

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
February 12, 2019

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

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

Mayor Troy Stout

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

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

Others: Jessica Smuin, Howard Christiansen, Sylvia Christiansen, Steve McArthur, Kevin Hurley, Taylor Hurley, Park Koby, Jamie Koby, Deanna VanWagoner

B. Prayer: Ramon Beck

C. Pledge of Allegiance: Taylor Hurley

II. PUBLIC COMMENT: None at the time.

Mayor Stout said he would be changing the order of the items on the agenda in order to address item A under Action and Discussion Items and then adjourn to an Executive Session at the beginning of the meeting.

III. ACTION/DISCUSSION ITEMS

A. Appointment of Planning Commission Member: Troy Stout said he would like to nominate Jessica Smuin to fill the vacant seat on the Alpine City Planning Commission. She had attended Planning Commission and City Council meetings in the past, and he was impressed with her awareness and understanding of the Alpine City Ordinances, and her desire to be involved in the community.

Jessica Smuin said she was born and raised in Oklahoma where her family was in real estate development so she was familiar with the development process. She said she currently lived on Moyle Drive and appreciated the opportunity to be nominated.

Members of the City Council spoke and indicated they felt Jessica Smuin would an asset to the Planning Commission.

Troy Stout said Jessica wouldn't actually be able to occupy the seat until later in the year, probably sometime in April due to a family wedding. He said he had spoken with John Gubler who previously filled the seat, and he was willing to continue to serve on the Planning Commission until Ms. Smuin was able to fill the seat. It was clarified that she would not be completing a term but would begin a new four-year term.

David Church said they didn't need to make a motion to extend John Gubler's service on the Planning Commission because the State Code said the term of an officer was extended until a successor was qualified.

MOTION: Kimberly Bryant moved to appoint Jessica Smuin to a four -year term on the Planning Commission. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

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

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

MOTION: Carla Merrill moved to go into Executive Session for the purpose of discussing litigation. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed

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

The Council went into the Conference Room for a closed meeting at 7:20 pm.

The Council returned to open session at 7:40 pm.

Mayor Stout was excused from the meeting and Lon Lott took over as mayor pro tem.

V. CONSENT CALENDAR

A. Minutes of City Council meeting of January 22, 2019: Jason Thelin made a correction clarifying his statements on the Three Falls secondary access road discussion.

B. Award bid for PI meter project. Phase 3. Shane Sorensen said they had opened the bids for Phase 3 of the PI Meter Project and recommended awarding the bid to B & M Energy and Infrastructure, LLC who had a low bid of \$671,595.50. It was 16.5 percent under the engineer's estimate. Staff had checked the licensing, bonding and references of B & M and everything was in order.

MOTION: Ramon Beck moved to approve the Consent Calendar with the correction to the minutes as noted. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

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

II. PUBLIC COMMENT: This agenda item was revisited, and *Action/Discussion Items* was continued.

Deanna VanWagoner said she had her dogs in the Smooth Canyon Park when an officer stopped her and said her dogs needed to be on a leash. She said she had training collars on her dogs which controlled them through shock and vibration and felt that should suffice. She said there were two things she would like to see the City of Alpine do. Ideally, the City would build a dog park. Draper had a great park and they could model one after that. If that wasn't feasible, she would like the ordinance amended to include shock collars as an acceptable form of controlling dogs in public parks. She said that if a dog was on a leash, you couldn't have them fetch a ball or play frisbee with them.

Jason Thelin said they usually heard complaints about dogs not being on leashes. This was the first complaint about the leash law.

Lon Lott asked Shane Sorensen to follow up on her issue.

III. ACTION/DISCUSSION ITEMS

B. Goeckeritz Subdivision Plat Amendment, Plat C - 289 S. High Bench Road - Quinn Goeckeritz:

Austin Roy said the property owner had applied for a boundary line adjustment to create another lot in an existing two-lot subdivision. Normally it would be handled at staff level, but the developer wanted to dedicate a strip of right-of-way that would need to be approved by the Council. The new lot met the area and width requirements for a lot in the CR-20,000 zone. The developer would need to meet the water policy for the new lot.

MOTION: Jason Thelin moved to approve the plat amendment and right-of-way dedication for the Goeckeritz Subdivision, Plat C with the following conditions:

1. The developer provide an engineer's cost estimate.
2. The developer meet the watery policy.

Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

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

C. Conrad's Landing, Plat C, 267 W. Sunset Drive - Final Approval - Steve McArthur: Austin Roy said the proposed subdivision consisted of 7 lots on 4.91 acres in the CR-20,000 zone. The Planning Commission had reviewed it and recommended approval. One of their recommendations was that the "Welcome to Alpine" sign be incorporated into the subdivision. He said the developer was willing to work with the City on the sign and recommended locating it on the northwest corner of the parcel because of the telephone poles on the southwest corner.

Lot 304 had double frontage so there would need to be a note on the plat stating there could be no access from the back of the lot. The developer was proposing a detention basin on that lot. There was also a sewer issue which had been resolved by locating the sewer connection Sunset Drive.

Existing structures on the property would need to be relocated or demolished. The developer would need to fix some minor red lines and meet the water policy.

Steve McArthur said that Diane Teichert, who owned the property, was very much in favor of the sign. They would put up a fence between the majority of the lot and the area where the sign would be located. The City would maintain the landscaping in the area around the sign.

