



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the CITY COUNCIL of Alpine City, Utah will hold a Public Meeting on **Tuesday, March 13, 2018 at 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:** Jason Thelin
- C. Pledge of Allegiance:** By invitation

II. CONSENT CALENDAR

- A. Minutes of the City Council Meeting of February 27, 2018**

III. PUBLIC COMMENT

IV. REPORTS and PRESENTATIONS

V. ACTION/DISCUSSION ITEMS

- A. Lending Library Proposal – Jeff Mendez:** The City Council will consider a request to place a small structure about the size of a mailbox to be used as a lending library on the park strip at 46 S. Country Manor Lane.
- B. Alpine View Estates PRD Concept Plan and Storm Drain System:** The City Council will review the concept plan and consider allowing the storm drain system for the Alpine Ridge Subdivision to be modified and incorporated into the Alpine View Estates storm drain system, including the property for the Alpine Ridge detention basin being incorporated into a lot.

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
March 9, 2018

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, 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, Utah
February 27, 2018

I. CALL MEETING TO ORDER: The meeting was called to order at 7:05 pm by Mayor Troy Stout.

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

Mayor Troy Stout

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

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

Others: Richard James, Jeff McCain, Valerie Myers, Monica Myers, Griff Johnson, Bob Chatfield, Marla Fox, Sullivan Love, Karen Quick, Ed Bush, Gale Rudolph, Shahbaz Janjua, Kevin Birrell, David Higginson, Ben Goddard, W. Anson, C. Anson, Sheldon Wimmer, Lacie Lawrence, James Lawrence, Sylvia Christiansen, Mark Goodsell, Breezy Anson, Martha Williams, LaVon Devey, Gary ???, Julie Yarbrough, Jason Baumgartner, Colby Birrell

B. Prayer: Ramon Beck

C. Pledge of Allegiance: Davis Myers

II. CONSENT CALENDAR

A. Approve minutes of City Council meeting of February 13, 2018

B. Bond Release #2 – Three Falls Phase 3 - \$145,636.79

C. Bond Release #10 – Three Falls Phase 2 – \$50,000.00

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

III. PUBLIC COMMENT

Mark Goodsell – 200 North. Mr. Goodsell said that he had addressed the Council two weeks ago about the traffic issue but left without any understanding of a specific approach to solving the problem. He said this was the fourth time he had addressed the Council about the problem of speeding in Alpine, and he wanted to know what was being done about it. Shane Sorensen said that he had sent an email to the city engineers in other cities to find out what they do for traffic calming. He'd gotten a good response back and was in the process of working through them and would then put it on the Council agenda for discussion.

Mr. Goodsell if they'd given any thought to putting together a citizen committee to come up with solutions. He believed they could get a lot of work done if they brought people together. Mayor Stout said that was a good idea.

Sean Lorscheider said he'd received a text that the water was off. He asked if it was running now and if the City notified people when it went back on. Shane Sorensen said the crew was replacing the waterline in 100 South. The Blue Stake marking was off and they hit a waterline. He said the water should be back on. They didn't usually send a message when the water service was restored.

IV. REPORTS AND PRESENTATIONS

A. Financial Report for January 2018: Shane Sorensen reviewed the financial report. The numbers in green meant the City was hitting the target in the budget year. Red meant they were below the projected revenue. He said the revenue numbers were largely dependent on what time of the year the revenue came in. For instances, taxes were collected at the end of the calendar year. It did not necessarily mean the City was in trouble. Overall the City was in good financial condition.

B. FY 2018-2019 Budget Adoption Schedule: Shane Sorensen presented the budget adoption schedule.

- March 13, 2018 – Preliminary Budget Discussion
- March 19-23, 2018 – Meet individually with Mayor and Council for Budget Q & A.
- April 10, 2018 – Review the proposed Tentative Budget
- May 8, 2018 – Accept the Tentative Budget. There would be a public hearing prior to this.
- June 12, 2018 – hold a public hearing on the final budget and adopt it.
- Submit the adopted budget to the state auditor within 30 days of adoption.

C. Recognize Police Chief Brian Gwilliam: Mayor Troy Stout recognized Chief Gwilliam who had been selected as the Chief of the Year in the Small Department Category for the Utah Chiefs of Police Association. Chief Gwilliam would be honored at the Utah Chief of Police Association conference in St. George on March 28th at the annual awards banquet. He said he had done a terrific job. He appreciated Chief Gwilliam’s sense of community and the way he reached out to people. He thanked him for his excellent work and for going above and beyond, having served as both police chief and fire chief in the interim before the Board selected a new fire chief.

V. ACTION/DISCUSSION ITEMS

A. Planning Commission Appointment: Mayor Stout said they were postponing the Planning Commission nomination until the second meeting in March.

B. PUBLIC HEARING – Installation of PI meters: Mayor Stout said the City had been asking people to conserve water for several years. Water was a finite resource and the community was growing. The demand for water was growing but water sources were not growing. He said there were some who used water excessively, either knowingly or unknowingly. The net effect was that they were running out of water. The state was looking at a mandate that required cities to regulate their water.

Shane Sorensen said that on October 10, 2017, the Council held a public hearing on the installation of PI meters. The City had been awarded a one million dollar grant from the Bureau of Reclamation to put toward the installation of meters. It had taken several months to complete the Agreement to accept the grant. The total estimated cost of the project would be 2.5 million dollars. It would be done in phases beginning with the summer of 2018 and to be completed by December 2019. Every home would have a meter.

