

ALPINE CITY COUNCIL PUBLIC MEETING on Tuesday, October 12, 2021

Mayor Troy Stout called the meeting to order at 6:02 p.m. and welcomed all in attendance.

I. Roll Call: The following were present and constituted a quorum: Jason Thelin, Greg Gordon, Carla Merrill, Jessica Smuin, Lon Lott

Prayer: Carla Merrill

Pledge: Bonnie Cooper

Staff: Shane Sorensen, Austin Roy, Craig Hall, Chief Brian Gwilliam, Chief Brian Patten, Bonnie Cooper

Others: Wendy Fisher, Will Jones, Gayle Rudolph, Lon Nield, Amanda Collins

II. WORK SESSION: Lambert Park Conservation Easement Draft Review

Mayor Troy Stout welcomed Wendy Fisher from Utah Open Lands, who would be helping at tonight's meeting with the Lambert Conservation Easement draft review. Craig Hall, City Attorney, said he had met with several of the City Council members, staff, and attorneys at his office to get input on the document. Council needs to come to a consensus of agreement of what should and should not be included in the agreement. Wendy Fisher suggested a 2pm meeting on October 18th with staff and the few council members who she has not met with. She suggested having one person be the drafter and that be City Attorney, Steve Doxey.

Wendy Fisher suggested starting the review at page 6 Section III Permitted Uses and Practices. Mayor Troy Stout said he was concerned that the city would be locking themselves into something that is unforeseen such as hover boards or something like that. Wendy Fisher said that could mean a low flying aircraft, this can become tricky when trying to cover the unforeseen. Let's go over the things council definitely wants such as e-bikes but definitely does not want like motorcycles or four wheelers. Section III item C, Public Recreation and Educational Use – This is a fairly broad item this is where the city could define what you do not want in a broad prospective. Jason Thelin, City Council member said he thinks the city should keep it broad because the city can adapt the management program. Carla Merrill, City Council member, asked if unless it is mentioned in the prohibited portion then whatever item is not on there could be considered not prohibited. The trails should remain natural as well as have handicap access. Lon Lott, City Council member, suggested paving a trail from one parking lot to the other parking lot to the west of Lambert Park. This would give access to moms with strollers and wheelchairs. Jessica Smuin said these need to reflect the Conservation Easements Core Values, the trails should remain natural. Lon Lott said let's save the city's budget and use it for walking trails in other parks. Mayor Troy Stout suggested using the city's budget for the Corridor Trail that could be asphalted for stroller and wheelchair access. Wendy Fisher said she is hearing the council definitely does not want motorized vehicles.

Mayor Troy Stout said the city could put a boardwalk in for handicap access at the poppies. Shane Sorensen said council should consider that Alpine is an aging community and may need better access to Lambert Park and city trails. Wendy Fisher said we will need to find a way for ADA (American with Disabilities Act) and seniors to enjoy the park. Carla Merrill said that people with handicaps have always had access to Lambert Park.

Greg Gordon, City Council member, said he would like to include people not overusing the trails due to maintenance issues or weather and we don't want excessive noise. Craig Hall said this should be addressed and looked at in paragraph S. Wendy Fisher said the ability to close trails due to overuse or weather conditions could be put in the management plan portion of the conservation easement. Mayor Troy Stout asked what the council considered about lighting in Lambert Park. He believes other than the rodeo ground lighting should not be allowed unless it is on a person's headgear or bike. Shane Sorensen said there is lighting in the restrooms in the park.

Greg Gordon asked if the Utah Open Lands had considered Verti-ports Deliveries. Wendy Fisher said she has not seen that come up before. Craig Hall said in Salt Lake County's landfill they have Zipline Drones that can carry a delivery of 4.5 lbs. of medical supplies. The drones can go in a 50-mile radius. Council can prohibit drones or commercial use of drones throughout Lambert Park. Lon Lott said make sure the document says Lambert Park can have helicopters for emergency use. Wendy Fisher asked the council how they felt about recreational use of drones. Drones and horses do not mix well. We could require a license to fly their recreational drone. We have had another city put in a racecourse for drone use. Jessica Smuin thinks the city should have some flexibility when it comes to limiting drones. Wendy Fisher said drones is one item we could address in the management document.

