

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**September 24, 2019**

**I. CALL MEETING 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: Lon Lott, Carla Merrill, Ramon Beck, Jason Thelin

Council Members not present: Kimberly Bryant

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Brian Gwilliam, Chief Reed Thompson.

Others: Bob Allen – Mountainland Association of Governments, Pam Reschke, Erin Darlington, Rastus Snow, Will Jones, Alan Gilman, Ken Marlinton, Quentin Barney

**B. Prayer:** Troy Stout

**C. Pledge of Allegiance:** Quentin Barney

**II. CONSENT CALENDAR**

**A. Approve City Council minutes of September 10, 2019**

**B. Approve Bid for Healey Parking Lot – Sterling Dan Excavation - \$156,289.09**

**MOTION:** Ramon Beck moved to approve the Consent Calendar. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	None
Ramon Beck	
Carla Merrill	
Lon Lott	

**III. PUBLIC COMMENT**

Pam Reschke – Stonehedge HOA. She said she was there to talk about the fence between the parking lot for Healey Park and the private open space in the Stonehedge subdivision. In the motion approving the parking lot, it was stated that the City would work with the HOA on the fence. She said the HOA had looked into the cost and design of a fence but did not have a final plan or an agreement. They would like to have a three-rail vinyl fence between the parking lot and their private open space to keep people from crossing over onto their property. She said she understood that it would need to be an action item to be approved.

The Council discussed other fences that the City had either built or participated in and the reason for the fence, including the fence at Creekside Park which was built for safety reasons to keep children from wandering into the creek. A fence was built on the east end of Smooth Canyon park to keep people from trespassing on private property. The City had paid half the cost of the fence.

Shane Sorensen said that if the City participated in the cost of the fence for Healey parking lot, it would be about \$2,500. They would not participate in the cost of the gate because they did not want a gate.

Rasty Snow – Stonehedge HOA: He asked if the City was holding bond money for improvement of the private open space in the Stonehedge subdivision.

David Church explained that developers only bonded for public infrastructure, which were the improvements necessary to build a house. They did not bond for private open space. He went on to explain that fences had multiple purposes. Whether or not the City participated in building a fence depended on its purpose. They did not build

fences as a landscape feature. If the purpose of the Stonehedge fence was just to delineate boundaries, a two-rail fence would work as well as a three-rail fence. Neither would keep people in or out.

Rasty Snow said they were looking at continuing the fence around the corner and along the street. They were proposing to split the cost of the fence adjacent to City property with the City.

Troy Stout said they could put it on the agenda for the next Council meeting for an official discussion. There would need to be a roll call vote to spend money.

Ken Marlinton said for his Eagle project he planned to dig up the flower beds in the cemetery and put in a metal edging between the flower beds and the grass. He estimated the cost would be about \$1,000. He was planning on having a fund raiser. Shane Sorensen said staff had talked to him and felt the City could come up with \$500 for the project.

Quentin Barney said that for his Eagle project he wanted to repaint the curbs in the Burgess Park area. Councilman Ramon Beck signed off on the project.

#### **IV. REPORTS AND PRESENTATIONS**

Bob Allen – Mountainland Association of Governments (MAG). He said MAG did a number of things including economic development, act as an advocate for the elderly, and regional transportation planning. He provided written information to Council outline the regional transportation plan up until 2050. He also directed them to the MAG website which had interactive map on it.

He said the population in Utah County was projected to grow as much as Cache County, Salt Lake County, Davis County, Box Elder County and Weber County combined. MAG's job was to figure out how to accommodate that much growth and the traffic it would generate.

