. This ditch was abandoned/terminated when The Ridge at Alpine was developed, and an upstream head gate was placed out of service to block flows from entering the ditch.

### Natural Hazards

The proposed development does not fall within the Geologic Hazards Overlay Zone which has areas identified as having the potential for rockfall, slide, fault, and debris flows. The Developer will not be required to provide a geologic hazard study for the property because of this. A geotechnical study, detailing existing soil properties (including CBR values of existing soils) will be required prior to any construction of roadwork along the west side of the property.

### Other

The property has one existing building onsite. Prior to the recordation of any phase of development that contains existing buildings which would be in conflict with property lines and setbacks, the existing building(s) must be removed, existing services either re-used or cut/capped/removed; or a bond provided to ensure those things will happen prior to a building permit being issued on the affected lot(s).

### **LONE PEAK FIRE DEPARTMENT REVIEW**

See the attached review from the Lone Peak Fire Department.

### **HORROCKS ENGINEER'S REVIEW**

See the attached review from Horrocks Engineering.

### **NOTICING**

Notice has been properly issued in the manner outlined in City and State Code

### **STAFF RECOMMENDATION**

Review staff report and findings and make a recommendation, or decision to either approve, table, or deny the proposed subdivision. Findings are outlined below.

Findings for a Positive Motion:

- A. The streets and general layout appear to meet ordinance;
- B. Proposed roadway appears to meet right-of-way widths and previously approved designs;
- C. Plan appears to comply with the General Plan.

Findings for Negative Motion:

- A. None.

### **MODEL MOTIONS**

#### **SAMPLE MOTION TO APPROVE**

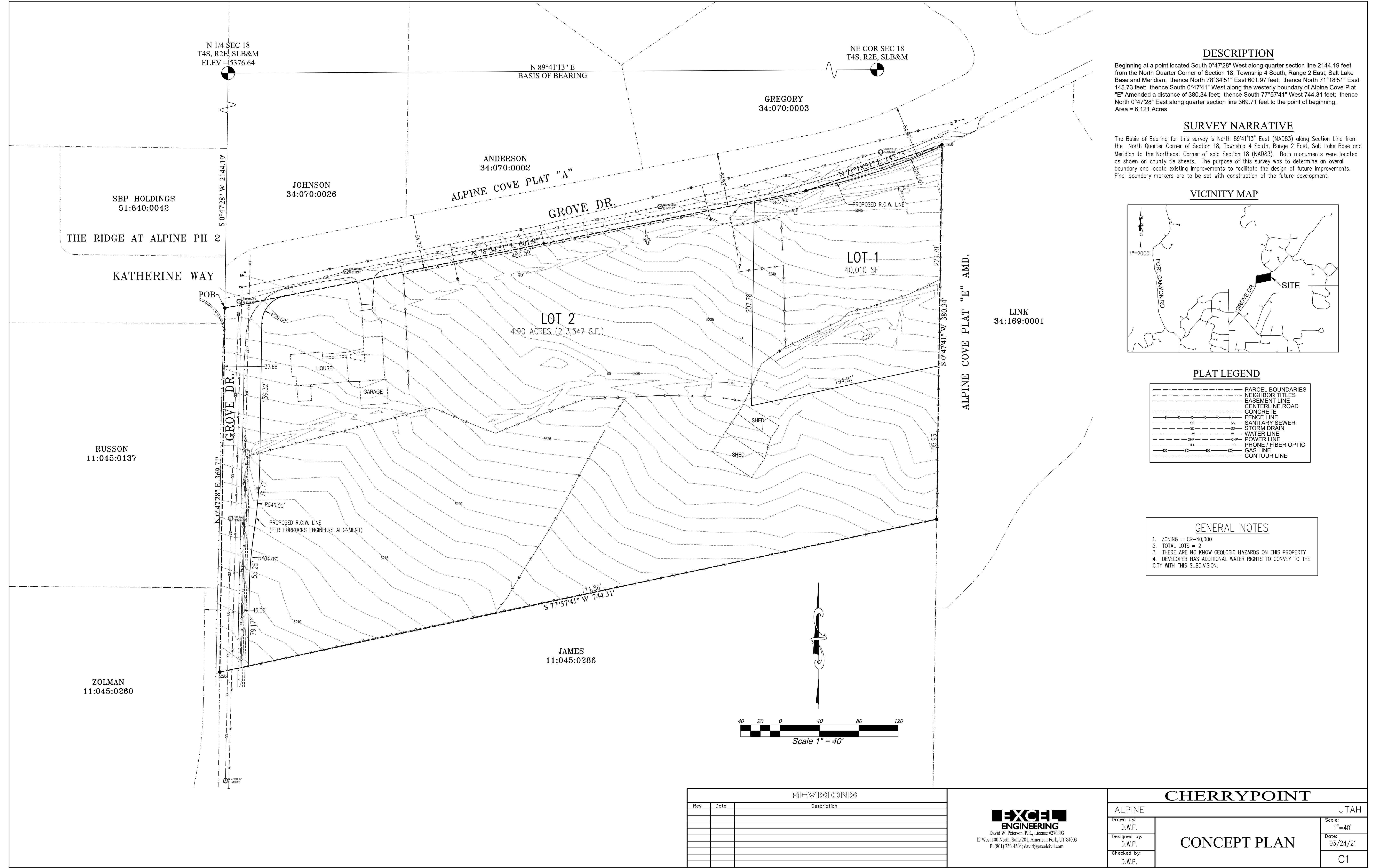
I move to recommend approval of the Cherrypoint concept plan with the following conditions:

