



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, October 22, 2019 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. **CALL MEETING TO ORDER *Council Members may participate electronically by phone.**
 - A. **Roll Call** Mayor Troy Stout
 - B. **Prayer:** Lon Lott
 - C. **Pledge of Allegiance:** By invitation
- II. **CONSENT CALENDAR**
 - A. **Approve City Council Minutes of October 8, 2019**
- III. **PUBLIC COMMENT**
- IV. **REPORTS AND PRESENTATIONS**
 - A. **Financial Report**
 - B. **Recognition of Fire Prevention Week Poster Contest Winners**
 - C. **Robin Towle - Wolfpack**
- V. **ACTION/DISCUSSION ITEMS**
 - A. **Moderate Income Housing:** The City Council will consider adopting the proposed Moderate Income Housing of the General Plan as required by the Utah State Code.
 - B. **Ordinance No. 2019-20, Fences on Retaining Walls:** The Council will consider adopting an amendment to the ordinance pertaining to restrictions on fences on retaining walls.
 - C. **Ordinance No. 2019-21, PRD Slope Requirements:** The Council will consider adopting an amendment to the slope ordinance that provides flexibility pertaining to lots containing slopes.
 - D. **Lambert Park Trail Proposal:** The Council will consider approving a new trail in Lambert Park dedicated for pedestrian use only, no bicycles or horses.
 - E. **Sale of Circus Tent:** The Council will consider approving the sale of the tent purchased for Alpine Days that is no longer used.
 - F. **Adjust Meeting Schedule:** Due to the Election on November 5th, the Council will consider adjusting the City Council and Planning Commission meeting schedule for November.
 - G. **Verizon Cell Tower:** The City Council will consider if they want to lease ground for the proposed tower or approve siting it on properties not owned by Alpine City.
- VI. **STAFF REPORTS**
- VII. **COUNCIL COMMUNICATION**
- VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
October 18, 2019

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 www.alpinecity.org and on the Utah Public Meeting Notices website at 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.

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
October 8, 2019

I. CALL MEETING TO ORDER: The mayor called the meeting to order at 7:00 pm.

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

Mayor Troy Stout
Council Members: Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck, Jason Thelin
Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Chief Brian Gwilliam
Others: Stephen Wright, Sherrie Wright, Greg Clark, Leslie Clark, Teagan Towle, Kevin Towle, Donna Belnap, Alan Macdonald, Linda Macdonald, Hal Hughes, Darcy Hughes, Loraine Lott, Nicholas Jensen, Troy Benson, LeeAnn Lorenzon, Will Jones, Sylvia Christiansen, Kiersten Belnap, Julie McKeon, Meagan Hacking, Scott Kenney, Susan Kenney, Pam Reschke, Kristi Collins, Brenda Welker, Becky Snow, Laura Haacke, Layne Webb, Cynthia Bates, Brian Bates, Leslie Auckin, Julie Sorenson, Jim Sorenson, Cindy Cloward, Ronda Aramaki, Amanda Collins, Randy Austin, Matt Austin

B. Prayer: Jason Thelin

C. Pledge of Allegiance: Ramon Beck

II. CONSENT CALENDAR

A. Approve City Council Minutes of September 24, 2019

B. Pay Request – 2019 Overlay Project – Staker & Parsons: \$182,633.19

MOTION: Lon Lott moved to approve the Consent Calendar. Ramon Beck seconded. Ayes: 4 Nays: 0. Kimberly Bryant was not present at the time of the motion. Ayes: 4 Nays: 0. Motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Not Present:</u>
Jason Thelin	none	Kimberly Bryant
Ramon Beck		
Carla Merrill		
Lon Lott		

III. PUBLIC COMMENT

Gordon Willis – Bald Mountain Drive: Mr. Willis said he was concerned about the Clark residence being built behind his home. He said it was substantially taller than the height limit allowed. He said the building permit for the home was initially revoked because of the excessive height and Clarks asked the City Council for a variance. The Council granted a variance of 7.5 feet above the height limit of 25 feet, but he believed the home was even taller than that. He had submitted numerous GRAMA requests to understand what had happened with the surveys, which kept changing. There was a 10-foot difference between one survey and a later survey. He asked how that could happen? He didn't believe the natural grade could change that much. He said he had twice requested the survey data and had not gotten it. He had asked who did the survey and when it was done. Throughout the construction of the home, revisions were made by the builder and new pages were inserted into the plans, but they were not date stamped so it was impossible to know what was original and what was new. He asked how the City even knew if he house was in compliance with the height restriction.

Shane Sorensen said that when the Clarks brought in their first plans, the City did not where they got their topographical map because that was not something the City typically asked. He said Dudley Associates was hired to do a survey and they came back with a 10-foot difference. He said that elevations were relative and explained that when a topographical calculation was made on site, someone with a backpack walked around and picked up data. They didn't get a point at every corner or midpoint. He said one of the problems was that the ground had been disturbed so it varied from the original calculation. He said Mr. Willis was asking them to create a new topo on something that had been disturbed. They were not licensed surveyors, but they had looked at it and were

1 comfortable with it. They didn't have the equipment necessary to gather the information Mr. Willis wanted short of
2 having someone go up on the roof with a GPS.

3
4 Teagan Towle – Elkridge Lane said that for his Eagle Scout project, he planned to perform service work for Alpine
5 City. He had spoken with Austin Roy and wanted to refresh the paint on the red curbs around Creekside Park.

6
7 Alan Gilman – Westfield Road. He said he had been a faithful observer of the newsletter that went out showing the
8 agendas for the meeting. He said he did not get a copy of the amended agenda showing the PI Rate Study on Friday
9 and felt the meeting should be canceled. Shane Sorensen explained that the agenda was amended on Monday. He
10 didn't get the information until the weekend and since there were a limited number of meetings left in the year, he
11 had emailed Charmayne Warnock to get it on an amended agenda.

12
13 Charmayne Warnock said that people probably did not receive the amended agenda which was usually attached to
14 the Mayor's Message since Alpine City had changed the company that provided the service and the new company
15 was not set up to send out the agendas. The amended agenda was, however, posted on the Alpine City webpage, at
16 City Hall, and on the state noticing website 24 hours before the meeting as required by law. David Church said it
17 met the legal requirements.

18
19 Will Jones - Grove Drive. He said he wanted to thank the volunteers for the incredible amount of work that had gone
20 in this last year. He had overseen over 1,000 hours of volunteer labor on various projects. Mostly recently, Devon
21 Black had put in the fence around the new parking lot in Lambert Park. Others were marking signs and putting up
22 signs. He said the City staff also contributed hundreds of hours to projects in the community.

23
24 Shane Sorensen thanked Will Jones for his work on finding a contractor and a supplier for the fence in Lambert
25 Park. Kimberly Bryant added that Will Jones did a tremendous amount of service himself. Mayor Stout noted that
26 there were not many trails that were not facilitated or improved with Will Jones' involvement.

27 28 **IV. REPORTS AND PRESENTATIONS**

29 30 **A. FY 2019 Audit Report – Greg Ogden**

31
32 Independent auditor Greg Ogden reported on the 2019 Audit of Alpine City finances. He said the only finding was
33 that the City didn't determine the utility usage by the different departments and did not notify rate-paying customers
34 of a public hearing to inform them of the City's intent not to charge its department for utility usage. He
35 recommended that internal controls be implemented to ensure compliance. Alpine City responded that they had
36 entered a reoccurring monthly entry for 2020 to charge each department monthly for its share of utility costs to the
37 City's Enterprise funds.

38
39 Greg Ogden then reviewed the finances for Alpine City and concluded by saying the Alpine was in the enviable
40 position of being close to debt free, which was unusual for a city of its size. He said he audited 12 other cities.

41 42 **V. ACTION/DISCUSSION ITEMS**

43 44 **A. Acceptance of the FY 2019 Audit Report**

45
46 **MOTION:** Ramon Beck moved to approve the Audit Report for FY 2019. Kimberly Bryant seconded. Ayes: 5
47 Nays: 0. Motion passed.

48
49 Ayes: Nays:
50 Jason Thelin none
51 Ramon Beck
52 Carla Merrill
53 Kimberly Bryant
54 Lon Lott

55 56 **B. Alpine Ridge Estates PFD – Concept Plan – For Information Only**

1
2 Austin Roy said the proposed subdivision consisted of 15 lots on 13.306 acres in the CR-20,000 zone and was
3 located at approximately 430 North 400 West. The Planning Commission had reviewed it and granted concept
4 approval with the following conditions:

- 5
6 1) The developer be granted an exception to the slope requirements for buildable area and the 25% slope
7 contained within the lot due to prior alterations of the land.
8 2) The developer consider an alternative name for the subdivision to avoid confusion with other existing
9 subdivisions.
10 3) The developer meet the Fire Chief's recommendations.
11 4) The open space be private.
12

13 **C. Site Plan – Snoasis Shaved Ice Relocation**

14
15 Austin Roy said the Snoasis lease agreement with the landowner at 424 S Alpine Highway had expired and they
16 planned to relocate the shaved ice shack to 195 E. 200 N. on property owned by the Balance Dance Studio. The
17 dance studio operated nine months of the year during school and the shaved ice shop would operate in the summer
18 for three months so there should not be a parking conflict. The site plan showed 15 parking stalls which exceeded
19 the parking requirement of 7 or 8 spaces for that size building.
20

21 The ordinance required a side setback of 20 feet unless an exception was grant. The Planning Commission had
22 recommended an exception of 10 feet. It would put the shaved ice shack 10 feet from the property line and 20 feet
23 from the curb, which was the perceived property line. The tables would be in the grassy area. The property owner
24 was talking to Purple to make sure the curb was painted red. Traffic would enter on the northeast corner and exit on
25 the south to improve flow. A fence was shown between the commercial property and the adjacent residential
26 property.
27

28 **MOTION:** Kimberly Bryant moved to approve the exception to the side-yard setback and the site plan for Snoasis
29 Shaved Ice business at 195 E. 200 N. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion passed.
30