Lon Lott asked about allowing a Cemetery in Lambert Park someday if needed. Mayor Troy Stout said he believes it is a good location for a cemetery if needed. It would be where the road comes in at Grove Drive. The area right now

is being used to store gravel for the city. Shane Sorensen said the area that Mayor Troy Stout pointed out would be eight acres and large enough for a cemetery. Lon Lott said if a future council decided a cemetery were to go in the city would need water, utilities, restroom, and asphalt. Wendy Fisher said wording could be added to the document for a cemetery or exclude that area from the easement altogether.

Lon Lott asked for future water storage would the city consider the pond or would we need to go to the southeast area of the park. Wendy Fisher said on Page 6 of the document it addresses water resources, existing and future water uses. We could leave the area out of the document or put something in regarding an expansion of that area for the storage of water.

Lon Lott said the cemetery may be better located at the south end and not a fixed location. Wendy Fisher asked what parameters are wanted for the cemetery. Where should the cemetery be located and how big will the council allow it. Lon Lott said this is hard to do because this could be end up being too restrictive. We could put it in the rodeo arena someday we do not know. Wendy Fisher said for the conservation easement sidebars need to be defined in order to balance this out.

Greg Gordon asked if the city would consider allowing recreation on the expanded water storage. Mayor Troy Stout said he thinks recreation on the water can be done, just not motorized recreation vehicles. Wendy Fisher agreed with Mayor Troy Stout. Greg Gordon believes this should remain a natural park and have a pickleball court in a designated sideboard area. Lon Lott said if the document has a designated sideboard area it could be put in the rodeo grounds parking lot. Mayor Troy Stout said that would put the courts at a distance from any homes and it is already has a paved road. Shane Sorensen suggested considering renting the rodeo ground so that it may get more use. Wendy Fisher asked each council member if they were to vote tonight would they vote to leave the rodeo grounds be left in or out of the document. Jason Thelin said leave it out, Greg Gordon said leave it out, Carla Merrill said leave it in, Jessica Smuin said leave it out, and Lon Lott said the council needs to protect the rodeo ground as well as the rest of Lambert Park so it needs to be written into the document, if that is the way the City Council is going.

Shane Sorensen said the current Alpine cemetery is ten acres. Lon Lott asked if the eight acres would be sufficient. Shane Sorensen said yes. Jessica Smuin said she prefers the southside of Lambert Park as a location for a future cemetery because of road access. Greg Gordon asked if the city would allow biking through the cemetery. Mayor Troy Stout said yes.

Wendy Fisher asked council what their opinion on pickleball courts in Lambert Park would be. Most of the council thought the bowery area would be a good area because it is an already improved area with parking and lights.

Wendy Fisher asked the city to get the borders of Lambert Park surveyed and a separate survey for the rodeo grounds. The rodeo grounds could be used as a special use area that way you can leave it in or out of the conservation easement but still have it on the map. Shane Sorensen said he would line up the surveyor.

Wendy asked each council member if they had any further input for the conservation easement:

Jason Thelin said he would like to see an emergency clause where the city can do anything that they see is needed. Having that decision made by the City Administrator. Craig Hall said on page 9 paragraph O the emergency clause is mentioned.

Greg Gordon asked if Alpine could do something like Weeden Park in Draper. Wendy Fisher said the difference with that property is that part of it was privately donated.

Greg Gordon asked if there would be a way in the conservation easement to dispose of parts of Lambert Park over the next 50 years if there was an emergency, say where utilities are related. Mayor Troy Stout said that could be financial decision. Jessica Smuin asked if there is an optional item. Shane Sorensen said sometimes it may be a time frame element in an emergency. Wendy Fisher said boundary line adjustments could be put in the document. Greg Gordon asked if the city could exchange land for land as in a trade.

Jessica Smuin wants to make sure there is pedestrian access up Grove Drive to the trails.

Lon Lott mentioned on page 5 section II – Rights of Grantee, what are the other rights that are not mentioned in the document. Wendy Fisher said they have approval rights in section 5. Utah Open Lands have a breech remedy on page 17 if both parties go to court. Page 20 section 11 enables us to not have this extinguished. Greg Gordon asked at the end of the day, you could condemn the easement you have the domain. Craig Hall said he worries about the legal fees. Wendy Fisher said she is aware of one or two on the east coast that have done this. Utah open lands would not try to fight it if this was for a higher purpose. But if it not for a higher purpose we would talk to that

future city council and make them aware of that fact.