- \*\*INSERT CONDITION (IF ANY)\*\*

#### **SAMPLE MOTION TO DENY/TABLE**

I move to recommend that the Cherrypoint Subdivision concept plan be denied/tabled based on the following:

- \*\*INSERT FINDING\*\*



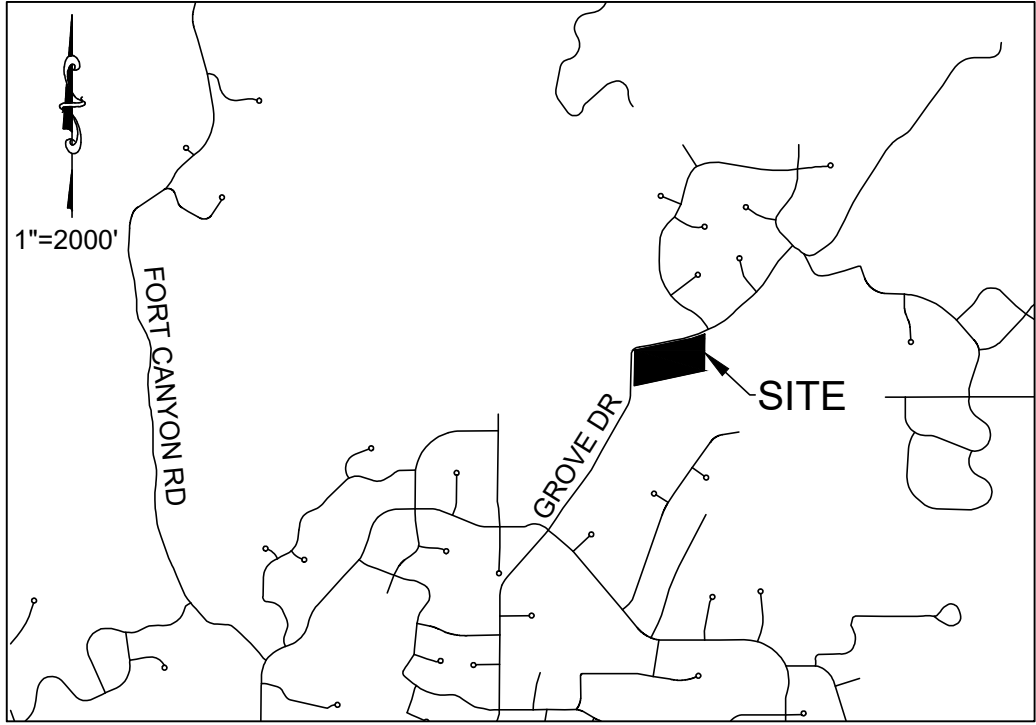
DESCRIPTION

Beginning at a point located South 0°47'28" West along quarter section line 2144.19 feet from the North Quarter Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence North 78°34'51" East 601.97 feet; thence North 71°18'51" East 145.73 feet; thence South 0°47'41" West along the westerly boundary of Alpine Cove Plat "E" Amended a distance of 380.34 feet; thence South 77°57'41" West 744.31 feet; thence North 0°47'28" East along quarter section line 369.71 feet to the point of beginning. Area = 6.121 Acres

SURVEY NARRATIVE

The Basis of Bearing for this survey is North 89°41'13" East (NAD83) along Section Line from the North Quarter Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian to the Northeast Corner of said Section 18 (NAD83). Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements. Final boundary markers are to be set with construction of the future development.