31 <u>Ayes:</u>	31 <u>Nays:</u>
32 Jason Thelin	32 none
33 Ramon Beck	
34 Carla Merrill	
35 Kimberly Bryant	
36 Lon Lott	

37
38 **D. Request to Waive Enforcement of the Height Restriction by 6.5 feet for Lot 21 of the Willow Canyon**
39 **Subdivision.**
40

41 Austin Roy said that the Annexation Agreement for Willow Canyon stated that homes above the High Bench Ditch
42 may not exceed at height of 25 feet above natural grade to the highest part of the roof or parapet. Since the first
43 homes were built in Willow Canyon, homes with a height over 25 feet had been approved by the HOA and the City.
44 The most recent approval to waive enforcement of the height restriction was for the Whittenburg home. They
45 received an adjustment of 13 feet 10.5 inches for topographical reason, resulting in a total height of almost 39 feet.
46 Prior to that, the Council approved a height for the Tim Clark home of up to 32.5 feet. The Willow Canyon HOA
47 recommended approving the request to waive enforcement of the height restriction for lot 21.
48

49 The Council discussed the merits of waiving the restriction and the reason why the height limit was imposed in the
50 first place, which was to preserve a more pristine view of the hillsides. To date, 22 or 23 homes had been allowed to
51 exceed the height limit of 25 feet and there were six remaining lots that fell under the same restriction.
52

53 David Church said the Council could deny the request, but they would need to state their basis for doing so because
54 it would most likely be challenged.
55

1 **MOTION:** Lon Lott moved to waive the right to enforce the height restriction on lot 21 of Willow Canyon
 2 subdivision so long as it did not exceed 6.5 feet above the 25-foot height restriction as measured from natural grade.
 3 Ramon Beck seconded. Ayes: 3 Nays: 2. Motion passed.

4		
5	<u>Ayes:</u>	<u>Nays:</u>
6	Ramon Beck	Jason Thelin
7	Carla Merrill	Kimberly Bryant
8	Lon Lott	
9		

10 **E. Verizon Cell Tower Location**

11
 12
 13 Mayor Stout said Verizon had previously approached the Council with a proposal to construct a cell tower in
 14 Burgess Park. There were many concerns voiced by both the residents and the City Council about placing the tower
 15 in Burgess Park where it would become an attractive nuisance since the park was heavily used by youth. Verizon
 16 was asked to consider some alternate locations. They did studies on two other locations, one of which was also in
 17 Burgess Park and the other one was at the end of Ranch Drive in city open space.. One of the obstacles with the third
 18 location was that it would require an easement agreement with the Metropolitan Water District to cross their land. It
 19 would also be located closer to residences than either of the other two locations.

20
 21 Verizon representatives Troy Benson and Nick Jensen were present to answer questions. Nick Jensen said they had
 22 reached out to the water district, who indicated they would be open to granting them an easement to access the city
 23 property. He noted that the coverage in the third location would be less effective than either site in Burgess Park.
 24 The coverage in the second Burgess Park location was less effective than their first and preferred option which was
 25 the one they had discussed at the meeting of August 13, 2019.

26
 27 David Church reminded the Council that they were looking at two issues. The first was whether or not the City
 28 wanted to be landlord. The second issue was approval of a new tower whether it be on city property, public property
 29 or private property. He said the burden was on the cell service provider to show that they had a hole in their
 30 coverage and they needed to put up a tower. The city could not discriminate against providers. Health effects could
 31 not be considered as long as the tower met the FCC guidelines. The City could regulate aesthetics and zoning.

32
 33 Austin Roy showed the distance between the three different sites and residences. The first option in Burgess park
 34 was 700 feet from the nearest residence. The second Burgess Park site was 400 feet from residences. The third site
 35 at the end of Ranch Drive was 200 feet from residences

36
 37 Nick Jensen explained that they used a lot of data to determine coverage. Alpine had terrain issues which created
 38 coverages issues for large areas of the community. The areas of poor coverage might have reception in the building
 39 but not in the basement. He said the biggest worry was that there would be a 911 call that didn't get through.

40
 41 There was a question about the feasibility of locating the tower on an abandoned tower on Shepherd's Hill. Nick
 42 Jensen said he had visited the hill but didn't think the Alpine ordinance would permit what they needed. There was
 43 no space on the existing pole. He said one of the challenges was that they were trying to serve Alpine with as little
 44 infrastructure as possible. They would potentially need to put up another tower if there were complaints or a 911 call
 45 didn't go through.

46
 47 Mayor Stout opened the meeting to public comment. He asked them to keep it to three minutes and not repeat
 48 something that had already been said.

49
 50 Randy Austin – Twin River Loop. Mr. Austin began by thanking the Council for the work they did. He said this was
 51 the fourth public meeting to discuss the Verizon tower and they still had as many questions as they did at the first
 52 meeting. He said they had asked the City to evaluate other sites. Of the three sites presented that evening, there were
 53 only two new options. One was still in Burgess Park and the third option was inferior. He asked if the citizens were
 54 to believe there were only three options? He said the foundation for the review process was to prioritize city-owned
 55 property which would provide revenue to the City. He said he would like to recommend a different approach.
 56 Revenue should not matter. They should be looking for the best location whether it was on public property or private

1 property. He said the City Council had the power to control where they placed the tower. They should not assume
2 that Verizon would automatically move it to school property.
3

4 Brian Cropper – River Road. He said he'd sent an email to the Council earlier that day, which he hoped they had
5 read. He said he wanted to point out the logical inconsistencies in the process. Verizon had said there #1 choice was
6 in Burgess Park, but there were other locations identified as possible sites which included Creekside Park and
7 Peterson Park. He wanted to know why a study had not been made of those sites? He asked why it had to be in
8 Burgess Park?
9

10 Shane Sorensen said that if the tower was located in the center of Creekside Park, it would still be closer to homes
11 than it would be if located in Burgess Park. Peterson Park was close to Shepherd's Hill which already had towers.
12

13 Brian Cropper said that if the impacts on health or property values were not supposed to be considered, why would
14 proximity to houses matter? He asked if a tower in Creekside Park have better signal strength.
15

16 Hal Hughes – River Circle. He said Verizon was presenting false options. They were asked to provide health
17 statistics but did not do that. He said Verizon was facing action for health effects from radiation exposures.
18 Insurance companies would not insure them. He said that the Planning Commission had asked Verizon to come back
19 with other possible locations and they did not. They only provided schematics for option 1. It was plain they were
20 trying to stack the deck. Option 3 was inaccessible. In short, Verizon was not listening to Alpine or its concerns. He
21 said the decrease in property values would more than offset any revenue that would be realized. He said Verizon had
22 only presented bad solutions to nonexistent problems. He told people to check the 10-K filing Verizon had provided
23 to its investors.
24

25 Bradley Reneer – Parkway Drive. He said Burgess Park was on the very edge of the area where Verizon need
26 coverage, and there was no coverage in the middle of the area. Even with a tower in Burgess Park there would be
27 insufficient coverage. He suggested they place a shorter tower on Cemetery Hill would cover the entire area.
28

29 Chrissy Henniman said she wanted to see want the distances were for a tower in Creekside Park. Austin Roy said
30 that if the tower was centered in the middle of the park it would be about 500 feet to the closest residence. It was
31 almost 1200 feet to Alpine Elementary.
32

33 Laura Haacke – Parkway. She said she was surprised that Burgess Park was still on the list of options. She said she
34 wanted to see more proof and more studies that it needed to be there. She asked why there was a height restriction
35 on Shepherd's Hill but not in Burgess Park. She said Burgess Park was a landmark and a special place. As a parent
36 she had to make tough decisions. If it was a choice of her kids getting hurt or her, she would always choose to be the
37 one that was hurt. She said one of the possible spots was behind City Hall. She wondered why the City wanted to
38 place it in a park by a school instead of by City Hall. She said they should strongly consider putting it behind City
39 Hall.
40

41 Christy Collins - 100 South. She said they weren't considering the close proximity of the proposed tower to
42 Timberline. She asked the Council not to rush into a decision blindly.
43

44 Daryl Hughes – River Circle. She said it felt weird that they were muzzled and couldn't talk about health issues. She
45 asked if they were aware that there was no safe limit for radiation exposure for pregnant women and babies. She
46 asked if they were aware of the damaged created by cell tower radiation. The world's largest study done in Italy
47 confirmed the link between cancer and cell tower radiation. In a German study they found that radiation from cell
48 towers injured trees. The Department of Interior said that the standards for cell towers were outdated. Property
49 values declined where cell towers were located. She said the Council should know the answers to these questions
50 because she had mailed the information to them. She asked them to take steps to protect the community.
51

52 Amanda Collins – Rosanna Lane. She asked if they had a copy of the law. She said according to the map, it looked
53 like they had coverage; it wasn't great in basements.
54

55 David Church said they could give her copies of the laws and whether or not Verizon had made a sufficient showing
56 to the city that a tower was needed. He said there was important distinction between whether the city acted as a

1 landlord and leased the property for the tower or acted as a regulator. He said that once an applicant came to the city
 2 and said they had a lease with the school or some other entity, it started a clock. There was a certain time period in
 3 which the city had to respond. Once they came in with an application, they had to show that that they had coverage
 4 issues. If the city disagreed, they had to hire their own expert. That had to be done within a short period of time. The
 5 process set forth by the federal government required the process to move quickly and placed the burden on the city
 6 to prove the service provider was wrong and didn't need a tower. Mr. Church said the meeting that evening was to
 7 determine if Alpine City wanted to be the landlord. If the city said no, they would need to begin the process to
 8 disprove the need for a tower.
 9

10 The Verizon representative said they had spent a great deal of time searching for alternate locations that met the
 11 code. Alpine did not have a lot of sites that qualified.
 12