III. CONSENT CALENDAR

- A. Approve City Council minutes of September 28, 2021
- B. Bond Release – The Ridge at Alpine Phase 5: \$218,457.24
- C. Approval of Bid: Lambert Park Walking Trail, Blazing Trailz, \$7/LF (Approx. 7,073 LF=\$49,511)

Shane Sorensen said the walking trail is a single loop of Lambert Park. The trail is approximately 7,073 linear feet of walking trail but this is just an estimate. Will Jones, Trail Committee Chair, said this walking trail is just graded dirt and will be designated for walking only. The trail will be 8 feet across. Greg Gordon said 40% of Draper City's are hoof and boot trails in Draper. Will Jones said the Trail Committee wants to have multiple use trails. We will be removing rocks to allow jogging strollers to use this trail. The Trail Committee will start flagging the trail tomorrow as soon as this is approved. Will Jones said he had a concern with razor wire along the trail. There is a rock fence line along the trail with razor wire hanging over into the trail. The Trail Committee would like to move it, but we think the property owner (Josh James) is using for security. We would like to put it on top of the fence not hanging into the trail or we will have to find another location for the trail. We are trying to cross as few as trails as possible. Shane Sorensen said people were crossing over on to Josh James' property and he does not think they will want to remove it. He said he will check to see where the property line is. Shane Sorensen thinks it is right on the line. Will Jones said the trail is a complete loop and is being completed with donated funds. Weather permitting will be done as soon as possible. They will haul out all vegetation removed while making this trail. Shane Sorensen said the city does have money in the budget for this but with the donation coming in, that budgeted money can be used for another trail item.

Motion: Lon Lott moved to approve the consent calendar as proposed with the edits made by Lon Lott and Jason Thelin to the minutes of September 28, 2021. Carla Merrill seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Carla Merrill
Lon Lott
Jason Thelin
Greg Gordon

Nays

IV. PUBLIC COMMENT

Will Jones

999 N Grove Drive

Will Jones gave an update on Three Falls wall application. We could use a spray with concrete which has paint in it. The downside to that is that water will get behind it and the color could change. It will need to be redone within 3-5 years which would be too costly. A company from Arizona has a system that goes deep into the rock and there is not as much discoloration. We will do a presentation on Monday October 18, 2021, in DRC (Development Review Committee). Will Jones has given his promise that he will not be done until the scar on the mountain is corrected. Mayor Troy Stout asked if we have missed the window to have the Arizona company come in to complete this project. Will said yes, the project will probably happen next spring.

Will Jones continued saying that in the Three Falls development the curb and gutter are most of the way complete. The paving will be complete right after that, probably next week. The goal is to have the paving complete this year. Dominion Energy has slowed our project down to complete the line that they were paid for in January. Dominion Energy has been very difficult to work with, but at least they have started.

V. REPORTS AND PRESENTATIONS

A. Financial Report

Shane Sorensen went over the latest financial report. We had a software glitch with Caselle Connect System so they are being fixed and the latest sales tax has gone down a little, but he would not worry about it. The city is in good shape and the auditor report will be at the next meeting.

VI. ACTION/DISCUSSION ITEMS

A. Final Plat – Olde Moyle Mound PRD Plat C

Austin Roy said the Olde Moyle Mound PRD consists of 9 lots on 8.78 acres. The development is located partially in the CR-20,000 zone and partially in the CR 40,000 zone. Olde Moyle Mound has been approved as a Planned Residential Development (PRD). Plat C is the last phase of the Olde Moyle Mound Subdivision and consists of the remaining 2 lots on 2.37 acres. It does meet our ordinances there are no public trail and is compatible with our general plan. Staff and Planning Commission recommended to approve plat C.

Motion: Jason Thelin moved to approve Olde Moyle Mound PRD Plat C as proposed. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Carla Merrill
Lon Lott
Jason Thelin
Greg Gordon

Nays

**B. Zone Change – 542 S Alpine Highway:
(Proposal to rezone a portion of the property from CR-40,000 to the BC Zone)**

Austin Roy said the developer pulled off this meeting.

C. Roundabout Landscaping Re-Design

Shane Sorensen said Ginger Belnap from Meadow Brook Design has been working on a plan to redo the landscaping at the roundabout. The plan includes removing the groundcover and many of the existing shrubs, adding plantings as per the plan, adding areas of decorative rock and potentially a sign. Most, if not all, of the trees will remain as part of the landscape. The exception would be an unhealthy tree or one that is creating a spacing issue that would impact the growth of other trees. He said Ginger Belnap has tried to get all colors for all seasons within the design. Once the council has approved the landscape plan, staff will determine how to move forward with implementing the plan and a schedule.