There were three element they needed to address. 1) They needed to complete an arterial grid of Utah County and make sure all the streets were connected. In Salt Lake County, the population largely grew from a central location and the streets were connected. In Utah County, each little community had their own street system and connection between communities was lacking. 2) They needed a gridwork of freeways. Utah County had one major freeway. They needed another north/south freeway or a freeway within a freeway. Salt Lake County was a mature urban area with a lot of major freeways. If Utah County was going to be as populated as Salt Lake County, they needed more freeways. 3) Transit would be an important means of transporting people. A good example was the UVX in the Orem Provo area. They saw 10,000 people a day using it. That was 10,000 cars they'd taken off the roads. He said they could fund the construction of freeway and road projects and bicycle and pedestrian paths, but they could fund only half of the transit needs. Trax would work in Utah County but they couldn't afford to build it at the present time.

Mr. Allen said that on a local note, MAG also helped fund local projects. They had helped fund the right-turn pocket on Canyon Crest Road onto SR-92. They were looking at further ways to improve connections on to SR-92.

Mayor Stout said he commuted to the north every day and was startled by the congestion on SR-92. The commuter lane was often backed up all the way from I-15 to Smiths. He asked why it was not a two-lane road all the way. The worst bottleneck was at the tunnel. It seemed like they had designed flaws into the system so that five years later, they had to tear it apart and rebuild.

Bob Allen said they he didn't think they anticipated all the job growth in the Thanksgiving Point area. They were working on a Technology Corridor project to clear some of the congestion. He said the divergent diamond under the freeway was meant to be a band aid to extend the life of that interchange until they could build the Technology Corridor. They were in the process of converting it.

Shane Sorensen asked Mr. Allen if he had an update on the progress of the east/west connector road south of Lone Peak high school. Mr. Allen said they had been awarded four million dollars in 2008 for the road but there were big

issues when it came to acquiring the rights-of-way. The cost of the project had increased to 11 or 12 million dollars since that time. They were currently in the acquisition process. They hoped to start turning dirt late next year.

## V. ACTION/DISCUSSION ITEMS

### A. Site Plan – AT&T Antenna Upgrade

Austin Roy said AT&T planned to upgrade their existing tower on Shepherd’s Hill aka Beck’s Hill. The upgrade met the federal requirements for approval by the local municipalities.

**MOTION:** Ramon Beck moved to approve the AT&T Antenna Upgrade site plan. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

### B. Voter Participation Areas

David Church said that citizens had the right to initiate new laws or petition a referendum and cause it to be on the ballot for the voters to pass. The state legislature had been working to balance the interest of the people who wanted to put something on the ballot with the interest of those who were opposed to it. In the past, citizens proposing an initiative or referendum had to obtain so many signatures and they could obtain them from a select area of like-minded citizens. The change to voter participation areas was designed to bring balance to the process and would require signatures from each of the four voter participation areas. The proposed map divided Alpine into four such areas, each with a comparable number of registered voters. Someone proposing a ballot issue would need a minimum number of signatures from each voter participation area. Cities were required to adopt the map, which was prepared by the County, by January 1<sup>st</sup> of next year. He said the Voter Participation Area map did not change the voter precincts. The areas would be reevaluated every ten years.

**MOTION:** Lon Lott moved to approve the Voter Participation Areas proposed by Utah County. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

### C. Moderate Income Housing

Austin Roy said the Planning Commission had reviewed the list of MIH option provided by the state legislature and made a motion recommended the following items:

- A. Rezone for densities necessary to assure the production of MIH.
- E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zone;
- J. Implement zoning incentives for low or moderate income units in new developments;
- L. Preserve existing MIH
- O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

Austin Roy said the City already met item E by allowing accessory apartments.

David Church said the other half of the MIH requirement was that not only did cities have to have a plan in place to provide MIH, they had to file an annual report with the state showing how the plan was working. He said the penalty for failure to have a plan would be withholding state sales tax and property tax. Moderate income housing was defined as affordable by someone who made 80% of the median income in Utah County. That worked out to be a \$280,000 house.

Jason Thelin suggested including item F which would allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. Carla Merrill disagreed saying the City could allow for higher density, but it wouldn't necessary equate to moderate income housing.

After some discussion, the City Council moved to include items E, L, and O in the City's plan for moderate income house. The full discussion is available on the recording of the meeting.