13 Mayor Stout turned the discussion over the City Council.
 14

15 Jason Thelin said they should evaluate Creekside Park, Cemetery Hill, and Peterson Park. The Verizon
 16 representative said they had looked at Cemetery Hill but there was not a lot of available space for a tower. There
 17 was some room in the lower area, but it may not work so well.
 18

19 Lon Lott asked if there was another site that would provide better coverage regardless of whether it was public or
 20 private property. The Verizon representative said he had spent countless hours looking for sites that met code and
 21 provided full coverage. He said he didn't think the site existed.
 22

23 Mayor Stout said he lived in the area that showed coverage issues. He had a Verizon phone and was content with the
 24 coverage that he had.
 25

26 Kimberly Bryant said they had to decide if they wanted to be the landlord or not. She said she didn't like the
 27 insinuation that the Council or staff had tried to force the tower onto city property. They had tried hard to listen to
 28 the public. She said no matter where they put the tower, they would see people coming in to oppose it. She said that
 29 if they turned it over to another property owner, the residents couldn't be mad if it went on school property. Once
 30 the Council decided not to be the landlord, it was out of their hands. She said that revenue was not the reason
 31 Verizon was looking for a site on city-owned property. It was outlined in the code that city property would be the
 32 first priority.
 33

34 Laura Hacking asked if they would be able to discuss it in meetings if the site was private. Mayor Stout said the
 35 school board did not hold public hearings.
 36

37 Creekside Park was discussed as a potential site. Jason Thelin said that if they were going to lease space in
 38 Creekside, he'd rather see it in Lambert Park where it would at least be against the mountains or if it was placed on
 39 the proposed site in Burgess Park, it would be camouflaged among the trees and away from the houses.
 40

41 **MOTION:** Ramon Beck moved that the City Council was not interested in leasing any park space for the Verizon
 42 cell tower. Kimberly seconded. Ayes: 1 Nays: 4 Motion failed.
 43

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

49
 50 **MOTION:** Kimberly Bryant moved to table this item to look at more possible sites. Ramon Beck seconded. Ayes:
 51 3 Nays: 2. Motion passed.
 52

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

1
2 **F. Fence Between Healey Park and Stonehedge Open Space**
3

4 Members of the Stonehedge HOA had previously requested that Alpine City participate in the construction of a
5 fence between the new parking lot in Healey Park and their adjoining private open space. They had presented a bid
6 from Best Vinyl for a three-rail vinyl fence with a gate at a cost of \$5,399.39 and requested that the City pay half the
7 cost.

8
9 Shane Sorensen said there was a lot of city-owned property against private open space and if the City participated in
10 every fence that was built, it would cost a lot. He said a two-rail fence would lower the cost by about \$1,000. He
11 said the Council could decide what to do but it was not something they had budgeted for. He said that if the purpose
12 of the fence was to keep people off their open space, he didn't see the reason to have a gate.

13
14 Rasty Snow said the residents in the subdivision wanted a gate so they could walk to church. The gate would also be
15 used by the mower to cross Healey parking lot in order to access their private open space to cut the grass. The gate
16 would be locked most of the time. He said the original drawing of the parking lot showed a fence between the
17 parking lot and the open space. Shane Sorensen explained that it was a silt fence and was identified in the legend as
18 such. He noted that the City had never received a complaint about nonresidents using the private open space.

19
20 Mayor Stout said the Council would have to defend a decision to spend City money to help someone fence their
21 private open space.

22
23 Alan Gilman said he felt the City would be setting a serious precedent by helping them fence their open space.
24 Everyone would want the City to do that for them.

25
26 Pam Reschke said the City built a fence between Smooth Canyon Park and Creekside Park. Shane Sorensen said the
27 fence in Smooth Canyon was built because park users were trespassing into someone's yard. The fence in Creekside
28 was built to keep kids out of the creek. They extended so the fence material would be consistent. Ms. Reschke said
29 she would rather have a fence like the one built between Smooth Canyon Park and the Slightings.

30
31 **MOTION:** Ramon Beck moved to pay half of the bill to fence the Stonehedge private open space, which would be
32 \$2,562.50. Kimberly Bryant seconded. Ayes: 2 Nays: 3. Motion failed.

33
34 Ayes Nays
35 Ramon Beck Jason Thelin
36 Kimberly Bryant Carla Merrill
37 Lon Lott

38
39 **MOTION:** Jason Thelin moved that in order to not set a precedent, the City not participate in the construction of a
40 fence on this private open space. Lon Lott seconded. Ayes: 4 Nays: 1. Motion passed.

41
42 Ayes Nays
43 Jason Thelin Kimberly Bryant
44 Ramon Beck
45 Carla Merrill
46 Lon Lott

47
48 **G. Request for an Exception for the Side-yard Setback in the BC Zone at 235 S. Main - Paul Anderson**
49

50 Austin Roy said that Paul Anderson was seeking a side-yard setback of zero (0) feet for his proposed building at 235
51 S. Main. He explained that the Planning Commission had originally recommended approval for zero setback but
52 when Mr. Anderson came to the City Council several weeks earlier, he indicated that a setback of two feet would be
53 sufficient. It was approved by the Council. But after he laid out the parking spaces, he realized he really did need a
54 zero setback for his building.

55
56 Jason Thelin suggested he make his building small rather than asking for an exception.

1
2 **MOTION:** Carla Merrill moved to deny Paul Anderson's request for a zero setback for property at 235 S. Main.
3 Kimberly Bryant seconded. Ayes: 4 Nays: 1. Motion passed.
4

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

10
11 **H. PI Rate Study Proposal – Lewis Young Robertson & Burningham, Inc.**
12

13 Shane Sorensen said that with the new pressurized irrigation meter project, they needed to establish a rate schedule.
14 He proposed contracting with Lewis Young Robert & Burningham for a rate study to make sure the billing was
15 equitable and accurate. The City had used them before. It would cost \$9,900.
16

17 **MOTION:** Kimberly Bryant moved to approve the PI Rate Study. Carla Merrill seconded. Ayes: 5 Nays: 0. Motion
18 passed.
19

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

26
27 **VI. STAFF REPORTS**
28

29 Shane Sorensen

- 30 • He reported that the I Am Recovery Lodge wanted to increase their occupancy from 8 residents to 12.
31 According to the ordinance, a request for reasonable accommodation was to be approved by the city
32 administrator. There was also a time limit for when it had to be approved.
- 33 • He reviewed the schedule for the Quail Fire trial.
34

35 **VII. COUNCIL COMMUNICATION**
36

37 Carla Merrill said the Youth Council had decided on a date for the Meet the Candidate Night which would be
38 October 14th. Since it was too late to get it in the Newline, she asked if residents could be reminded with phone
39 calls and texts.
40

41 **VIII. EXECUTIVE SESSION**
42

43 **MOTION:** Kimberly Bryant moved to go into closed session to discuss litigation. Carla Merrill seconded. Ayes: 5
44 Nays: 0. Motion passed.
45

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

52
53 The Council went into closed session at 10:45 pm. They returned to open meeting at 11:15 pm.
54

55 **MOTION:** Carla Merrill moved to adjourn. Ramon Beck seconded. Ayes: 5 Nays: 0. Motion passed. The meeting
56 adjourned at 11:15 pm.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Moderate Income Housing Element

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve the Moderate Income Housing Element of the General Plan.

BACKGROUND INFORMATION:

Per Senate Bill 34, Alpine City is tasked with implementing 3 or more strategies as part of the Moderate Income Housing Element by the end of 2019. The City Council has identified the following:

- E. create or allow for, and reduce regulations related to, accessory dwelling units in residential zones*
- 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*

The above strategies have been added to a revised Moderate Income Housing Element of the General Plan and is needing approval to meet the deadline.

The Planning Commission reviewed this item and made the following recommendation:

MOTION: John MacKay moved to recommend that the Moderate Income Housing Element of the General Plan be approved as proposed.

Alan MacDonald seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

*Bryce Higbee
Jane Griener
John MacKay
Alan MacDonald
Jessica Smuin
Sylvia Christiansen*

Nays:

None

STAFF RECOMMENDATION:

Review and approve the updated Moderate Income Housing Element of the General Plan.

SAMPLE MOTION TO APPROVE:

I motion that the Moderate Income Housing Element of the General Plan be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that the Moderate Income Housing Element of the General Plan be approved with the following conditions:

- ***Insert Finding***



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.

MODERATE INCOME HOUSING



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.

MODERATE INCOME HOUSING



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.

MODERATE INCOME HOUSING



	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.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Development Code – Fences on Retaining Walls

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Alan & LeeAnn Akina

ACTION REQUESTED BY PETITIONER: Approve the proposed change to the fence ordinance.

BACKGROUND INFORMATION:

The Akina family would like to build a privacy fence on the back of their property, however current ordinance prohibits privacy fences on top of retaining walls. They feel it is their right to be able to fence their property with a privacy fence just like any other resident in the City even though the back of their property terminates in a drop-off atop a retaining wall.

The current ordinance pertaining to fences on retaining walls was originally intended to prevent the death or accident of an individual jumping a fence. The proposed change seeks to eliminate the restriction on privacy fences on top of retaining walls.

The Planning Commission reviewed this item and made the following recommendation:

MOTION: *Sylvia Christiansen moved to recommend the proposed amendments to Article 3.21.060 of the Development Code be approved as proposed.*

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

Ayes:

Bryce Higbee

John MacKay

Alan MacDonald

Jessica Smuin

Sylvia Christiansen

Nays:

Jane Griener

STAFF RECOMMENDATION:

Approve the proposed changes.

SAMPLE MOTION TO APPROVE:

I motion to recommend that the proposed amendments to Article 3.21.060 of the Development Code be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion to recommend that the proposed amendments to Article 3.21.060 of the Development Code be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO DENY:

I motion to recommend that the proposed amendments to Article 3.21.060 of the Development Code be denied based on the following:

- ***Insert Finding***



Planning Commission Agenda

Application Form

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

All materials must be submitted to the City Planner at least **14 days** prior to the Planning Commission meeting for which you want to be scheduled.