MOTION: Ramon Beck moved to grant final plat approval to Conrad's Landing, Plat C subject to the following conditions:

1. The developer address redlines on the plat and plans, including but not limited to the access being prohibited on the secondary frontage of lot 304 (back of property), and it shall be labeled accordingly on the plat.
2. The development meet the water policy.
3. The developer remove all buildings that would conflict with future property lines or provide a bond to do so prior to recording the plat.
4. Plans be altered for the west side of lot 304 with landscaping and fencing to mimic the existing right-of-way landscaping along the west side of Canyon Crest Road near Healey Boulevard with the landscaping to be maintained by Alpine City.
5. The developer will work with the City to install the Alpine City sign on the furthest northwest corner of lot 304, including any necessary easement for the sign, with the City to maintain the landscaping in the area of the sign.

Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

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

Lon Lott said getting water to the landscaped area around the sign might be an issue. Shane Sorensen said UDOT was planning to resurface Alpine Highway, but before they did, the City planned to upgrade the waterline in 800 South. He said the water for the landscaped area around the sign would be provided by the City.

D. Three Falls Ranch Development Agreement Amendment: This item taken from the agenda.

E. Resolution No. R2013-03 - Amend Alpine Personnel Policy to Establish a Policy for Overtime Pay on Holidays: Shane Sorensen said that there were times when the public works crew were scheduled to be at home because of a holiday such as Christmas but had to leave their families and come into work to plow snow or take care of a waterline break. The proposed additional language would address that situation and allow them to count the 8 hours of holiday time along with other hours physically worked during the normal work week so anything over 40 hours would count as overtime pay.

MOTION: Kimberly Bryant moved to approve Resolution No. R2013-03 establishing a policy for overtime pay on holidays to be effective immediately. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

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

VI. REPORTS AND PRESENTATIONS

A. Mountainville Academy Traffic Study - Hale Engineering: Shane Sorensen presented the results of the traffic study approved by the Council in October of 2018. The study presented ten traffic alternatives that could be done to alleviate the congestion around the Mountainville Charter school during the hours of pick-up and drop-off. They were:

1. Restripe Main Street to have a three-lane cross section between the school egress and Legacy Park.
2. Shift Main Street striping to the west providing a wide shoulder on the east side of Main Street.
3. Offset school hours.
4. Hold afterschool programs that keep a high number of kids at the school, i.e. sports, clubs, etc.
5. Incentivize car-pooling.
6. Lower student enrollment.
7. Vehicle numbering system. A staff member would wait a few hundred feet ahead of the pickup area and announces the vehicle number of the approaching vehicle over the school intercom so students were ready and waiting when their vehicle arrived at the pickup zone.
8. Group pickup.
9. Construct a new access out to 100 South from Mountainville Academy
10. School ingress radius. Allow vehicles to use the entire ingress lane during the morning drop-off period.

VII. STAFF REPORTS

David Fotheringham said that the City was supposed to paint pickle ball lines on the courts in Burgess Park and let people bring their own nets. He suggested they do the same thing in Creekside Park which would give them the possibility of four more pickle ball courts since the sport had become very popular.

Charmayne Warnock said the City would be holding a municipal election this year. Four council seats would be open, three for a four-year term and one for a two-year term. The election would be vote-by-mail and the County would be handling it. There would be a service center at Alpine City Hall on election day. The County had a new election staff and new equipment and they expected things would run much more smoothly this year.

Shane Sorensen

- He distributed a trail map created by the trail committee showing the trails in the proposed Ridge at Alpine subdivision. Developer Paul Kroff had agreed to the trail design and agreed to either fund the trails or build them.
- He had received an Appeal to a GRAMA request for copies of oaths and bonding records. He was working with David Church on responding to the Appeal.
- The adult leadership of the Alpine Youth Council was changing with some new officers coming onboard.
- He was still working to recruit a recreation director. They'd had a fantastic candidate that they were ready to hire, but in the meantime she had accepted a job elsewhere.
- The snowpack at Snowbird was at 150% and 130% at the Timp divide.

VIII. COUNCIL COMMUNICATION

Ramon Beck said there was a scout who would like to put in some big tires in Legacy Park for his Eagle project. They would be similar to the ones in the park in the South Point subdivision. Shane Sorensen said there were also scout projects available in Moyle Park.

Jason Thelin said he still had questions about the discussion on the secondary road in the Three Falls development. He wanted to know what they had agreed on. Were they taking the discussion off the table and leaving the Development Agreement as originally written? What did the developers want and what did the City want? He thought it would be nice to have the road open, but it sounded like the developers wanted it closed and they wanted the City to take care of it.

David Church said it was the City's road and it was the City's choice on the level of maintenance and if they wanted it gated and whether it would be plowed in the winter. There was a cross section of the road in the Development Agreement. The road would need to meet the fire code. He said the City had recently received a request from the developer that at the homes in Three Falls will not be required to have fire sprinklers. He said that if there was no year-round secondary access and no fire sprinklers in the homes, they would be increasing the risk for residents living in an area subject to wildfires.

Carla Merrill said that if they had to plow the road anyway, what was the point in gating it? Jason Thelin said there would be safety issues with people coming around corners too fast, although the road up American Fork Canyon was not as safe as this one would be.

Shane Sorensen said Three Falls would be coming back for discussion.

Jason Thelin asked about building a gazebo in Lambert Park by the shooting range in order to move the shooting farther away from the park.

Chief Gwilliam asked who would enforce it. The police couldn't enforce what happened in the National Forest because it wasn't in their jurisdiction. It was unlikely the Forest Service would have officers on the boundary of Alpine when they had so much area to cover.

David Church said there would have to be a level of cooperation between the City and the Forest Service if they built a structure. The City could talk to the Forest Service and see what they were willing to do.

MOTION: Kimberly Bryant moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.

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

The meeting was adjourned at 9:00 pm.