**MOTION:** Carla Merrill moved to include E, L, and O in the Moderate Income Housing Element of the General Plan as required by Senate Bill 34 as recommended by the Planning Commission, which were:

- E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
- L. Preserve existing moderate income housing
- O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

Jason Thelin seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

## VI. STAFF REPORTS

Austin Roy

- The Council had directed him to look into a possible ordinance regulating tobacco or smoke shops. He said the state had requirements that such businesses had to comply with. One included distances from certain uses. A tobacco shop had to be at least 1000 feet from a community location such as a church or a school and at least 600 feet from an agricultural or residential use. Based on that it appeared to be impossible to put a tobacco specialty shop in Alpine.
- The City had received a Municipal Recreation Grant which was to be used for the Dry Creek Corridor Trail but the contractor that was going to work on the trail had passed away so they would need to choose another project.

Shane Sorensen

- He said there were some other projects to which they could apply the Municipal Recreation Grant money. They were getting ready to install the buck and pole fence in Lambert Park or they could use it for the playground in Burgess Park.
- In response to a comment from Carla Merrill about the demand for pickleball courts, Shane Sorensen said people had offered to donate money for courts. They needed to look for a location. Staff had painted dual lines on other courts since the last meeting, but people had complained that they couldn't see them. They would try to address that.
- They were test pumping the well on 300 North and would need to operate outside the hours allowed for construction noise. They would notify people about the problem because it would be noisy.
- The fourth quarter sales tax had kicked in and the City had received about \$9,700 which was earmarked for transportation.

- The downtown Trick or Treat event organized by the Lone Peak Business Alliance would be on October 28<sup>th</sup>. The City would be participating.

## VII. COUNCIL COMMUNICATION

Lon Lott said he'd had some complaints from citizens about aggressive and intimidating sales people in the neighborhoods. Charmayne Warnock said they should have a business license which was carried with them in a lanyard for display. If they didn't comply with the regulations for the license or didn't have a license, the resident should call the police. Chief Gwilliam said they had received some complaints about solicitors. The problem was that by the time they got there, they were gone.

Troy Stout

- He reported that the Lone Peak Safety District would have two representatives from each city. The District was also looking at having a fifth, non-voting member. That person would alternately be from Alpine or Highland and would vote in the event of a tie. Chief Gwilliam said it was very important that the two cities have their representatives show up at the meetings. They were trying to do business and couldn't if they didn't have a quorum.
- He said it was very difficult to get from Healey Boulevard onto Canyon Crest Road. The southbound traffic headed to the high school had to let other cars in before anyone could move. He wondered if there needed to be a light there or if they could make some adjustments to the light at the intersection of SR-92 and Canyon Crest Road and lengthen the time it let southbound traffic through. Shane Sorensen said they had the same problem on SR-92 where people couldn't get out of their driveways.

Carla Merrill

- She said she had someone ask her why the city didn't take the tennis nets down in the winter to preserve them. Shane Sorensen said people complained when they took them down and they didn't replace them that often.
- She asked if they could put lights on the pickleball courts.
- She said people had asked her about having speed bumps. She said she'd told them they presented a safety concern because they slowed down the emergency responders.

Jason Thelin said the Alpine Youth Council were putting up flags, but they were getting pretty ragged from the weather. They needed about 25 all-weather flags. The cost should be less than \$500. Shane Sorensen said they could go ahead and get the flags and the City would reimburse them. Reed Thompson said they if they turned in the old flags, the distributors would give them a discount.

## VIII. EXECUTIVE SESSION

**MOTION:** Carla Merrill moved to go into Executive Session for the purpose of discussing litigation. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	none
Ramon Beck	
Carla Merrill	
Lon Lott	

The Council went into a closed meeting at 9:10 pm

The Council returned to open meeting at 9:40 pm

**MOTION:** Ramon Beck moved to adjourn. Carla Merrill seconded. Ayes: 4 Nays: 0.

The meeting was adjourned at 9:40 pm