Name ALAN & LEANN AKINA Date 26 SEPT 2019

Address 460 RIDGE LN. ALPINE, UT 84004

Phone 808 371 6227 Fax _____ Email ALANAKINA@GMAIL.COM

Subject for Discussion: (The more specific you are, the better prepared the Planning Commission will be to discuss your request.)

ORDINANCE # 3.21.060 FENCES, WALLS, AND HEDGES #7 FENCES ON RET.
WALLS - WE NEEDED A RETAINING WALL THIS SIZE TO MAKE THE PROPERTY
USABLE. WHEN WE PURCHASED THE LOT WE DID SO WITH THE UNDERSTANDING
THAT WE COULD HAVE THE SAME FENCES AND WALLS AS ALL OF OUR NEIGHBORS.
ALL WE WANT IS TO PUT IN A GOOD FENCE THAT CAN BE MAINTAINED.
THE ORDINANCE IS WELL SUITED FOR A COMMERCIAL APPLICATION BUT NOT RESIDENTIAL.
(RIGHT OF USE & EXPECTATION OF PRIVACY). SOMEONE JUMPING THE FENCE
SHOULD NOT BE ON PROPERTY AND IS NOT A CITY ISSUE OR LIABILITY.
WE HOPE THAT YOU CONSIDER OUR REQUEST AS WE ARE TRYING TO DO
THE RIGHT THING FOR OUR FAMILY AND NEIGHBORS

Location 460 RIDGE LN. ALPINE, UT 84004

Please attach any necessary maps, plats, documentation, stamped and addressed envelopes for notification, etc.

**ALPINE CITY
ORDINANCE 2019-20**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.21.060 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO FENCES, WALLS AND HEDGES.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Fences, Walls and Hedges ordinance; and

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 Alpine City, in the State of Utah, as follows: The amendments to Article 3.21.060 contained in the attached document will supersede Article 3.21.060 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.21.060 Fences, Walls And Hedges” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.21.060 Fences, Walls And Hedges

1. **Requirement.** All fences must be approved by the planning and zoning department and a building permit obtained.
2. **Front Yard Fences.** Privacy fences, walls and hedges along the street frontage of a lot shall not exceed 3 feet in height when placed within 10 feet of the front property line. Open style fences shall not exceed 4 feet in height when placed within 10 feet of the front property line. Front yard fences may be eight (8) feet in height if they are placed at least 10 feet back from the front property line.
3. **Interior Side Yard Fences.** Fences alongside yards shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be eight (8) feet in height when they are located at least 10 feet back from the front property line.
4. **Rear Yard Fences.** A rear yard fence may be eight (8) feet in height.

5. **Corner Lot Fences within the Sight Triangle.** The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.
6. **Corner Lot Fences outside the Sight Triangle.** Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight triangle. For interior side fence see DCA 3.21.060 Part 2.
7. **Fences on Retaining Walls.** Under no condition shall a fence and wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall.
8. **Agricultural Fences.** Fences on property where an identifiable commercial agricultural product is produced shall not exceed eight (8) feet in height, and shall be an open style fence.
9. **Fences Along Public Open Space and Trails.** See DCA 3.16, DCA 3.16.100 Part 1 and DCA 3.17 and DCA 3.17.100 Part 3,a.

Fences or borders along property lines adjacent to a trail or open space must meet with the City Planner and meet specific standards.

- a. When the width of the open space or trail easement is less than 50 feet, bordering fences may not exceed eight (8) feet in height, and shall not obstruct visibility. (Open style fences such as rail fences, field fence, or chain link are preferable.)
 - b. When the width of the open space or trail easement is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
 - c. Fences and hedges must be completely within the boundaries of the private property.
 - d. Hedges or shrubs must be maintained to the same height requirements as fences.
 - e. The owner of the fence or hedge must maintain the side facing the open space.
10. **Conditional Uses for Interior Fences.** A conditional use permit may be approved by the City Planner for an interior fence over eight (8) feet in height for such things as sports courts, gardens and swimming pools. A conditionally approved interior fence shall not exceed twelve (12) feet in height and shall be an open style fence. (Ord. No. 2015-06, 05/26/15)

(amended by Ord. No. 2005-02, 2/8/05; Ord. No. 2013-10, 7/9/13; Ord. No. 2015-06, 05/26/15; Ord. No. 2017-01, 01/10/17; Ord. No. 2017-13, 06/27/17)

A F T E R A M E N D M E N T

3.21.060 Fences, Walls And Hedges

1. **Requirement.** All fences must be approved by the planning and zoning department and a building permit obtained. Fences, walls and hedges must be completely within the boundaries of the private property.
2. **Front Yard Fences.** Privacy fences, walls and hedges along the street frontage of a lot shall not exceed 3 feet in height when placed within 10 feet of the front property line. Open style fences shall not exceed 4 feet in height when placed within 10 feet of the front property line. Front yard fences may be eight (8) feet in height if they are placed at least 10 feet back from the front property line.
3. **Interior Side Yard Fences.** Fences alongside yards shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be eight (8) feet in height when they are located at least 10 feet back from the front property line.
4. **Rear Yard Fences.** A rear yard fence may be eight (8) feet in height.
5. **Corner Lot Fences within the Sight Triangle.** The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.
6. **Corner Lot Fences outside the Sight Triangle.** Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight triangle. For interior side fence see DCA 3.21.060 Part 2.
- ~~7. **Fences on Retaining Walls.** Under no condition shall a fence and wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall.~~
8. **Agricultural Fences.** Fences on property where an identifiable commercial agricultural product is produced shall not exceed eight (8) feet in height, and shall be an open style fence.
9. **Fences Along Public Open Space and Trails.** See DCA 3.16, DCA 3.16.100 Part 1 and DCA 3.17 and DCA 3.17.100 Part 3,a.

Fences or borders along property lines adjacent to a trail or open space must meet with the City Planner and meet specific standards.

- a. When the width of the open space or trail easement is less than 50 feet, bordering fences may not exceed eight (8) feet in height, and shall not obstruct visibility. (Open style fences such as rail fences, field fence, or chain link are preferable.)
- b. When the width of the open space or trail easement is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
- c. Fences and hedges must be completely within the boundaries of the private property.
- d. Hedges or shrubs must be maintained to the same height requirements as fences.

- e. The owner of the fence or hedge must maintain the side facing the open space.
- f. Under no condition shall a fence and wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall.

10. **Conditional Uses for Interior Fences.** A conditional use permit may be approved by the City Planner for an interior fence over eight (8) feet in height for such things as sports courts, gardens and swimming pools. A conditionally approved interior fence shall not exceed twelve (12) feet in height and shall be an open style fence. (Ord. No. 2015-06, 05/26/15)

(amended by Ord. No. 2005-02, 2/8/05; Ord. No. 2013-10, 7/9/13; Ord. No. 2015-06, 05/26/15; Ord. No. 2017-01, 01/10/17; Ord. No. 2017-13, 06/27/17)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

**ALPINE CITY
ORDINANCE 2019-20**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.21.060 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO FENCES, WALLS AND HEDGES.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the Fences, Walls and Hedges ordinance; and

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 Alpine City, in the State of Utah, as follows: The amendments to Article 3.21.060 contained in the attached document will supersede Article 3.21.060 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.21.060 Fences, Walls And Hedges” of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.21.060 Fences, Walls And Hedges

1. **Requirement.** All fences must be approved by the planning and zoning department and a building permit obtained. Fences, walls and hedges must be completely within the boundaries of the private property.
2. **Front Yard Fences.** Privacy fences, walls and hedges along the street frontage of a lot shall not exceed 3 feet in height when placed within 10 feet of the front property line. Open style fences shall not exceed 4 feet in height when placed within 10 feet of the front property line. Front yard fences may be eight (8) feet in height if they are placed at least 10 feet back from the front property line.
3. **Interior Side Yard Fences.** Fences alongside yards shall not exceed 3 feet in height for privacy fences and 4 feet in height for open style fences when they are within 10 feet of the front property line. Side yard fences may be eight (8) feet in height when they are located at least 10 feet back from the front property line.
4. **Rear Yard Fences.** A rear yard fence may be eight (8) feet in height.

5. **Corner Lot Fences within the Sight Triangle.** The sight triangle on corner lots shall not be obstructed. Privacy fences, walls, or hedges shall not exceed three (3) feet in height, and open-style fences shall not exceed four (4) feet in height, when located within the sight triangle on a corner lot. The sight triangle is defined as the area formed by connecting the corner of the property to points 35 feet back along each property line abutting the street.
6. **Corner Lot Fences outside the Sight Triangle.** Side yard fences abutting the street may be eight (8) feet in height when they are located at least 35 feet back from the front property line, outside the sight triangle. For interior side fence see DCA 3.21.060 Part 2.
7. **Agricultural Fences.** Fences on property where an identifiable commercial agricultural product is produced shall not exceed eight (8) feet in height, and shall be an open style fence.
8. **Fences Along Public Open Space and Trails.** See DCA 3.16, DCA 3.16.100 Part 1 and DCA 3.17 and DCA 3.17.100 Part 3,a.

Fences or borders along property lines adjacent to a trail or open space must meet with the City Planner and meet specific standards.

- a. When the width of the open space or trail easement is less than 50 feet, bordering fences may not exceed eight (8) feet in height, and shall not obstruct visibility. (Open style fences such as rail fences, field fence, or chain link are preferable.)
 - b. When the width of the open space or trail easement is 50 feet or more, fence standards as specified elsewhere in this ordinance apply.
 - c. Fences and hedges must be completely within the boundaries of the private property.
 - d. Hedges or shrubs must be maintained to the same height requirements as fences.
 - e. The owner of the fence or hedge must maintain the side facing the open space.
 - f. Under no condition shall a fence and wall exceed nine (9) feet on the same plane. If a privacy fence that is on top of a retaining wall would exceed nine (9) feet, the fence shall be set back at least four (4) feet from the back side of the retaining wall. Open style fences including but not limited to rail fences, field fences, or chain link fences are permitted to be on the same plane as a retaining wall.
9. **Conditional Uses for Interior Fences.** A conditional use permit may be approved by the City Planner for an interior fence over eight (8) feet in height for such things as sports courts, gardens and swimming pools. A conditionally approved interior fence shall not exceed twelve (12) feet in height and shall be an open style fence. (Ord. No. 2015-06, 05/26/15)

(amended by Ord. No. 2005-02, 2/8/05; Ord. No. 2013-10, 7/9/13; Ord. No. 2015-06, 05/26/15; Ord. No. 2017-01, 01/10/17; Ord. No. 2017-13, 06/27/17)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Amendment to Development Code – PRD Slope Requirements

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposed changes.