Some of the benefits of metering would be water conservation enhancement, real time data collection available to both the city and the user, which would be useful in leak detection. Billing would be based on usage beyond normal landscaping needs. There would be a reduction in capital costs and maintenance. The state legislature was considering a bill to mandate metering. If passed, the City would be ahead of the curve on installing meters and have a million dollar grant to use. Other cities such as Saratoga Springs and Payson which had installed metered on PI had seen as much as a 40% reduction in water usage.

Mr. Sorensen presented a summary of water usage in Alpine over the years. The pre-pressurized irrigation water usage was 3.3 gpm per acre. Before pressurized irrigation was available, people used metered culinary water for outdoor watering.

In 1995 the city adopted a new Water Policy which was the basis for water requirements for new development and system master plan. The pressurized irrigation was generously designed to provide 7.2 gpm per acre.

With the implementation of the PI system, outdoor water usage rose steadily. In 2012 it was 10.1 gpm per acre, exceeding what the system was designed to produce. At that time, the City encouraged residents to adhere to a watering schedule to reduce the water usage. In 2013 the usage declined to 8.8 gpm per acre. But by 2017 the usage rose to 9 gpm per acre.

As part of the Water Policy, new development was required to bring in water rights to cover the water usage for their homes. Mr. Sorensen presented a chart which showed the percentage of actual water usage vs the provided water rights for 25 homes in Alpine. Of the 25 homes, six were within the range of usage covered by the rights. The

1 others were using almost double the amount of water covered by their water rights, and some were using 2.5 times
2 the amount of water rights.
3

4 In 2014, Horrocks calculated the cost of improving Alpine City's water system to accommodate the use, anticipating
5 25 percent conservation. The cost would be \$1,166,42.00. The cost of a water system at full water usage with no
6 conservation would be \$10,804,934.25.
7

8 Shane Sorensen said the million-dollar grant for PI metering from the Bureau of Reclamation would not be awarded
9 all at once. For 2018, the grant would be \$494,114. The City had funds in the PI Fund and Capital Improvement
10 Fund to match the grant. In 2019 and 2020, the anticipated amount of the grant for each year would be \$252,943.
11 The city would match that amount each year, plus add in more since the total cost of the project would be 2.5
12 million. He said the grant was funded for 2018. However, if Congress should pass a bill to reduce funds for such
13 grants, it could go down, leaving Alpine City to make up the difference.
14

15 Mayor Stout clarified that people using the appropriate amount of water for their lot size would not see an increase
16 in the bill. Shane Sorensen said that if someone was paying \$45 a month for PI based on their lot size, they would
17 see the same amount with an average rate if they exceeded the usage for their lot size. He said the City had an
18 agreement with the Alpine Irrigation Company that pressurized irrigation would not be profit center for the City.
19 They would keep that in mind as they structured the rates. Agricultural users would have a different rate structure.
20

21 David Church said it was significant that when the only choice people had for outdoor watering was metered water,
22 they were using an average of 3.3 gallons per acre. Once the unlimited pressurized irrigation water was available
23 with a flat fee, the usage went up to 10 gallons per acre. The state legislature believed that cities were encouraging
24 people to waste water with unmetered use. That's why they were looking at mandating metering secondary water.
25

26 Mayor Stout opened the Public Hearing and asked people to state their address and try to keep their comments to
27 three minutes.
28

29 Alan Gilman – Westfield Road. He said he agreed wholeheartedly with metering the pressurized irrigation. He had
30 learned early on that there was only so much land and so much water. Over the years he had collected Alpine
31 Irrigation shares. He owned 75 acre-feet of water and had a 10- acre parcel with three homes. He said he wanted to
32 make sure the City had a fair arrangement with agricultural users so he wasn't double charged for his water. Shane
33 Sorensen said they had a system in place where people when extra shares of water got credit back.
34

35 Sullivan Love – Scenic Drive. He said that as a resident he was opposed to metering the water because he used too
36 much water and would probably have to pay more. But as a professional (he managed the water for Vineyard), he
37 supported metering the water. Over the years he had watched as the state required greater reporting on water use.
38 They had to account for every gallon they used and metering the water would simplify that. He said he'd also seen
39 where the state water engineer could take water from people who could not prove their water rights. He said he
40 supported the installation of water meters, especially if the city had a million dollar grant to do it.
41

42 Sheldon Wimmer- Wilderness Drive. He said there were currently two bills in legislature which would force cities
43 to do what Alpine City was proposing to do and meter the secondary water. The other more dangerous bill would
44 allow cities to divest themselves of water. Currently cities could not sell their water rights. If the legislature did pass
45 that bill, and Alpine maxed out at a population of 14,000 and had extra water, Lehi City which was growing and
46 running out of water, could come upstream and take Alpine's water. He said that if Alpine was managing its water
47 responsibly, the state would be more amenable to letting the City keep its water. He also talked about how he had
48 driven around Alpine on Sunday afternoons the previous summer and saw people watering their yards. (Sunday was
49 scheduled as a day when no one watered.) He said he would stop and talk to them about it, and the next week, they
50 were still watering.
51

52 Valerie Myers – Blue Spruce Road. She said she was in favor of metering the secondary water. She said she'd had
53 someone come to her home and instruct her on the best way to water. She was told to water only two times a week
54 which forced the roots to go deeper. Then the City implemented watering three days a week. She said she drove
55 around and saw people overwatering. In terms of culinary water, she asked about the fountain by the park that ran
56 24/7. It didn't look good when the City was wasting water; there should be some way to shut that off.