VICINITY MAP



PLAT LEGEND

---	PARCEL BOUNDARIES
---	NEIGHBOR TITLES
---	EASEMENT LINE
---	CENTERLINE ROAD
---	CONCRETE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	PHONE / FIBER OPTIC
---	GAS LINE
---	CONTOUR LINE

GENERAL NOTES

1. ZONING = CR-40,000
2. TOTAL LOTS = 2
3. THERE ARE NO KNOWN GEOLOGIC HAZARDS ON THIS PROPERTY
4. DEVELOPER HAS ADDITIONAL WATER RIGHTS TO CONVEY TO THE CITY WITH THIS SUBDIVISION.

REVISIONS		
Rev.	Date	Description

**EXCEL ENGINEERING**  
David W. Peterson, P.E. License #270393  
12 West 100 North, Suite 201, American Fork, UT 84003  
P: (801) 756-4504; david@excelcivil.com

CHERRYPOINT

ALPINE		UTAH
Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=40'
Designed by: D.W.P.		Date: 03/24/21
Checked by: D.W.P.		C1

## Jed Muhlestein

---

**From:** John Schiess <JSchiess@horrocks.com>  
**Sent:** Friday, April 02, 2021 5:06 PM  
**To:** Jed Muhlestein; Austin Roy  
**Subject:** RE: Cherrypoint Subdivision Review

Jed,

I can get you an official memo if you like but I have looked at the models. With the large diameter lines in Grove Drive, the adequate pressures, and the large lots, the culinary will be just fine.

Are they planning on irrigating the full lots from the secondary? If so the irrigated acreage may be a little larger than the master plan anticipates. With the Fort Creek boosters up and running it should be fine though.

John S



## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Ordinance 2021-09 Non-Conforming Porches and Stairs**

**FOR CONSIDERATION ON: 27 April 2021**

**PETITIONER: Staff**

**ACTION REQUESTED BY PETITIONER: Review and approve the proposed ordinance.**

### **BACKGROUND INFORMATION:**

On March 16, 2021, the Planning Commission reviewed a request from the Caron family to approve the proposed extension of the front porch of their home located at 1031 East 300 North, Alpine, Utah. The Planning Commission reviewed the request and made a recommendation to approve the proposed extension with the condition "...that the porch foundation be moved to conform to the guidelines of the setback ordinance."

On March 23, 2021, the City Council reviewed the proposal and recommendation from the Planning Commission. After some discussion, the City Council felt an amendment to the Development Code was needed and the City Council made the following motion:

***Motion:** Jason Thelin moved to send back to planning commission with the instruction to modify the ordinance to allow for porches and external covered stairs on non-conforming structures to be allowed within the existing setback at the time of the original build and shall be approved by city staff. Greg Gordon Seconded the motion. There were 5 Ayes and 0 Nay, as recorded below. The motion passed unanimously.*

#### Ayes

Carla Merrill  
Jessica Smuin  
Greg Gordon  
Jason Thelin  
Lon Lott

#### Nays

On April 20, 2021, the Planning Commission held a public hearing on the proposed ordinance change. The contractor made a comment regarding concerns about having cold storage under the front porch. The Planning Commission discussed this feedback and determined that it would not change the impact of a front porch addition if it had cold storage. After further discussion on cleaning up some of the language of the proposed ordinance the Planning Commission made the following motion:

***MOTION:** Commission Member Sylvia Christiansen moved to recommend approval of the proposed Ordinance 2021-09 Non-Conforming Porches and Stairs with changes:*

- 1. Clean up the language as Staff sees fit.*

*John MacKay seconded the motion. There were 5 Ayes and 1 Nays (recorded below). The motion passed.*

#### Ayes:

Jane Griener  
John MacKay

#### Nays:

Ed Bush

*Sylvia Christiansen  
Troy Slade  
Alan MacDonald*

Staff have updated the language based on feedback and comments from Planning Commission and the item is now ready for review and approval by the City Council.