BACKGROUND INFORMATION:

Staff are proposing a change to the ordinance regarding slope requirements for lots located within a Planned Residential Development (PRD). The proposed changes would change the way property lines look and allow for more flexibility when including slope into a lot or development.

The Planning Commission reviewed this item and made the following recommendation:

***MOTION:** Alan MacDonald moved to recommend that the proposed amendments to Article 3.09.040 of the Development Code be approved as proposed with changes made to take out verbiage stating the lot can meet the current ordinance.*

Jane Griener seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

Bryce Higbee
Jane Griener
John MacKay
Alan MacDonald
Jessica Smuin
Sylvia Christiansen

Nays:

None

STAFF RECOMMENDATION:

Approve the proposed changes.

SAMPLE MOTION TO APPROVE:

I motion that the proposed amendments to Article 3.09.040 of the Development Code be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I motion that the proposed amendments to Article 3.09.040 of the Development Code be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO DENY:

I motion that the proposed amendments to Article 3.09.040 of the Development Code be denied based on the following:

- ***Insert Finding***

**ALPINE CITY
ORDINANCE 2019-21**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.09.040 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO SLOPE REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENTS.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the slope requirements for Planned Residential Developments; and

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 Alpine City, in the State of Utah, as follows: The amendments to Article 3.09.040 contained in the attached document will supersede Article 3.09.040 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.09.040 Open Space” of the Alpine City Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

3.09.040 Open Space

1. A portion of each project area shall be set aside and maintained as designated open space. The minimum amount of a project area to be set aside as designated open space shall be as set forth in the following schedule:

Minimum Open Space Required

Zone District	Minimum % of Total Project Area Required as Open Space
CR-20,000	25%
CR-40,000	25%
CE-5	50%
CE-50	50%

2. The designated open space areas may include natural open space, (applicable to steep hillside, wetland, flood plain area etc.) and developed useable open space areas, or a combination thereof.
3. Notwithstanding the minimum open space requirements set forth under Part 1, the designated open space area shall include and contain all 100 year flood plain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25) percent or greater, or any other area of known significant physical hazard for development.
 - a. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance.
 - b. An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the City Engineer to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05)
 - c. An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Parts 3,a or 3,b) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance.
4. The designated open space area shall be maintained so that its use and enjoyment as open space are not diminished or destroyed. The City will have sole discretion in determining if open space is held in private or public ownership. To assure that all designated open space area will remain as open space, the applicants/owners shall:
 - a. Dedicate or otherwise convey title to the open space area to the City for open space purposes;
 - b. Convey ownership of the open space area to the homeowners association established as part of the approval of the PRD or to an independent open space preservation trust organization approved by the City.

In the event this alternative is used, the developer shall also execute an open space preservation easement or agreement with the City, the effect of which shall be to prohibit any excavating, making additional roadways, installing additional utilities, constructing any dwellings or other structures, or fencing or conducting or allowing the conduct of any activity which would alter the character of the open space area from that initially approved, without the prior approval of the City. The appropriate method for insuring preservation shall be as determined by the City at the time of development approval; or

- c. A combination of Part 4,a and Part 4,b.
- 5. Where the proposed open space includes developed or useable space or facilities (tennis courts, pavilions, swimming pools) intended for the use by project residents, the organizational documents shall include provisions for the assessment of adequate fees and performance guarantees required to secure the construction of required improvements including the costs of installation of all landscaping and common amenities.
- 6. A detailed landscaping plan showing the proposed landscape treatment of all portions of the project proposed to be developed as, useable, common open space shall be submitted as part of the submittal documents.

(Ord. No. 95-04, 2/28/95; Amended Ord. No. 95-28, 11/28/95; Ord No. 2001-10, 4/10/01; Ord. No. 2004-13, 9/28/04; Ord. No. 2011-04, 01/11/11; Ord. No. 2012-10, 12/11/12; Ord. No. 2014-14, 09/09/14; Ord. No. 2015-11, 07/28/15)

A F T E R A M E N D M E N T

3.09.040 Open Space

- 1. A portion of each project area shall be set aside and maintained as designated open space. The minimum amount of a project area to be set aside as designated open space shall be as set forth in the following schedule:

Minimum Open Space Required

Zone District	Minimum % of Total Project Area Required as Open Space
CR-20,000	25%
CR-40,000	25%
CE-5	50%
CE-50	50%

- 2. The designated open space areas may include natural open space, (applicable to steep hillside, wetland, flood plain area etc.) and developed useable open space areas, or a combination thereof.
- 3. Notwithstanding the minimum open space requirements set forth under Part 1, the designated open space area shall include and contain all 100 year flood plain areas, defined floodways, all avalanche and rock fall hazard areas, all areas having a slope of twenty five (25) percent or greater (less the areas defined below), or any other area of known significant physical hazard for development.

- a. Up to 15% of an individual lot may contain ground having a slope of more than 25% if the lot can meet current ordinance.
~~An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that up to 5% of an individual lot may contain ground having a slope of more than 25% in the CR-20,000 and CR-40,000 zones as long as the lot can meet current ordinance.~~
- b. ~~At the discretion of the City Council and upon recommendation of the Planning Commission and Staff,~~ Once a Concept Plan has been approved by the Planning Commission, lot lines of the approved concept plan may be adjusted by the City Engineer using the slope criteria as previously set forth, and all other applicable ordinances; lot lines may be adjusted to square up the lot by straightening and eliminating multiple segmented property lines as so long as the lot can meet current ordinance.

~~An exception may be made that an individual lot may contain up to 15% of the lot having a slope of more than 25% in the CE-5 and CE-50 zone as long as the lot can meet current ordinance without the exception. The exception shall be recommended by the City Engineer to the Planning Commission, and a recommendation by the Planning Commission to the Alpine City Council with the final determination to be made by the City Council. (Ord. 2005-02, 2/8/05) An exception may be made with a recommendation by the Planning Commission to the City Council with the final determination to be made by the City Council that an individual lot may contain up to another 5% of the lot (on top of the percentage as mentioned in Parts 3,a or 3,b) having a slope of more than 25% if it can be shown that the extra percentage of area acquired is being used to straighten and eliminate multiple segmented property lines as long as the lot can meet current ordinance.~~

- 4. The designated open space area shall be maintained so that its use and enjoyment as open space are not diminished or destroyed. The City will have sole discretion in determining if open space is held in private or public ownership. To assure that all designated open space area will remain as open space, the applicants/owners shall:
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- c. A combination of Part 4,a and Part 4,b.
- 5. Where the proposed open space includes developed or useable space or facilities (tennis courts, pavilions, swimming pools) intended for the use by project residents, the organizational documents shall include provisions for the assessment of adequate fees and performance guarantees required to secure the construction of required improvements including the costs of installation of all landscaping and common amenities.
 - 6. A detailed landscaping plan showing the proposed landscape treatment of all portions of the project proposed to be developed as, useable, common open space shall be submitted as part of the submittal documents.

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PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

**ALPINE CITY
ORDINANCE 2019-21**

AN ORDINANCE ADOPTING AMENDMENTS TO ARTICLE 3.09.040 OF THE ALPINE CITY DEVELOPMENT CODE PERTAINING TO SLOPE REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENTS.

WHEREAS, The Alpine City Council has deemed it in the best interest of Alpine City to amend the slope requirements for Planned Residential Developments; and

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 Alpine City, in the State of Utah, as follows: The amendments to Article 3.09.040 contained in the attached document will supersede Article 3.09.040 as previously adopted. This ordinance shall take effect upon posting.

SECTION 1: **AMENDMENT** “3.09.040 Open Space” of the Alpine City Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3.09.040 Open Space

1. A portion of each project area shall be set aside and maintained as designated open space. The minimum amount of a project area to be set aside as designated open space shall be as set forth in the following schedule:

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 - a. Up to 15% of an individual lot may contain ground having a slope of more than 25%.
 - b. Once a Concept Plan has been approved by the Planning Commission, lot lines of the approved concept plan may be adjusted by the City Engineer to square up the lot by straightening and eliminating multiple segmented property lines.
4. The designated open space area shall be maintained so that its use and enjoyment as open space are not diminished or destroyed. The City will have sole discretion in determining if open space is held in private or public ownership. To assure that all designated open space area will remain as open space, the applicants/owners shall:
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(Ord. No. 95-04, 2/28/95; Amended Ord. No. 95-28, 11/28/95; Ord No. 2001-10, 4/10/01; Ord. No. 2004-13, 9/28/04; Ord. No. 2011-04, 01/11/11; Ord. No. 2012-10, 12/11/12; Ord. No. 2014-14, 09/09/14; Ord. No. 2015-11, 07/28/15)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Lon Lott	_____	_____	_____	_____
Kimberly Bryant	_____	_____	_____	_____
Carla Merrill	_____	_____	_____	_____
Ramon Beck	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____

Presiding Officer

Attest

Troy Stout, Mayor, Alpine City

Charmayne G. Warnock, City
Recorder Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lambert Park Trail Proposal

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Trail Committee

ACTION REQUESTED BY PETITIONER: Review and approve proposed new trails.

BACKGROUND INFORMATION:

The Trail Committee is proposing a new trail in Lambert Park to be dedicated solely for pedestrian traffic only (no bikes, horses, etc.). Complaints from residents about near accidents with bikers and horses has prompted the trail committee to investigate the possibility of a pedestrian only trail. In addition to the proposed pedestrian trail, the trail committee is also proposing a downhill mountain bike only trail.