1
2 Mark Goodsell – 200 North. Mr. Goodsell said he was an architect and a builder. He had built a special net zero
3 home to reduce utility bills. His yard was landscaped mainly with rocks and trees. As he jogged around town, he saw
4 park strips being sprinkled and water flowing down the gutter. There was a lot of waste. People need to be educated
5 about how to landscape their yards and parks strips, and how to beautify their yards without an acre of grass. It was
6 critical that they metered the water so people were accountable for its use.
7

8 Ed Bush – Box Elder. He said he supported the initiative. They lived in a desert and needed to be conscious of the
9 water they were using. He said he lived above the PI line and used metered culinary water. It made you more
10 conscious of what you were using. He suggested they send out educational information to people about how to
11 landscape and include tips and tricks to keep the usage down.
12

13 Richard James – Ranch Drive. Mr. James said he went to the state department of geology and got the output on all
14 the wells. They had measured the output over the years and what was in the aquifer. He said there were places in
15 California where you could not build a new home unless you bought an old home that had water rights. He asked
16 how many homes they could add in Utah? How long would the aquifers last? He was told that Lehi City had already
17 approved about 14,000 building permits. He'd heard that Lehi had run out of water the previous year. He said they
18 could not continue to build and take water out of the mountains. The maps from the department of geology showed
19 how the aquifers had gone down. He commended those trying to conserve. He said that 25 years ago there was a
20 Newsweek article that the war in the west was going to be over water.
21

22 Shane Sorensen said the City had invested money in studying surface water and the aquifers. It had been going on
23 for about ten years. The City had a policy for requiring water rights for new homes. However, the state was not
24 appropriating water anymore. They knew the basin was over-appropriated. There was more water on paper than in
25 the ground.
26

27 The mayor closed the public hearing.
28

29 **C. Approval of Bureau of Reclamation SmartWater Grant for PI Meters:** Lon Lott said he would like
30 to clear something up prior to the discussion. There were some who were saying he had a conflict of interest because
31 he was an irrigation contractor. He said installing meters was not a benefit for him and he would not recuse himself.
32 He did not install meters. He installed sprinklers and had for 26 years.
33

34 Councilman Lott said he spent a lot of time doing calculations in order to know the water requirements for lots and
35 what sources were available such as subsurface watering, drip irrigation. He appreciated Mark Goodsell's comment
36 on park strips. He said they lost a lot of water on park strips. He had used ecomats in that situation. Mr. Lott said
37 there were ways to educate the public about how to conserve water. Some were wasting water out of ignorance.
38 When they were using culinary water and they got a large bill, they paid attention to what they used. He said he
39 didn't personally consider metering as big government trying to control people. He saw it as being wise stewards of
40 their resources. He agreed with many of the comments that had been made. He said they also needed to implement
41 other conservation techniques. They needed a comprehensive plan that was not just metering. He had attended a
42 Utah Lake meeting and heard some amazing statistics on evaporation rates on Utah Lake. It was a warm shallow
43 lake and they lost a lot of water to evaporation. If they dredged the lake and got enough depth and reduced the
44 temperature, they could save 34 billion gallons a year. There were things they could do upstream as well as
45 downstream. In other meetings he had visited with the mayor of Highland, American Fork and Cedar Hills. They
46 were concerned about the cost of metering the secondary water. He was pleased that Alpine was ahead of the curve
47 with their grant.
48

49 Jason Thelin asked if they would still have scheduled watering days with the meters. Shane Sorensen said they
50 would consider not allowing daytime watering for residents, but the parks would need to be watered during the day
51 to balance the system. They would be looking at scheduled watering days as part of the overall plan.
52

53 Jason Thelin asked about meter technology and whether or not the meters had warranties. Who would pay for new
54 meters when they needed to be replaced?
55

1 Sullivan Love said Vineyard had batteries on the meters that were guaranteed for 10 years. Shane Sorensen
2 explained that the meters were read through a cell signal. As far as replacement, he said that when the culinary
3 meters went out, the City replaced them.

4
5 Mayor Stout wondered if it would be worthwhile to go with a meter that had a lesser degree of technology. Shane
6 Sorensen said the advantage of having meters that could be read in real time was that leaks were detected before the
7 water started running across the road. He said there would be a charge of 89 cents a month per meter to read them.
8 The company would bill the city for that cost.

9
10 Carla Merrill said that if they didn't go to a metering system, the city would have to invest 12 million dollars for a
11 system to keep up with the current buildout. With the grant, the cost to the City for installing the meters was 1.5
12 million. Currently they were at 54% of their snowpack. In view of that, she felt this was something they needed to
13 do.

14
15 Kimberly Bryant said she agreed with Carla Merrill. The only way they could build a system to keep up with the
16 growth and water usage would be to increase taxes. She felt it was smart to charge people for what they were using.
17 She said Ron Devey had a lush green lawn and watered only once or twice a week because he had trained his lawn.
18 People needed to be educated about how to water.

19
20 Troy Stout said they were spoiled. When his family moved to Oregon, they were appalled to found out that water
21 cost 350% more. He said that in Alpine they had lower property tax rates and lower water rates. But they could not
22 ignore the mandate of the future which was to conserve, whether that mandate came from the state or lack of water.
23 They would be unwise to not take advantage of the grant money that was available. They needed to become fire-
24 wise and water-wise to preserve their quality of life.