Council members agreed that the monument sign should be in the roundabout. The sign would face Alpine Highway entrance to the city and have stone pillars not brick. Carla Merrill suggested the sign could be metal and have backing on it, maybe larger letters, and not have the City Hall address on the sign.

Motion: Lon Lott Moved that the proposed landscaping plan be approved and get bids on lighting. Carla Merrill seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Carla Merrill
Lon Lott
Jason Thelin
Greg Gordon

Nays

VII. STAFF REPORTS

Chief Brian Patten

Chief Brian Patten asked if the council wanted to consider putting back on a future agenda open fires and fireworks for New Year's Eve. Mayor Troy Stout said to put the issues on the next City Council agenda.

Austin Roy

Austin Roy said at Planning Commission meeting they had discussed the electronic sign ordinance and questioning if local schools were following our current ordinances. The Commission decided to table the discussion to be able to reach out to the sign companies and schools. When we reached out to the sign companies, they were willing to adjust the timing and brightness of the signs and train school employees.

Craig Hall

Craig Hall updated the council on the judge's ruling in the Blue Bison case. The ruling judgement denies Blue Bison a public road into Draper.

Shane Sorensen

Shane Sorensen updated the council of some items happening on future dates:

- October 18th Smoot Park – curbs painted red
- November 6th Fall clean up – Burgess Park
- December 14th Employee Christmas Party - 5:30PM at Rodizio Grill in Provo

Have city council retreat at city hall:

- Pickleball courts
- Peterson Park- master plans over the last 20 years and after the election and have the new people attend
- Height and grading
- Pavilion at Burgess Park
- Direction for staff and council

Carla Merrill asked if it would be an extended work session and Lon asked what it would look like, maybe a dinner. Shane said have it be two or three hours.

Shane Sorensen and Fire Chief Patten have been meeting with an architect to make changes to the fire house.

Utopia wants to come to a City Council meeting if the council is interested in hearing about a large build out project they are doing in Alpine. Residents would still need to find a provider, but it would offer something different. Craig Hall said Cedar Hills just went through this same thing. His report is very detailed and thorough.

Park restrooms will be open until November 1st. The following parks will have restrooms available:

- Smoot Canyon
- Creekside Southside
- Legacy Park
- Bowery
- Rodeo Grounds

The cost of keeping the restrooms open year-round is too costly for the city.

Lone Peak Safety Board meeting has been changed because of Fall Break. Lon Lott said he would attend the next meeting for Jason Thelin.

Code enforcement position has been posted.

Sidewalk on Westfield Road will not be completed until next spring.

Overlay projects are finished but manholes are still being worked on and will be complete soon.

VIII. COUNCIL COMMUNICATION

Carla Merrill

Carla Merrill asked Chief Gwilliam about lack of citations being given in Alpine. Chief Brian Gwilliam said because of COVID-19 he had directed his officers to give out less citations in order to have less contact with the public. His officers were already getting exposed to COVID-19 daily, and he did not want to add to that. He said as COVID-19 numbers go down citations will increase.

Carla Merrill asked if the Pack Well had asked for an easement. Shane Sorensen said the Packs recorded an easement. If they want to make or put in any changes a change application would need to be filled out. Carla Merrill asked if the Pack Well could purchase more water shares. Shane Sorensen said Packs deeded some of their water rights to the city and they went on our books and from there they were able to sell them to developers.

Carla Merrill asked when a permanent sign will be put up by Mountainville Academy saying, “No Left-Hand Turns.” Shane Sorensen said not yet.

Carla Merrill suggested to council that the city purchase the Bangarter property. As a City Council we could have it be a town center or have more control of that property. Council agreed, saying the city should make an offer on the property. Craig Hall said if the city has a revenue bond, then we would not need to vote on the purchase. Otherwise the residents would need to vote on the purchase. If the city were to purchase the property and use it for the good of the public, such as a city center like the city of Holladay. Holladay has created an RDA (Retail Development Area).

Holladay had a developer help them with the project, we could do that as well.

Jessica Smuin

Jessica Smuin suggested hiring a parttime employee to manage recreation for the city. Shane Sorensen said he has money in the budget for a parttime position.

Mayor Troy Stout

Mayor Troy Stout said to make sure staff ordered flowerpots for Main Street, so that they are ready for spring. Shane Sorensen said he would take care of the order.

IX. EXECUTIVE SESSION

None held

Motion: Carla Merrill moved to adjourn. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jessica Smuin
Carla Merrill
Lon Lott
Jason Thelin
Greg Gordon

Nays

Adjourned 8:39 p.m.