

**ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
January 22, 2019**

I. CALL TO ORDER: The meeting was called to order at 7:00 pm by Mayor Troy Stout.

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

Mayor Troy Stout

Council Members: Jason Thelin, Carla Merrill, Kimberly Bryant, Lon Lott

Council Members not present: Ramon Beck was excused.

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy

Others: Ed Bush, Rick Louder, Dale Buxton, Tom Watkins, Laurie Loveland, Sienna Loveland, David Fotheringham, Rob Burgess, Breezy Anson, Bill Voxx, Emerson Jathan

B. Prayer: Troy Stout

C. Pledge of Allegiance: Emerson Jathan

Mayor Troy Stout said items C and E would be deleted from the agenda. Item C was the discussion on the Summit Pointe Plat Amendment. Item D was the clarification on the trail requirements for The Ridge at Alpine.

II. CONSENT CALENDAR

- A. Minutes of the Alpine City Council meeting held January 8, 2019**
- B. AMI Culinary Water Meter Equipment Purchase: \$173,502.00**
- C. Resolution No. 2019-01 UCMC Task Force Interlocal Agreement**
- D. New Truck – 2019 Ford F-150: \$33,683.89**
- E. Alpine View Estates Bond Release – Griff Johnson: \$190,764.88**
- F. Paper Bond Release- North Point View, Plat B - \$1,000,000.00**

MOTION: Lon Lott moved to approve the Consent Calendar with the minutes as corrected. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

Ayes

Jason Thelin
Carla Merrill
Kimberly Bryant
Lon Lott

Nays

III. PUBLIC COMMENT

Rick Louder. Mr. Louder said he lived in Highland and had been working on the proposed plat amendment of Summit Pointe by Blue Bison. He said the Alpine City staff had been very cooperative and helpful, especially Austin Roy. He'd not found that kind of cooperation from Draper City and appreciated Alpine. He said the developer had a habit of pulling things off the agenda at the last minute. He suggested there should be consequences for that such as delaying the item for 30 days before it could be on the agenda again.

Breezy Anson -233 Wilderness Drive. He said he had sent a letter out to the Council and wanted to know if they were clear on what the Trail Committee wanted to see for the trails in The Ridge at Alpine. He had met with Paul Kroff and Jed Muhlstein and discussed it. He felt the alignment the committee proposed would benefit both the development and the city. He suggested that if the developer did not want to build the trail, they could bond or donate to the trail committee and they would put it in.

Mayor Stout said in hoped that in the next ten days they came up with a solid agreement that both parties would sign off on. They would have to figure out a way to fund the trail.

IV. REPORTS AND PRESENTATIONS

A. Financial Report: Shane Sorensen reviewed the financial report as of the end of December. He said there was a two-month lag time on sales tax and other revenue but as they got farther into the budget year, the revenue would more closely approach what was budgeted. The Council would hopefully soon be talking about how to pay for the recent lawsuit, which could affect some of the numbers in the budget.

B. Review Meeting Rules and Procedures – David Church: David Church reviewed the Alpine City Council Rules and Procedures which were adopted by the Council in 2011 as Resolution No. R2011-04. He said the Planning Commission should adopt their own rules of procedure.

V. ACTION/DISCUSSION ITEMS

A. Appointment of Planning Commission Member: Mayor Stout said that John Gubler's term on the Planning Commission had expired and Mr. Gubler did not wish to continue. Mayor Stout thanked him for his service and recommended appointing Jessica Smuin to the Planning Commission. Since she was out of town, they would vote on it when she was present.

B. Bank of American Fork Site Plan: Austin Roy said the bank was planning to demolish the existing building and replace it with a new one. This item was on an earlier agenda and received an exception for setbacks along with an exception to have parking within the setback. The new building would be rotated in such a way that it opened up the sight triangle and improved visibility. It also created more space between the street and the drive-up windows so cars were not exiting directly onto the street. The building was well below the height requirement. The landscaping plan was well within the 25% landscaping requirement with 37% landscaping. Staff had a question about a fence or barrier between the bank and the residence on the south side. The bank and the resident had since met and agreed on a screening requirement between the two properties.

Jason Thelin asked if bank representatives had submitted color boards and material samples. Austin Roy said they did bring in elevations and renderings to the Planning Commission, which were approved and included in the City Council packet. There were no physical samples. Shane Sorensen researched the ordinance and determined that physical samples were not a requirement.

Lon Lott made a motion to approve the site plan. Carla Merrill made a motion to amend the original motion to include lighting requirements for the parking lot. The lighting requirement was included in the original motion as a third condition.

MOTION: Lon Lott moved to approve the proposed site plan for the Bank of American Fork with the following conditions:

1. The developer obtain Demolition and Land Disturbance permits prior to construction.
2. Screening be added to the parking lot on the south property line.
3. The Bank use decorative parking lot lighting consistent with the specification manual and work with Alpine City staff to make sure it met the lighting code.

Carla Merrill seconded. Ayes: 4 Nays: 0 Motion passed.