25
26 In response to Jason Thelin's question, Lon Lott said that if they City had more foresight when they installed the PI
27 meters, they could have put in a yoke so they could just drop in a new meter. Replacing the old meters would take
28 work regardless of what type of meter they put in. He asked staff if they had researched the best type of metering
29 system. Shane Sorensen said they had. In regard to new construction, Shane Sorensen said they would adopt a new
30 PI connection fee for the new homes. In Alpine, they had 26 new homes in 2017 compared to Saratoga Springs
31 which issued permits for over 1,100 new homes.

32
33 **MOTION:** Lon Lott moved to approve installing meters on the pressurized irrigation system and sign the contract
34 for the million-dollar grant with the Bureau of Reclamation. Ramon Beck seconded. Ayes: 5. Nays: 0. Lon Lott,
35 Kimberly Bryant, Carla Merrill, Ramon Beck, Troy Stout voted aye. Motion passed unanimously.

36
37 **D. Alpine View Estates- Planned Residential Development – Griff Johnson:** Austin Roy introduced the
38 proposed development consisting of 19 lots on 19.3 acres located west of 400 West and south of Lupine Drive in the
39 CR-40,000 zone. The developer was proposed a PRD (planned residential development) and would dedicate 5.18
40 acres as open space. Lot sizes would range from 0.46 acre to 0.88 acres. He said it was not clear how it would meet
41 the requirements for a PRD since it would not protect a hazardous zone nor provide recreational area.

42
43 David Church reminded the Council that the only issue before them that night on this item was a decision on
44 whether it should be a PRD or a regular subdivision. Shane Sorensen added that the final decision was made by the
45 City Council. The Planning Commission was only a recommending body on PRD status. The Planning Commission
46 had held a public hearing on the proposed development and made several motions on it, none of which passed.

47
48 Griff Johnson said that at the Planning Commission meeting where Alpine View Estates was considered, there were
49 only four members present and two of them were new to the Planning Commission. He presented the reasons why
50 Alpine View Estates should be a PRD. First, the previous discussion on water conservation was one of the main
51 reasons why it should be a PRD. The half-acre lots would use less water than one acre lots.

52
53 Jason Thelin said they would use more culinary water because there were more houses. Griff Johnson said there
54 would be only two more homes with a PRD, and the culinary would be negligible.

1 Mr. Johnson briefly reviewed some Alpine history saying that in 1991 the CR-40,000 was created. In 1995 the PRD
 2 Ordinance was created to preserve sensitive lands. The Alpine Ridge subdivision, which was adjacent to the
 3 proposed development, was recorded.

4
 5 According to the Development Code, the PRD Ordinance was to provide an alternative form of development to
 6 permit increased flexibility and encourage the preservation of open space. To qualify for approval as a PRD, the
 7 proposed project would demonstrate the following:

- 8
- 9 1. Adequately recognize and incorporate natural conditions present at the site.
- 10 2. Efficiently utilize the land resources and provide increased economy in the delivery of
- 11 municipal services and utilities.
- 12 3. Provide increased variety in the style and quality of residential dwellings available within the City.
- 13 4. Preserve open space to meet the recreational, scenic and public service needs
- 14 5. Do all the above in a manner which is consistent with the objectives of the underlying zone and under
- 15 conditions which will result in the creation of residential environments of sustained desirability.
- 16

17 Mr. Johnson showed a topo map of the area showing that a portion of the development area was in the sensitive
 18 lands due to slope. He showed a conceptual layout for a PRD which was designed around the sensitive nature of the
 19 land. The steep areas with a lot of scrub oak were contained in the open space. He pointed out that the proposed
 20 design would efficiently use resources and provide economy in the delivery of services. One in particular was the
 21 conveyance of storm water to the storm detention base. It would eliminate the pipes in people's backyards, and there
 22 would be one storm detention basin instead of two. In addition, the proposed PRD would conserve water. There
 23 would be two more homes in the PRD than in a regular subdivision, but it would use 50% less water. He said
 24 according to the slope analysis which was verified by City Engineer Jed Muhlstein, there could be 17 lots in a
 25 regular subdivision.

26
 27 Mr. Johnson said the proposed open space would provide a recreational benefit to residents by providing trails and a
 28 play area. He said the Anson family who owned adjacent property were interested in connecting their property to the
 29 proposed open space and creating an even larger area of open space with longer trails for biking and hiking which
 30 could have access from Westfield Road. To deny the PRD status would result in having the sensitive lands chewed
 31 up into lots with fences and retaining walls.

32
 33 Austin Roy said the open space would not be a great piece of land for a soccer field. It probably wouldn't be useful
 34 except for people in the neighborhood. Mr. Johnson said the ordinance didn't say it had to be a park. It could be
 35 native open space.

36
 37 Kimberly Bryant noted that the zoning map of the surrounding area showed the proposed development was adjacent
 38 to half-acre lots. She said the reason the City went to PRDs was so they didn't have large lots eating up the open
 39 space. Griff Johnson said he believed a PRD was the better way to handle the features of the land.

40
 41 Whitey Anson – Westfield Road. Mr. Anson said he owned the land south of this property and had lived there for 40
 42 years. The zoning was five-acre lots when he moved there but changed to acre lots. He said that if he could adjoin
 43 his land with the proposed PRD development, they would have some great trails. There would be land for wildlife.
 44 If they built one-acre lots, there would be no wildlife. With one-acre lots they built massive homes and the water
 45 usage went up. He said they should preserve their open space and not let this opportunity slip by. He said the current
 46 neighbors were against it because they had one-acre lots. They were used to looking at the open space but wait until
 47 gigantic homes were built on it. They would miss the open space. There was a way to adjoin their properties and
 48 make it usable.