The Planning Commission reviewed this item and made the following recommendation:

***MOTION:** Sylvia Christiansen moved to recommend that the new walking and running trail and the new downhill trail in Lambert Park be approved as proposed.*

Jane Griener seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

Ayes:

*Bryce Higbee
Jane Griener
John MacKay
Alan MacDonald
Jessica Smuin
Sylvia Christiansen*

Nays:

None

STAFF RECOMMENDATION:

Approve the proposed trails.

SAMPLE MOTION TO APPROVE:

I motion to recommend that the new trails in Lambert Park be approved as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

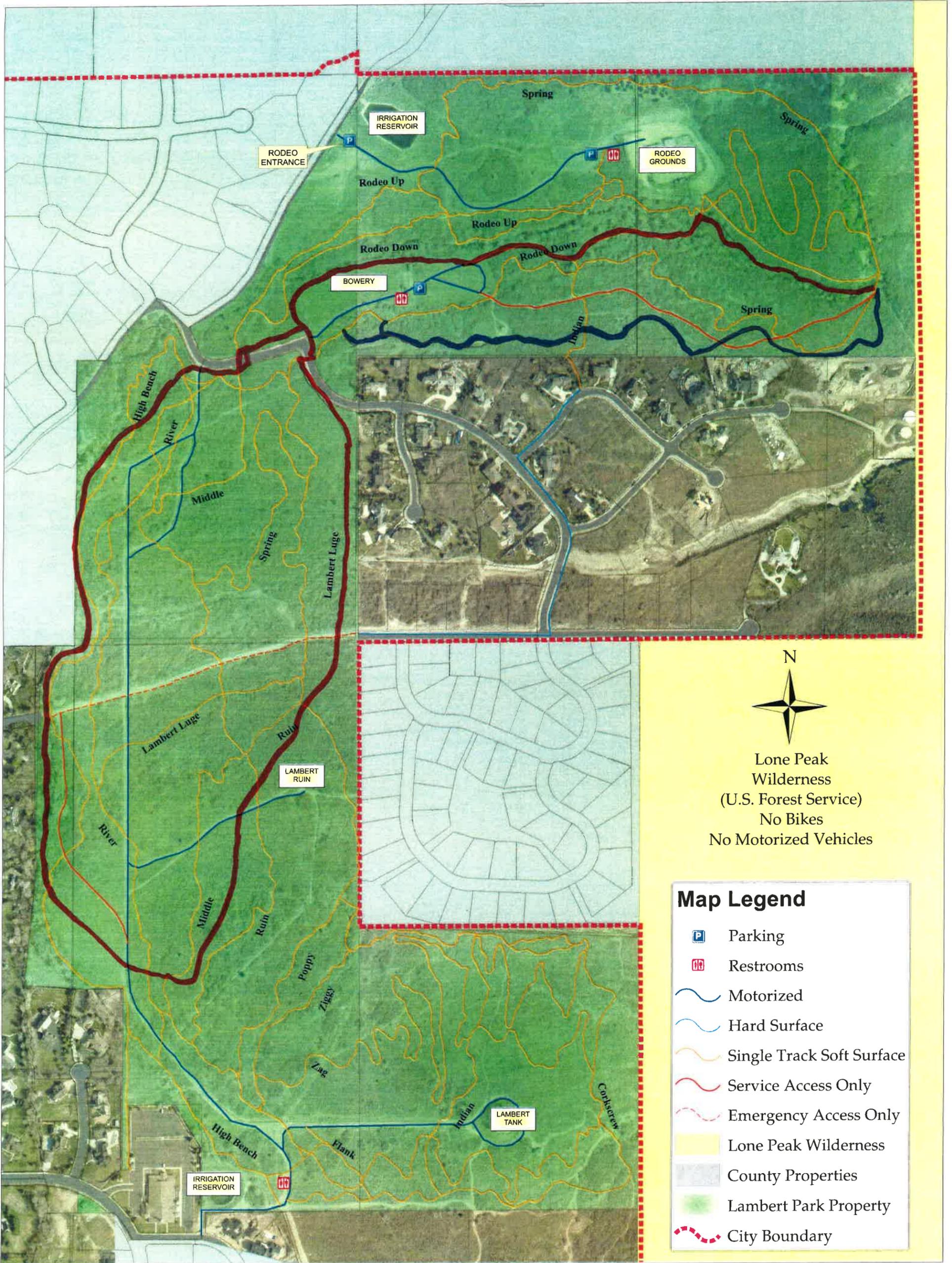
I motion to recommend that the new trails in Lambert Park be approved with the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO DENY:

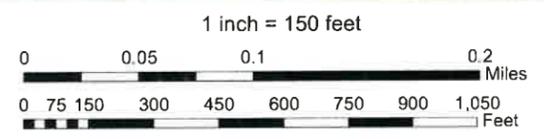
I motion to recommend that the proposed new trails in Lambert Park be denied based on the following:

- ***Insert Finding***



N

 Lone Peak Wilderness
 (U.S. Forest Service)
 No Bikes
 No Motorized Vehicles



Last Updated: July 2015



Lambert Park Trails Use Map

- FUTURE HIKE/BIKE ONLY TRAIL
 - FUTURE DOWNHILL BIKE ONLY FLOW TRAIL

ALPINE CITY COUNCIL AGENDA

SUBJECT: Sale of Circus Tent

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Consider selling the circus tent.

BACKGROUND INFORMATION:

Years ago, the City purchased a used circus tent to use for Alpine Days. It has not been used for years and the City has an interested buyer.

STAFF RECOMMENDATION:

Consider approving the sale of the circus tent.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Meeting Schedule for November 2019

FOR CONSIDERATION ON: 22 October 2019

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: The Planning Commission meeting be rescheduled to November 12th and the City Council meeting rescheduled for November 19th.

BACKGROUND INFORMATION:

Election Day is Tuesday, November 5th which would normally be the Planning Commission meeting day, but they postponed their meeting until November 19th to avoid a conflict with voting.

The Election Canvass has to be approved by the City Council no sooner than 7 days after the election and no later than 14 days, which means it has to be approved no later than November 19th. We could possibly approve the election canvass on November 12th, but in the past, overseas ballots have still been coming in within 7 days of the election, so we had to schedule a special meeting to canvass the election.

It is proposed that the City Council and Planning Commission switch days. Planning Commission will be held on November 12th and City Council will be held on November 19th.

STAFF RECOMMENDATION:

Approve rescheduling the Planning Commission meeting to November 12th and City Council meeting to November 19th.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Verizon Cell Tower

FOR CONSIDERATION ON: October 22, 2019

PETITIONER: Verizon Wireless

ACTION REQUESTED BY PETITIONER: The City Council decide if they want to lease city-owned property for the proposed Verizon cell tower.

BACKGROUND INFORMATION:

Verizon has been before the City several times requesting approval for a cell tower on city-owned property. They would like to know if they should look for other viable locations within the community.

Verizon Wireless Communications Facility

Candidate Comparisons for Alpine City

Prepared by: Nick Jensen

September 2019



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Introduction:

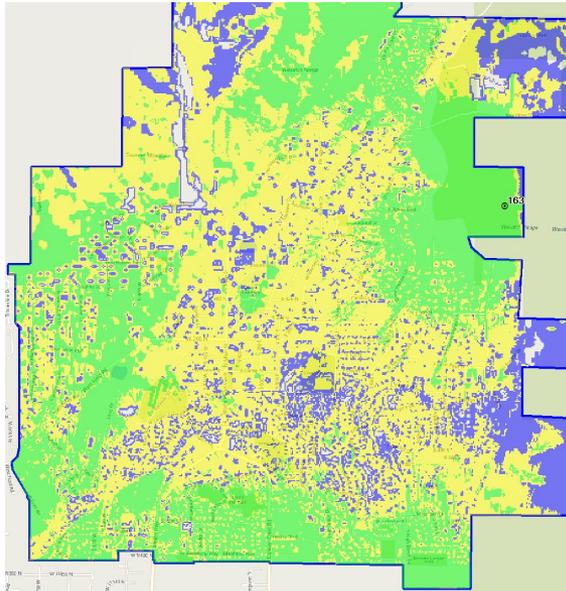
Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.



Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

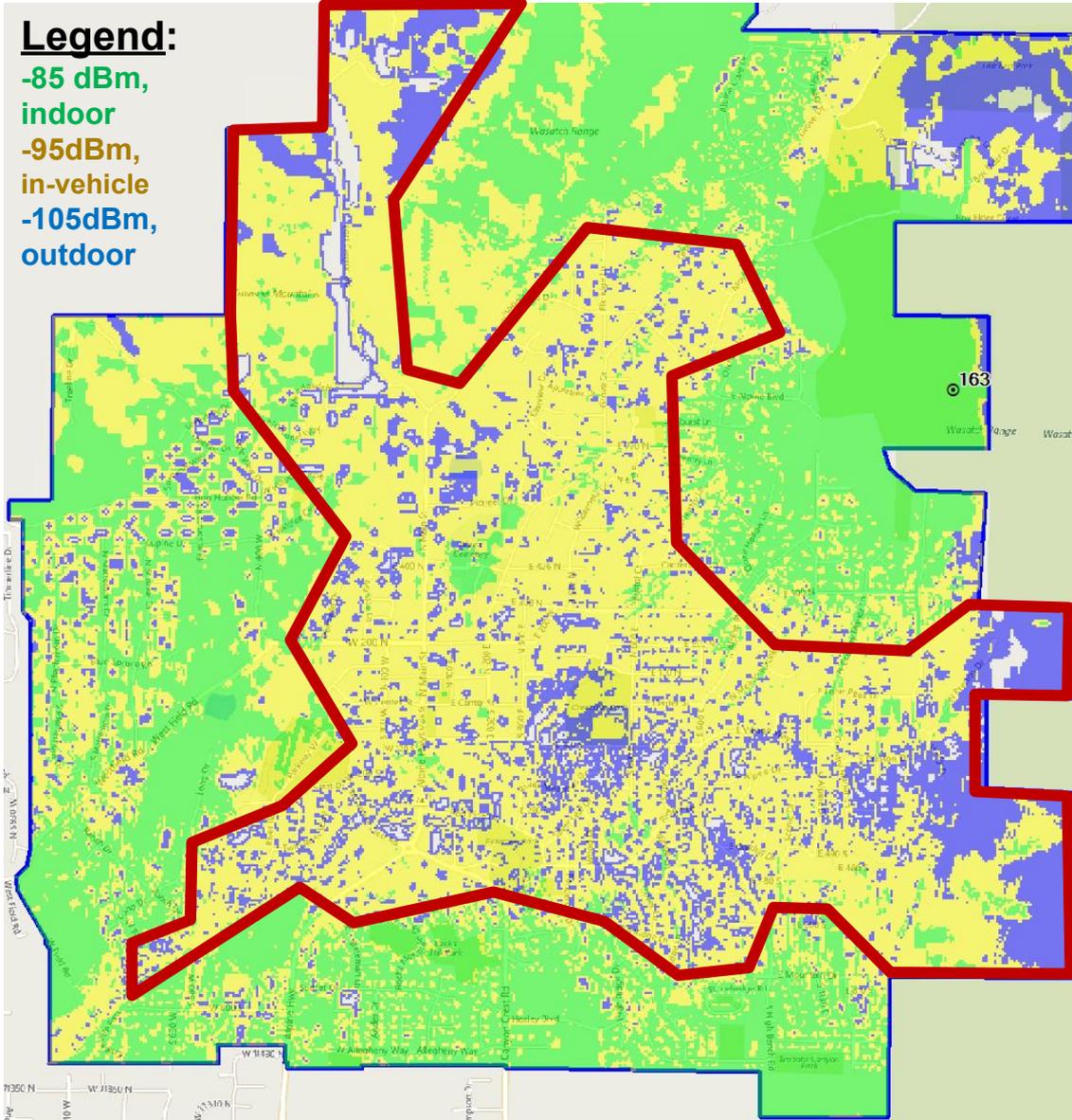
Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than then the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.



Existing Service in Alpine City

Legend:

- 85 dBm, indoor
- 95dBm, in-vehicle
- 105dBm, outdoor



The area in **red** is where it is currently difficult to provide high quality service in Alpine, mostly due to terrain, as well as tree cover and buildings.

All cities built in foothills have similar terrain issues.

The only VZW cell site in Alpine (#163 on the map) was built in 2016.

The nearest cell sites (in Highland and Cedar Hills) were built in 2009 and 1991.

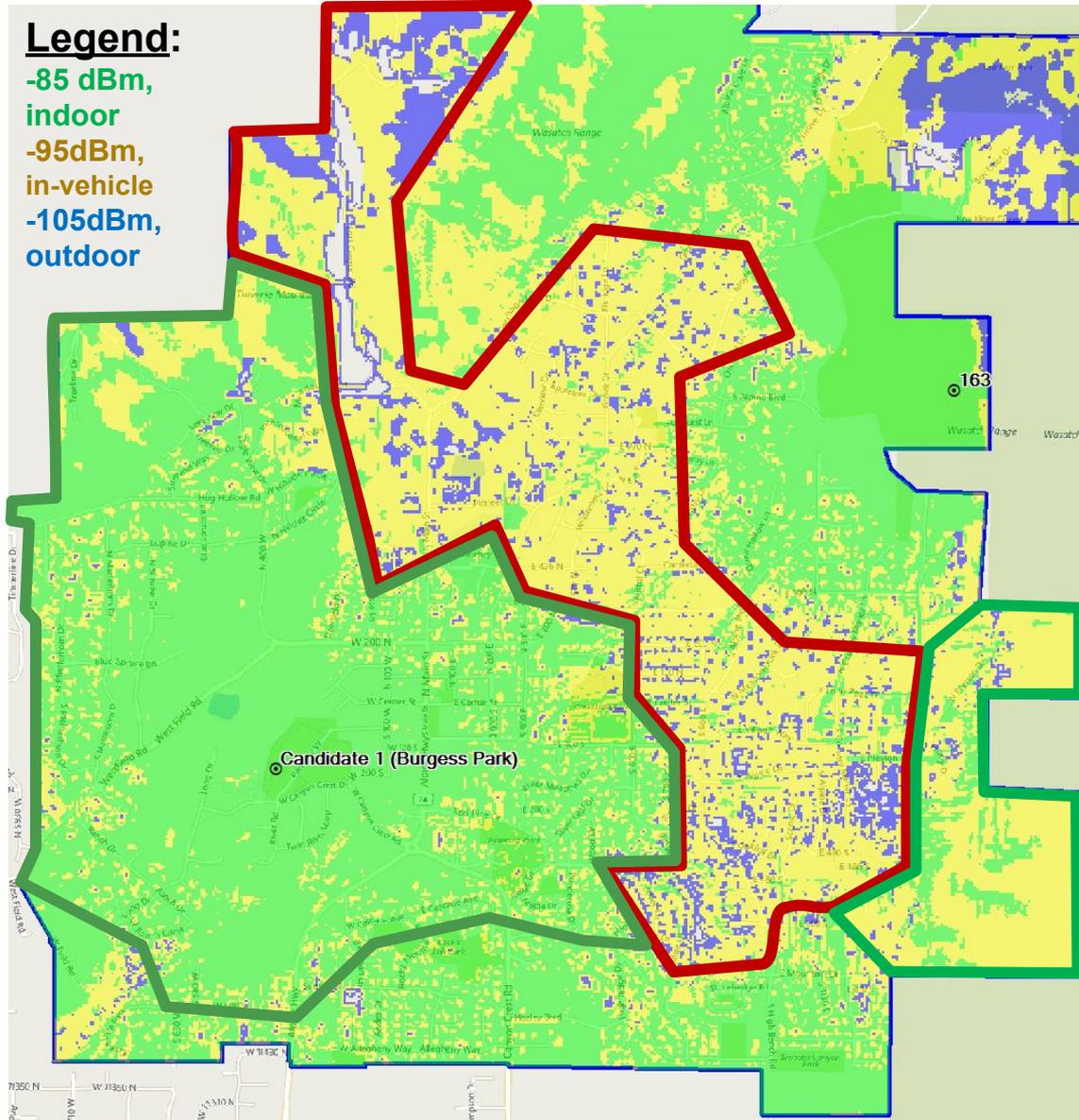
They were all upgraded earlier this year.



Candidate 1 at Burgess Park

Legend:

- 85 dBm, indoor
- 95dBm, in-vehicle
- 105dBm, outdoor



The area in **red** is where it will still be difficult to provide high quality service in Alpine, even after building Candidate 1.

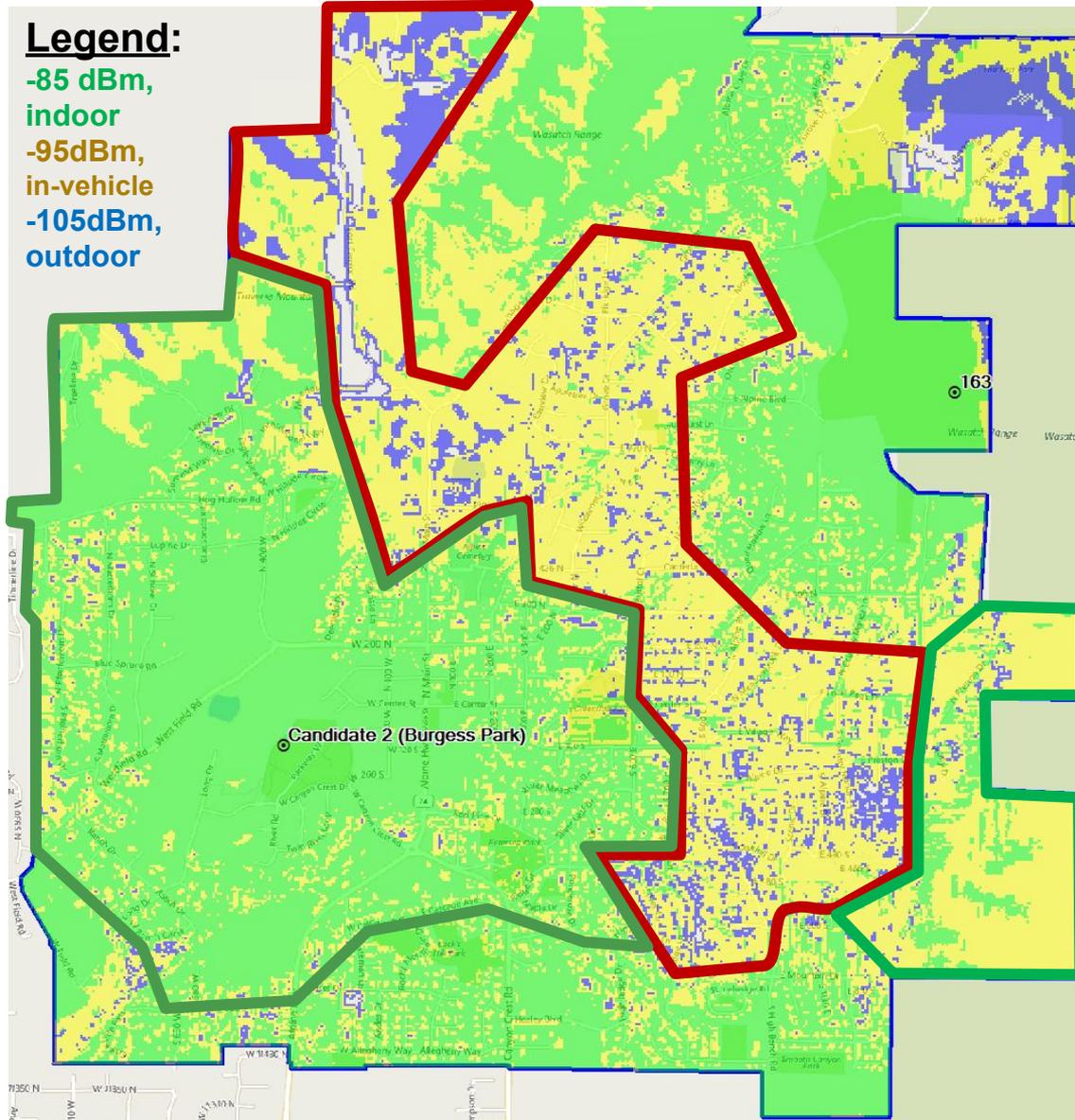
The areas in **green** are where Candidate 1 will improve service.