Ayes

Jason Thelin
Carla Merrill
Kimberly Bryant
Lon Lott

Nays

MOTION: Carla Merrill moved to amend the original motion that the Bank of American fork use decorative lighting in the parking lot that was consistent with the specification manual and work with staff to make sure it met the lighting codes. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

Ayes

Jason Thelin
Carla Merrill
Kimberly Bryant
Lon Lott

Nays

C. Summit Point Plat Amendment. This item was withdrawn by the developer.

D. Three Falls Ranch Development Agreement: Shane Sorensen said the developer requested some amendments to the Three Falls Ranch Development Agreement which would amend language in 3(b) and change Exhibit C which was a cross section of the proposed secondary access road. The developer did not want to build the secondary access road has previously agreed, and he didn't want it built to City standards. The proposed amendment would strike language in 3(b) pertaining to the secondary access road as shown below:

Secondary access road. The amended Subdivision plat provides for a secondary access public road. ~~Developer shall build this road to the cross section in Exhibit C hereto. The road shall be constructed to the adopted City Standards and Specifications.~~ The Secondary Access Road shall be completed at a time of development of lots located east of Fort Creek presently designated as lots 30 through 51. The Developer agrees to bear the full cost of the road construction, ~~including any necessary utilities.~~

It was also proposed that lot 57 be added to list.

Shane Sorensen said that, in addition, the developer and staff were requesting clarification to a motion made on August 25, 2015 which stated the secondary access road would be gated.

Shane Sorensen reviewed the staff report prepared by Jed Muhlestein.

The developer was proposing 20 feet of pavement which was less than the city standard. They were also proposing that curb and gutter not be required. Curb and gutter collected water and channeled it instead of allowing sheet flowing. There was not a major channel for the water to go through and the closest drainage would be the Schoolhouse Springs overflow. Mr. Sorensen said they were concerned with handling the concentrated flow and would prefer a sheet flow. He said the City liked curb because it protected the edge of the pavement from deteriorating.

The road was designed for a speed of 20 mph but even that would require extensive cuts and fills. There would be places where the road pushed out away from the hillside, creating a "pedestal" situation. To help reduce cuts and fills, and put the road closer to natural terrain, the developer proposed reducing the minimum curvature of the curve even more.

Regarding road grades, the current city code allowed a grade of 9% for unlimited runs and 12% for runs of 600 feet. The developer requested approval to design for 12% grade continuously. The previous fire marshal approved the request, but the current fire chief had some concerns. The current code allowed up to 10% without an exception.

The developer did not want to pay for utilities in the road, but the City was not in favor of that. Shane Sorensen said staff recommended the HOA be responsible for all the maintenance on the road and not just the plowing. If there was no curb and gutter to protect the edge of the pavement, the road would deteriorate more quickly. Shane Sorensen said there would need to be a guard rail regardless of what was approved. There would need to be cross pipes to deal with the drainage issues and there would be a problem with erosion.

Regarding the crash gates which were previously approved, Shane Sorensen said there were a few things that needed to be clarified. Did the motion intend to allow year-round gating of the access road, and who was responsible to plow it? Plowing the road in winter was mentioned in the discussion but not in the motion of August 25, 2015.

David Church said the Council needed to figure out how the City wanted to treat the road. It was a public road and the City would decide if it would be open all winter or not. The Council could not legally require the HOA to maintain the road unless the Development Agreement was amended. Carla Merrill noted that the fire chief said the road had to be open all winter.

David Church said it would be a public road so the city could choose to close it off in the winter. If the public couldn't drive on it, that meant the neighbors couldn't either. However, the public could still walk up the road and not give up the public right-of-way. The developers may want the City to make it a private road; it was a difficult process to vacate a public road.

David Church said the developer had requested an amendment to the Development Agreement so he didn't have to build the road. He would probably not want to amend the Agreement if it said he had to build the road. The other issue was the gates. The developers wanted gates, but it was a public road. What did the City want to see happened on maintenance and access? There was a discussion about the road and gates.

Jason Thelin started to make a motion then withdrew it and stated he would craft another motion for the next meeting. Mayor Stout asked that he work with David Church on the new motion. Shane Sorensen asked that the motion also define what was meant by utilities in the road. He noted there would need to be a turnaround at each end of the secondary road if the gates were closed.

David Church advised the Council not to contractually agree on how and when the gates could be open.

MOTION: Jason Thelin moved to table the amendment to the Three Falls Subdivision Development Agreement and craft a clear motion to submit to the Council at the next meeting. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Carla Merrill	
Kimberly Bryant	
Lon Lott	

Kimberly Bryant was excused from the meeting.

E. The Ridge at Alpine - Clarification of Trail Requirements. This item was postponed.

F. Resolution No. R2019-02, Amending the Consolidated Fee Schedule. Shane Sorensen said the proposed amendment would increase the rate for the new culinary meter and the new pressurized irrigation meter by \$1 a month for each utility for a total increase of \$2 per month. It would take effect immediately.