49
 50 Breezy Anson – Wilderness Drive: He said they had met with an engineer and looked at possibilities for developing
 51 their property on Westfield Road. It made more sense if the properties were developed together and the open space
 52 adjoined. He handed out copies of a potential plan to the Council. He said the engineer told them that they were
 53 giving more open space than required and could fit more lots on it, but that was not what they wanted to do. They
 54 wanted it to be a great neighborhood with a great hiking and biking trail through the open space. If they gave up the
 55 open space, they would never get it back. If they gave the open space to the public, it would be the best use. He
 56 commended the owners of the property next to him for what they wanted to do.

1
2 Troy Stout asked what the total open space would be for the two properties. Breezy Anson said they had about six
3 acres. The Devey family was proposing about five acres of open space. He said that he was on the trail committee
4 and had seen what could be done with a great master plan to give people an opportunity to enjoy the outdoors.

5
6 Whitey Anson said that if they had a master plan to adjoin the open space on the two properties, it would provide
7 access to the residents.

8
9 Ramon Beck said he was very comfortable with what Griff Johnson was presenting. It may need to be tweaked as
10 they worked through the process.

11
12 Shahbaz Janjua – Lupine Drive. Mr. Janjua said he had not been able to sleep very well since this development
13 process had started. He appreciated Mr. Johnson's presentation but he still had concerns after looking at the
14 pamphlet that the neighborhood received. Some of the area was quite steep and he didn't not see how it could be
15 wonderful open space. He said from his lot on Lupine Drive he saw a lot of weeds and deed grass. If it was given to
16 the City, who would be responsible to take care of it? He said if he had the scrub oak on his property, he didn't
17 think he would tear it down. The bigger lots gave the area a more open feeling. He said he would like to see the
18 Anson's options for open space or see a commitment from the City that said what the open space would be. What
19 would they do if there was a fire? What if he saw someone in the open space a 9 p? It needed to be thought through.
20 If they were putting in trails, how were they going to maintain them?

21
22 Troy Stout said that if it was public open space, the City would maintain it.

23
24 Mr. Janjua said his last question was the traffic and the size of Blue Spruce. Would it be able to handle all the
25 traffic?

26
27 Mayor Stout said that they were discussing the application for a PRD that evening. Issues such as the road width and
28 layout would be discussed later.

29
30 Jeff McCain – Hubbard Circle: He said his lot had a common property line with the proposed development. He had
31 been blessed to see the mountains and raw land for the 20 years he'd lived there. He had a one-acre lot and would
32 like to see one-acre lots in the development so the property values stayed the say. He said he would now be looking
33 at a row of houses. One-acre lots would take away some of the rooflines and allow space between the homes. There
34 would need to be parking if there was going to be a trailhead. The City would have to maintain the trails. People
35 would be dragging stuff down there. He said he loved open space but felt they could get it with one-acre lots. They
36 had let the scrub oak stand in his subdivision.

37
38 Alan Gilman – Westfield Road. He said he had listened carefully to the presentation and liked the concept Mr.
39 Johnson was proposing, particularly if they were combining it with the Anson property. It would be nice open space
40 with a trail. He said he supported the PRD concept.

41
42 Valery Myers – Blue Spruce Rd. She said the road from the development would open onto her street. She said when
43 she got the flyer that showed the concept, she went out and stood in front of her house and looked at the property.
44 By looking at it, she could see where the lots would be and there would be roofline after roofline. What was unique
45 was that her neighborhood was on one-acre lots and you could see space between the homes. They had lots of large
46 homes and they had lots of open area. There was wildlife in the area including deer, coyotes and racoons. She said
47 she would like to see one-acre lots. Someone could build a 9,000 square foot home and still have lots of area.

48
49 Gail Rudolph – International Way. She said the idea of a PRD was compelling. She suggested it seemed less
50 ambitious to have ten or twelve one-acre lots and dedicate the other acres to open space so it was not all steep.

51
52 Griff Johnson said that people believed that if it was a conventional subdivision, there would be fewer homes. But
53 there would only be one less home on that stretch of road. People would be disappointed if they thought there would
54 be fewer rooftops.

55
56 Troy Stout said the proposal was for 19 homes with 5 acres of open space or 17 homes with no open space.

1
2 Griff Johnson said there could be some tweeking of the concept plan. They may make some lots larger with less
3 open space. The smallest lots would back onto the open space and would be premium lots.
4

5 Kimberly Bryant said PRDs usually doubled the density but that was not the case with this proposal. It increased it
6 by only two homes. What they really needed to look at was placement of the homes. The benefit the City got was
7 natural open space. She said her son had played in the hills in what was now someone's backyard. She said either
8 way there would be houses that ruined the view.
9

10 Jason Thelin said all the surrounding owners preferred one-acre lots but some were hesitant to say anything. He said
11 water was an issue, but the biggest issue would be traffic.
12

13 There was some discussion from Councilmembers about sending it back to the Planning Commission before making
14 a decision.
15

16 David Church said it was the responsibility of the Council to say yes or no to a PRD. That was the first step to guide
17 the developers down one path or the other. Typically, they received a recommendation from the Planning
18 Commission, but it was a Council decision. If they made a decision in two weeks or four weeks, the developer was
19 entitled to a decision from the Council.
20

21 Troy Stout asked David Fotheringham, who was the Planning Commission Chairman, to speak. Mr. Fotheringham
22 said they seen both sides presented that evening. When it was at the Planning Commission, they didn't have all the
23 members present. The vote might be different if they had more people. He said sending it back to the Planning
24 Commission for another recommendation would just be pushing it down the road.
25