**STAFF RECOMMENDATION:**

Approve Ordinance 2021-09 as proposed.

**SAMPLE MOTION TO APPROVE:**

I move to approve Ordinance 2021-09 as proposed.

**SAMPLE MOTION TO APPROVE WITH CONDITIONS:**

I move to approve Ordinance 2021-09 with the following conditions/changes:

- \*\*\*Insert Finding\*\*\*

**SAMPLE MOTION TO TABLE/DENY:**

I move to table/deny Ordinance 2021-09 based on the following:

- \*\*\*Insert Finding\*\*\*

**ALPINE CITY  
ORDINANCE 2021-09**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.22.070 OF THE  
ALPINE CITY DEVELOPMENT CODE PERTAINING TO THE EXTENSION  
AND/OR RECONSTRUCTION OF A NON-CONFORMING BUILDING WITH  
RELATION TO PORCHES AND COVERED STRAIRS.**

**WHEREAS,** The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the Non-Conforming Buildings and Uses ordinance with regards to the addition of porches or covered stairs; and

**WHEREAS,** On March 16, 2021, the Planning Commission recommended approval of the proposed porch addition with the condition that the porch foundation be moved to conform to the guidelines of the setback ordinance; and

**WHEREAS,** On March 23, 2021, the City Council moved to send the item back to planning commission with the instruction to modify the ordinance to allow for porches and external covered stairs on non-conforming structures to be allowed within the existing setback at the time of the original build and shall be approved by city staff; and

**WHEREAS,** On April 20, 2021, the Planning Commission recommended approval of the proposed Ordinance 2021-09 Non-Conforming Porches and Stairs with changes: 1) Clean up the language as Staff sees fit.

**WHEREAS,** the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS,** the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW THEREFORE,** be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The amendments to Article 3.22.070 contained in the attached document will supersede Article 3.22.070 as previously adopted. This ordinance shall take effect upon posting.

**SECTION 1:**        **AMENDMENT** “3.22.070 Extension (Enlargement) And Reconstruction Of Non-Conforming Buildings; Conditions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

### 3.22.070 Extension (Enlargement) And Reconstruction Of Non-Conforming Buildings; Conditions

A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:

1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all ~~existing~~current setback and location requirements.
2. The applicant shall submit a detail site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.
3. A finding made by a majority vote of the Council that:
  - a. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.
  - b. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.
  - c. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.
  - d. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.

The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.

Porches and external covered stairs shall be permitted within current setbacks so long as they do not extend beyond the original setbacks of the non-conforming structure (i.e. the setbacks from the time of the original build), and may be approved at a staff level.

(Amended by Ordinance 2015-03 on 03/24/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Troy Stout, Mayor, Alpine City

\_\_\_\_\_  
Bonnie Cooper, City Recorder Alpine  
City

**ALPINE CITY  
ORDINANCE 2021-09**

**AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.22.070 OF THE  
ALPINE CITY DEVELOPMENT CODE PERTAINING TO THE EXTENSION  
AND/OR RECONSTRUCTION OF A NON-CONFORMING BUILDING WITH  
RELATION TO PORCHES AND COVERED STRAIRS.**

**WHEREAS,** The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to amend the Non-Conforming Buildings and Uses ordinance with regards to the addition of porches or covered stairs; and

**WHEREAS,** On March 16, 2021, the Planning Commission recommended approval of the proposed porch addition with the condition that the porch foundation be moved to conform to the guidelines of the setback ordinance; and

**WHEREAS,** On March 23, 2021, the City Council moved to send the item back to planning commission with the instruction to modify the ordinance to allow for porches and external covered stairs on non-conforming structures to be allowed within the existing setback at the time of the original build and shall be approved by city staff; and

**WHEREAS,** On April 20, 2021, the Planning Commission recommended approval of the proposed Ordinance 2021-09 Non-Conforming Porches and Stairs with changes: 1) Clean up the language as Staff sees fit.