MOTION: Jason Thelin moved to approve Resolution No. R2019-02 amending the Consolidated Fee Schedule to increase the rate for the culinary and pressurized irrigation meters. Carla Merrill seconded. Ayes: 3. Nays: 0. Motion passed. Kimberly Bryant was not present.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Carla Merrill	
Lon Lott	

II (C). Resolution No. R2019-01 amending the Utah County Major Crimes Task Force Interlocal Agreement. This item was listed on the Consent Calendar but Chief Brian Gwilliam was not present at the time so the Council revisited the issue later in the meeting. It also needed a roll call vote because it involved funding approval.

Chief Gwilliam introduced the Utah County Major Crimes Task Force Interlocal Agreement. He said the proposed amendment stated that if there was any legal action taken against any of the participating agencies, the agencies would first get together and discuss it before one entity made a deal, which would put everyone on the same page. He explained that the agency was formed to address the drug and gang problems in the county as well as to provide assistance in cases that may need more manpower or expertise. It had been very effective. Since the Lone Peak PSD was a small district and didn't have the extra manpower, they contributed monetarily. That contribution would be reflected in the budget which would be discussed at the next Lone Peak budget meeting.

MOTION: Lon Lott moved to approve Resolution No. R2019-01 amending the Utah County Major Crimes Task Force Interlocal Agreement and allow the mayor to sign the Agreement. Carla Merrill seconded. Ayes: 3 Nays: 0. Motion passed.

Ayes

Jason Thelin
Carla Merrill
Lon Lott

Nays

VI. STAFF REPORTS

Austin Roy said the Planning Commission continued to see applications for new developments.

David Church said the Utah League of Cities and Towns was preparing for Public Officials Day on January 30th. He recommended that the Youth Council attend it.

Shane Sorensen

- The DWR would begin trapping deer in March. The good news was that the city didn't have to buy any traps because they could use the Division's. The City was to have 5 to 10 sites in mind. It was likely the program would change. The DWR was looking at a trap and euthanize program rather than trap and release.
- The City's PI bond was with Zions Bank and they could have an opportunity refinance in October which could possibly save them \$50,000.
- Lambert Park signage. They would post signs at the top of Moyle Drive and the bottom of Box Elder. There will need to be some language on the sign about life and safety emergencies, it wouldn't apply to other areas in the park. Troy Stout suggested they have two different types of signs - one type for the emergency access road and another type for the rest of the park.
- The fire chief wanted to meet with the Council members two at a time to discuss budget issues. They were going to see a significant increase in Alpine's portion since Cedar Hills left the Lone Peak PSD.
- There had been a complaint that the City blocked the road that led to the top of the hill in the cemetery, which they did. When winter weather made the road was slick, it was not safe.
- The City had received a GRAMA request for information about the wildland interface ordinance with specific questions about fire sprinklers. At some point, the Council would probably be hearing from some property owners about the requirement for fire sprinklers.
- Verizon had approved the location of the cell tower in Burgess Park.
- The City would be accepting bids for the next phase of the PI meter project. The public works department were installing the culinary meters.
- Regarding the \$10,000 donation from the Bank of American Fork for Alpine Days, which was discussed in the previous meeting, it had been located. The donation was made at the end of the previous fiscal year so it had not shown up in the report.
- The snowpack was at 116% which boded well for the upcoming season.

Chief Brian Gwilliam said the last snow storm had drained a lot of resources, but the Alpine City streets had looked great. He offered kudos to the men that drove the snowplows.

VII. COUNCIL COMMUNICATION

Lon Lott said his computer had crashed and he was trying to find an email from DWR about the planting project in Lambert Park. He asked if someone else had information about the next phase of planting. Shane Sorensen said there was a large group looking for a service project and were wondering if the city would have another large planting.

Jason Thelin

- He said he would like a structure for a sign by the shooting range next to Lambert Park. Shane Sorensen said it would make a good Eagle project under the City's direction. Troy Stout said the forest service had promised an emergency closure for 30 days then said they couldn't do it.
- He asked about moving the city accounts from Bank of American Fork to Zions. They might have better offers. David Church said municipal accounts were not investment accounts so interest rate was not an incentive. If a city had over a certain amount of money, it was swept into the state fund. Cities were required to invest money in accordance with the laws. Shane Sorensen said a benefit of using the Bank of American Fork was that it was only a block away and staff had to take deposits to the bank daily.

Mayor Stout wondered if it would make the meeting move faster if they moved staff reports and council communication to the beginning of the agenda. David Church said the downside of doing that was that the audience liked to ask questions. If something interesting was reported, the public would all want to comment on it.

VIII. EXECUTIVE SESSION. None held.

MOTION: Lon Lott moved to adjourn. Carla Merrill seconded. Ayes: 3 Nays: 0. Motion passed.

Ayes

Jason Thelin
Carla Merrill
Lon Lott

Nays

Meeting adjourned at 10:15 pm.