26 **MOTION:** Ramon Beck moved to approve the proposed Alpine View Estates development as a PRD. Kimberly
27 Bryant seconded. Ayes: 3 Nays: 2. Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Carla Merrill, Jason Thelin
28 voted nay. Motion passed.
29

30 **E. Ordinance No. 2018-01, Amending Section 3.7.3 of the Development Code.** Austin Roy said the
31 proposed amendment would change the number of bays allowed in an auto repair shop from four to five. He
32 presented the elevation of the building and said adding a bay would not change the footprint of the building. It had
33 been designed to accommodate five auto bays so they would just be adding a door. There was adequate parking for
34 an additional bay.
35

36 Shane Sorensen said there was a lot of skepticism in the beginning on how the auto shop would work out. Some
37 were concerned there would be broken-down cars and oil all over, but it was well maintained.
38

39 **MOTION:** Carla Merrill moved to approve Ordinance No. 2018-01 amending the Code on the number of allowed
40 bays in an auto repair shop. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Carla Merrill, Kimberly Bryant, Ramon
41 Beck, Lon Lott, Jason Thelin voted aye. Motion passed.
42

43 **F. Proposed Sale of Public Open Space:** Austin Roy said the owner of the property adjacent to the City
44 open space at the corner of Canyon Crest Road and Ridge Drive would like to purchase it. The Planning
45 Commission had held a public hearing on the issue at their meeting of February 6, 2018 and recommended
46 approving the sale. The City would retain the storm drain easement through the property.
47

48 Shane Sorensen said the property owner had offered to purchase the ground for \$25,000. The parcel was not
49 buildable. Another adjacent property owner had been interested in acquiring it but not if they had to pay for it.
50

51 David Church said the prospective buyer had said he was tired of it being a weed patch. The City had taken it
52 through the process to dispose of real property but would reserve an easement for a storm drain, which ran through
53 the middle of the property. Shane Sorensen said they would also reserve an area for community signs.
54

55 Troy Stout said the buyer would be increasing his lot size by a half-acre and thought they should see if he would pay
56 more.

1
2 **MOTION:** Kimberly Bryant moved to table the sale of the property at the corner of Ridge Drive and Canyon Crest
3 Road to discuss the value. Ramon Beck seconded. Ayes: 4 Nays: 1 Kimberly Bryant, Carla Merrill, Ramon Beck,
4 Jason Thelin voted aye. Lon Lott voted nay. Motion passed.
5

6 **G. Approval for Installation of Cemetery Gates:** Shane Sorensen presented the proposal from Autogate
7 Plus LLC and Lift Master to install gates at three entrances to the cemetery. The cost would be \$26,733.79 plus an
8 additional \$5,000 to cover the installation of power conduits and asphalt repair after installing the underground
9 loops.
10

11 The south entrance by the Public Works Building would be sliding chain link gate with a motorized operator. The
12 east entrance off Grove Drive and the west entrance off Main Street would each have a double Liftmaster Mega Arm
13 Tower, which were twenty-foot arms. Pedestrians would still be able to enter the cemetery when the gates were
14 closed at night. The north entrance already had a gate. The southeast entrance would have a chain barrier that would
15 be closed except on Memorial Day weekend. The fire department would have access through Knox switches.
16

17 The Council discuss the proposed gates. Mayor Stout said the gates looked as if they could be easily vandalized, and
18 suggested they put up a camera.
19

20 Sylvia Christiansen sad the gates were ugly for a cemetery.
21

22 Mayor Stout agreed that the aesthetics were not what they would like to see, and he wasn't sure the gates would
23 create the kind of security they were looking for. It was a lot of money to spend for something that didn't achieve
24 their goals.
25

26 Shane Sorensen said he would have the contractor come back and review other options.
27

28 **VI. STAFF REPORTS**

29

30 Shane Sorensen said Bill Devey had passed away. He had made a large contribution to the City during his life. He'd
31 worked for Alpine City when they installed the original sewer and water system. He also served as the mayor. His
32 footprints were all over the City.
33

34 Mr. Sorensen also reported that the waterline project on 100 South had started. Also, the Public Works Department
35 had received the TAPP Award again this year for \$3,078.
36

37 **VII. COUNCIL COMMUNICATION**

38

39 Lon Lott reported that there was a group who wanted to make a presentation at a City Council meeting on the
40 Restoration Plan for Utah Lake.
41

42 Ramon Beck said he'd gotten some calls on Eagle Scout projects that he would discuss with Shane Sorensen.
43

44 **VIII. EXECUTIVE SESSION:** None held 45

46 **MOTION:** Ramon Beck moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Ramon Beck, Carla Merrill,
47 Jason Thelin, Kimberly Bryant, Lon Lott voted aye. Motion passed.
48

49 The meeting was adjourned at 10:40 pm.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lending Library Proposal – High Mountain Oaks Neighborhood

FOR CONSIDERATION ON: 13 March 2018

PETITIONER: Rachel Seegmiller Representing Jeff Mendez

ACTION REQUESTED BY PETITIONER: Approve Lending Library

BACKGROUND INFORMATION:

Petitioner is seeking city approval of a local free lending library. The library would be located at 46 S. Country Manor Lane and be approximately the size of a large mailbox, with the following dimensions:

Base Post: 4" L x 4" W x 60" H

Topper: 15.5" W x 5" H

Library Cabinet: 18.5" L (depth) x 21" W x 23.5" H

It is proposed that the library be located in the park strip, approximately 1 foot from the curb, in front of the petitioner's private property, next to a private driveway (see attachments).