**WHEREAS,** the Alpine City Planning Commission has reviewed the proposed Amendments to the Development Code, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS,** the Alpine City Council has reviewed the proposed Amendments to the Development Code:

**NOW THEREFORE,** be it ordained by the Council of the Alpine City, in the State of Utah, as follows: The amendments to Article 3.22.070 contained in the attached document will supersede Article 3.22.070 as previously adopted. This ordinance shall take effect upon posting.

**SECTION 1:**        **AMENDMENT** “3.22.070 Extension (Enlargement) And Reconstruction Of Non-Conforming Buildings; Conditions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

### 3.22.070 Extension (Enlargement) And Reconstruction Of Non-Conforming Buildings; Conditions

A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:

1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all current setback and location requirements.
2. The applicant shall submit a detail site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.
3. A finding made by a majority vote of the Council that:
  - a. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.
  - b. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.
  - c. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.
  - d. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.

The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.

Porches and external covered stairs shall be permitted within setbacks so long as they do not extend beyond the original setbacks of the non-conforming structure (i.e. the setbacks from the time of the original build), and may be approved at a staff level.

(Amended by Ordinance 2015-03 on 03/24/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Lon Lott	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Gregory Gordon	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Troy Stout, Mayor, Alpine City

\_\_\_\_\_  
Bonnie Cooper, City Recorder Alpine  
City



## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** Resolution R2021-\_\_\_ - A Resolution Approving the Process of “Ranked Choice Voting” for the 2021 Municipal Elections in Alpine City

**FOR CONSIDERATION ON:** 27 April 202

**PETITIONER:** City Council

**ACTION REQUESTED BY PETITIONER:** Consider implementing the ranked choice voting process for the 2021 election.

### **BACKGROUND INFORMATION:**

The City Council heard a presentation on ranked choice voting from representatives of Utah County at their April 13 City Council meeting. The pros and cons of the voting process were discussed. The City Council requested two weeks to consider implementing this process for the 2021 election. We have provided a resolution that could be approved in the event the City Council decides to go that direction.

### **STAFF RECOMMENDATION:**

Review the Ranked Choice Voting option and determine if it will be implemented for the 2021 election or if we will continue with the traditional form of voting.

### **SAMPLE MOTION TO APPROVE:**

I move to approve Resolution 2021-\_\_\_, implementing Ranked Choice Voting for the 2021 Election.

### **SAMPLE MOTION TO TABLE/DENY:**

I move that Resolution 2021-\_\_\_, implementing Ranked Choice Voting for the 2021 Election, not be approved based on the following:

- \*\*\*Insert Finding\*\*\*

**ALPINE CITY  
RESOLUTION NO. 2021-**

**RESOLUTION APPROVING THE PROCESS OF “RANKED CHOICE VOTING” FOR THE 2021  
MUNICIPAL ELECTIONS IN ALPINE CITY**

**WHEREAS**, Alpine City will conduct municipal elections during 2021 for the office of mayor and three city council positions; and

**WHEREAS**, the City Council has been presented and reviewed the concept of “ranked choice voting” as the election process for the 2021 Municipal Elections; and

**WHEREAS**, such process was approved by the Utah State Legislature in 2018 and amended in HB 75 passed by the 2021 Legislature; and

**WHEREAS**, this election process has the potential benefit of election efficiency, candidates elected with a majority of votes cast and cost savings; and

**WHEREAS**, ranked choice voting has been utilized by other municipalities in Utah County with success in past elections.

**NOW THEREFORE IT IS HEREBY RESOLVED** by the Alpine City Council as follows:

1. That it approves the election process of “ranked choice voting” for the 2021 Alpine City Municipal Election; and
2. That the city recorder is directed to notify the Utah County Clerk Auditor that this election process will be implanted and that all necessary steps be taken by that office to facilitate such process in the City.

**PASSED AND APPROVED** this \_\_\_\_ day of April, 2021.

**ALPINE CITY COUNCIL**

By: \_\_\_\_\_  
Troy Stout, Mayor

[SEAL]

**VOTING:**

Jessica Smuin	Yea ____	Nay ____
Lon Lott	Yea ____	Nay ____
Carla Merrill	Yea ____	Nay ____
Jason Thelin	Yea ____	Nay ____
Greg Gordon	Yea ____	Nay ____

**ATTEST:**

---

Bonnie Copper  
City Recorder