Candidate 2 at Burgess Park

Legend:

- 85 dBm, indoor
- 95dBm, in-vehicle
- 105dBm, outdoor



The ground elevation at Candidate 2 is 3' higher than Candidate 1.

The area in **red** is where it will still be difficult to provide high quality service in Alpine, even after building Candidate 2.

The areas in **green** are where Candidate 2 will improve service.

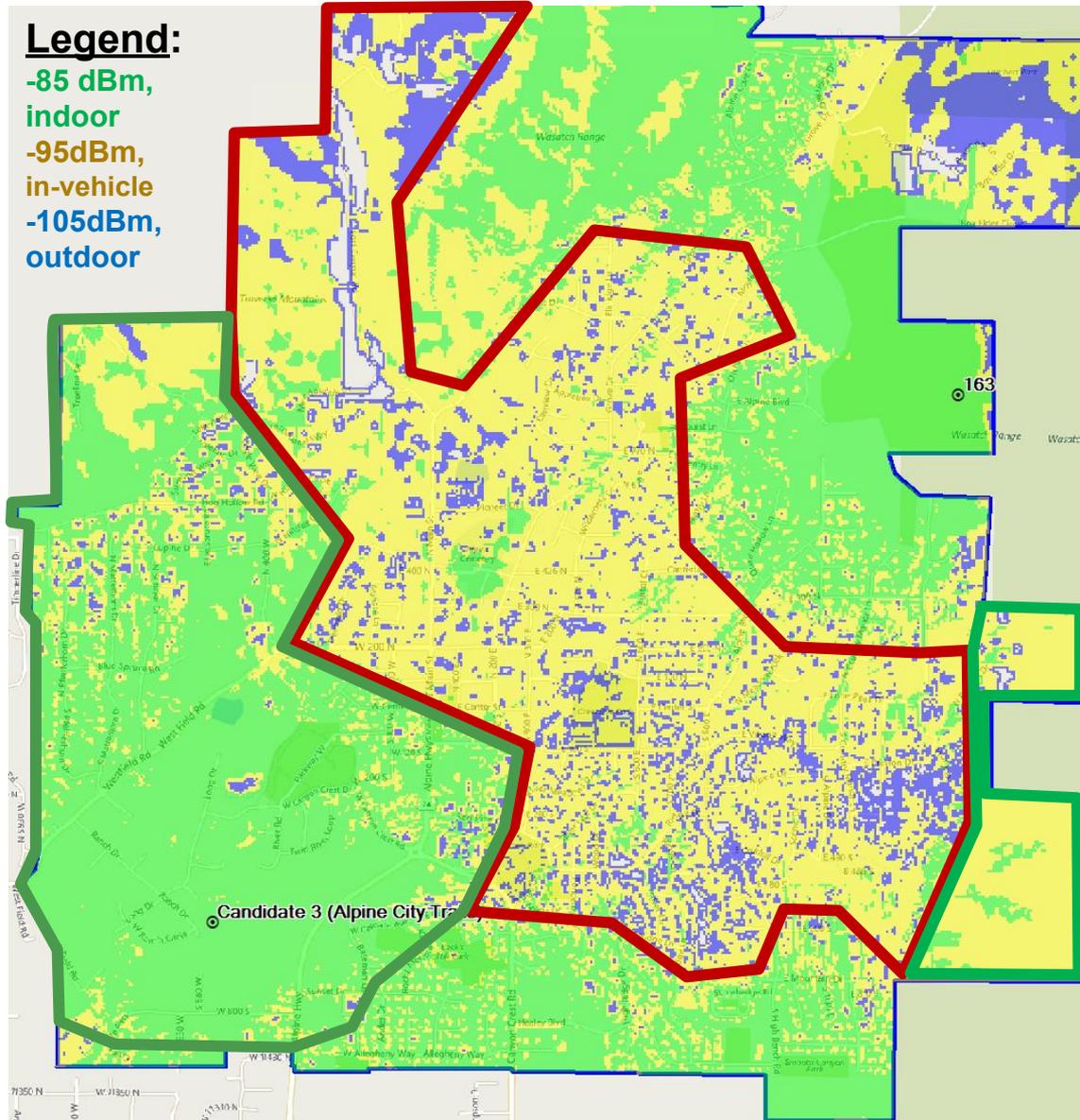
Candidates 1 and 2 are almost the same in terms of the service provided. They each cover the weakest areas around Creekside Park.



Candidate 3 at Alpine City Trails

Legend:

- 85 dBm, indoor
- 95dBm, in-vehicle
- 105dBm, outdoor



The ground elevation at Candidate 3 is 36' lower than Candidate 1.

The area in **red** is where it will still be difficult to provide high quality service in Alpine, even after building Candidate 3.

The areas in **green** are where Candidate 3 will improve service.

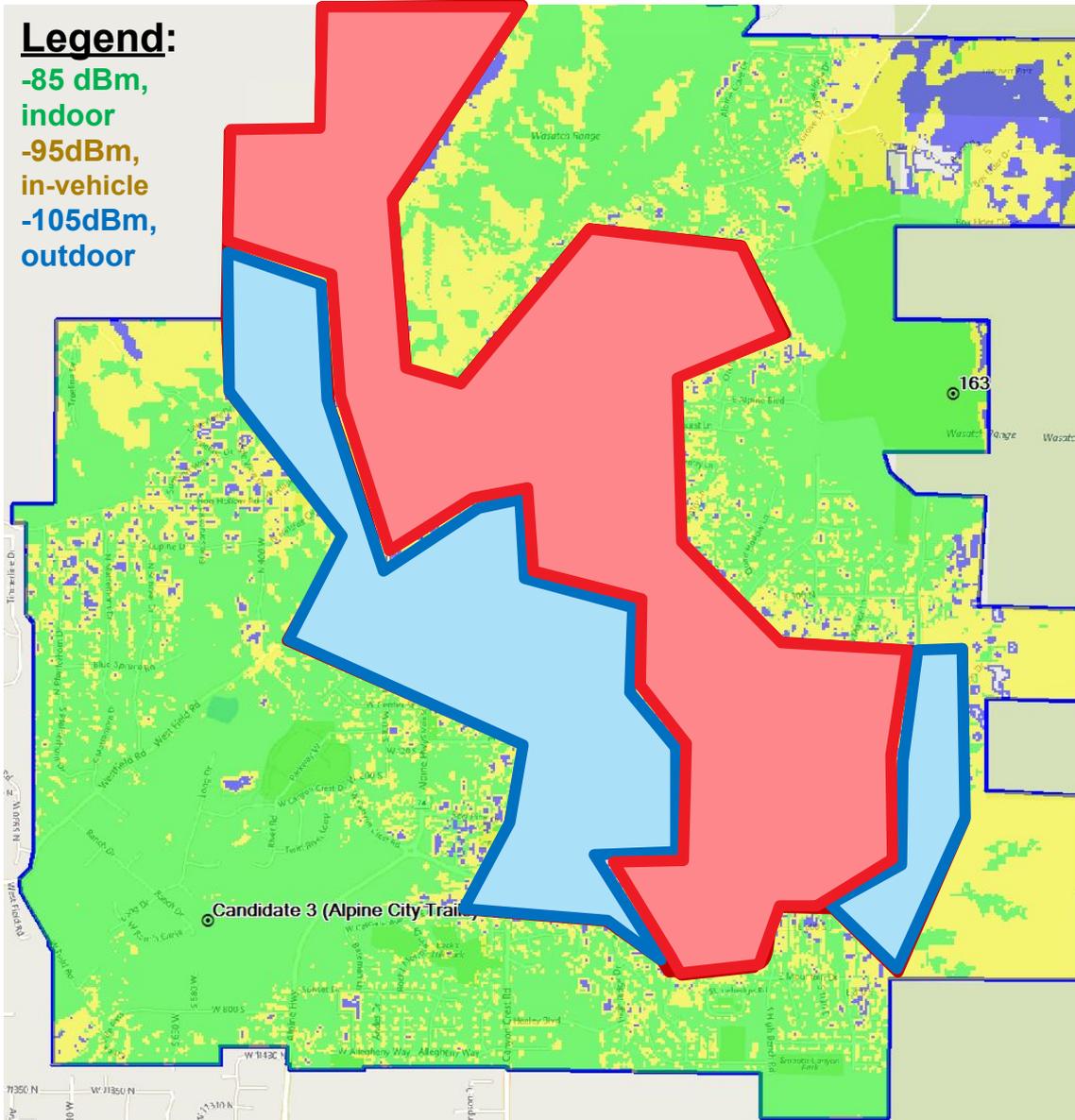
Candidate 3 will not be able to help Alpine nearly as much as either of the first two candidates.



Candidate 2 (BP) vs. 3 (ACT)

Legend:

- 85 dBm, indoor
- 95dBm, in-vehicle
- 105dBm, outdoor



The area in **red** is where it will still be difficult to provide high quality service in Alpine, whether candidate 1, 2, or 3 is built.

The area in **blue** is where candidates 1 or 2 will be able to provide improved service, but where candidate 3 will not.

The blue area is why VZW prefers either candidate 1 or 2 but not candidate 3.



Verizon is part of your community. Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon[✓]