RECOMMENDED ACTION:

Approve the local lending library as proposed.



Book Exchange Box

Blue Two Story Shed

\$ 339.00

ADD TO CART

Special Offer! A mix of books with minimum retail value of \$100 included with your Library purchase! *(While supplies last. May include duplicate titles. We are unable to respond to specific book requests or accept returns on books.)*

Our popular two-story design, perfect for books of all shapes and sizes, is now available in blue! The Blue Two-Story Shed will be a tasteful, picturesque addition to your neighborhood. Plus, its trusted Amish construction and slanted, black metal roof (which prevents rain and snow from accumulating) will protect the books inside.

- Registration with your unique charter number on an [official charter sign](#) in silver aluminum (\$39 value)
- “Little Free Library Original” medallion
- Steward's packet with details on setting up and maintaining your Library

Details:

- Exterior dimensions: 21" wide x 23.5" tall x 18.5" deep
- Made from plywood and pine
- Features a metal roof
- Arrives pre-built and ready to install
- Pre-painted and weather-resistant; no additional painting or staining required
- Installation materials (post, post topper, and installation hardware) not included
- View our [Returns Policy](#).

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Share Tweet Pin it

You Might Also Like



Engraved Library Post With Topper

\$ 99.00



Library Post with Topper and Sign

\$ 90.00



Library Post with Topper

\$ 65.00



Red Two Story Shed

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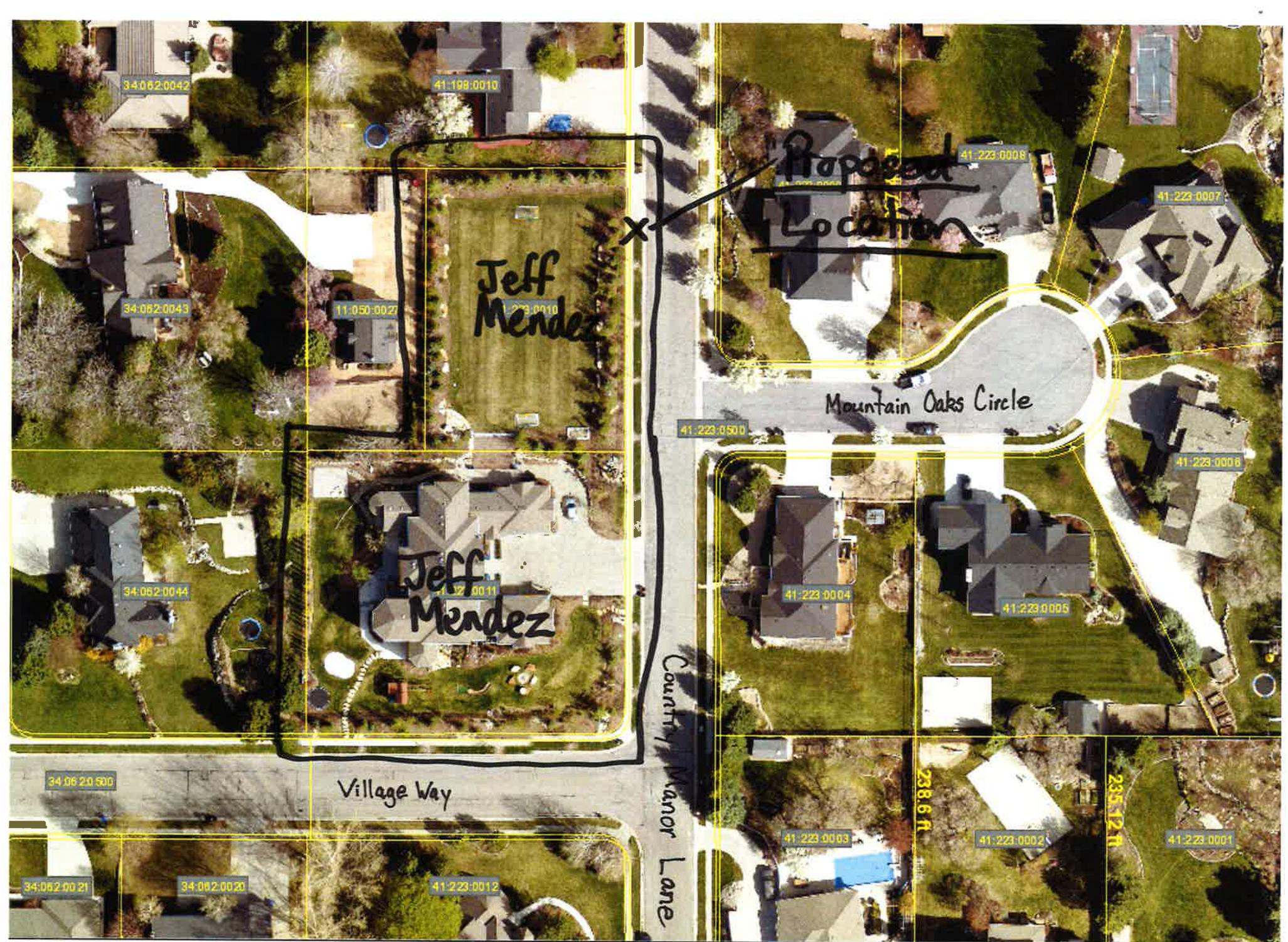
Contact Us

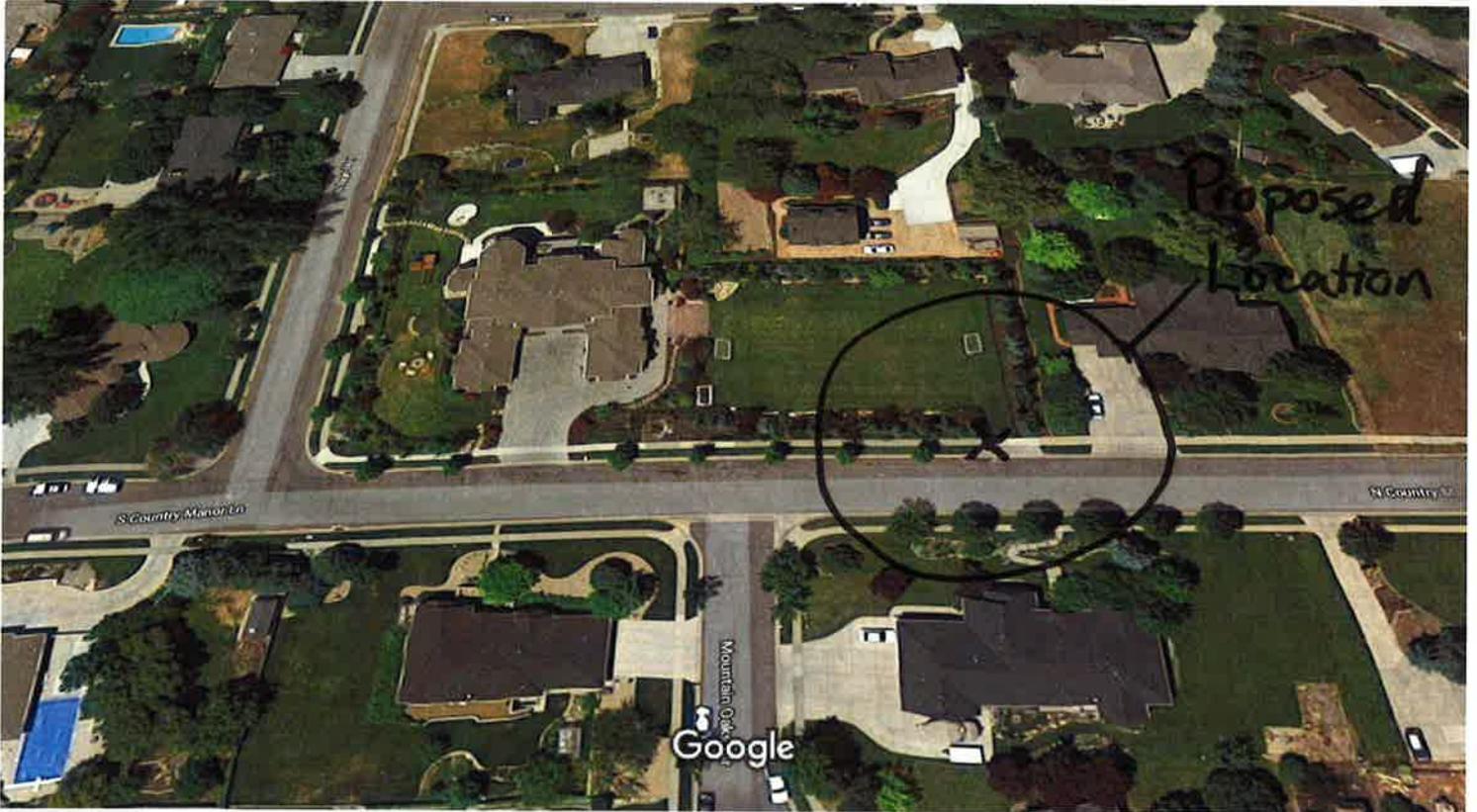
Little Free Library, 573 Co. Rd A, Suite 106, Hudson, WI 54016

Newsletter

Join over 50,000 others and sign up for the Little Free Library e-newsletter!

Your email





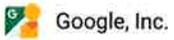
Imagery ©2018 Google, Map data ©2018 Google 50 ft

Google Maps 1 N Country Manor Ln



Image capture: Aug 2012 © 2018 Google

Alpine, Utah



Street View - Aug 2012



Austin Roy

From: Rachel Seegmiller <rseegmiller@vivint.com>
Sent: Monday, February 26, 2018 5:51 PM
To: Austin Roy
Subject: Free Library
Attachments: copycenter@vivint.com_20180226_174659.pdf

I spoke to you on the phone about the free library that my boss would like to put up at his house.

Here is the link: <https://littlefreelibrary.myshopify.com/products/blue-two-story-shed>

Dimensions of the post that it will stand on are:

- Post: 4" x 4" x 60" tall
- Topper: 15.5" wide x 5" tall
- Dimension of the library cabinet:
- Exterior dimensions: 21" wide x 23.5" tall x 18.5" deep

I am having a hard time finding a good map but he owns the property next to him and has a soccer field on it and he want to put it by his gate to the soccer field by the trees in the grass strip, it will be about a foot from the sidewalk. I have attached a picture.

Rachel Seegmiller • V.P. Regional Assistant

Direct: 801.705.6291 • Cell: 801.372.0865 • Fax: 801.765.5744

simply smarter • www.vivint.com

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From: Rachel Seegmiller

Sent: Monday, February 26, 2018 3:30 PM

To: Rachel Seegmiller <rseegmiller@vivint.com>

Subject:

Link of website and dimensions

Map of property and where he wants to put it

Height on post

Aroy@alpinecity.org

ALPINE CITY COUNCIL AGENDA

SUBJECT: Alpine View Estates Subdivision (PRD)

FOR CONSIDERATION ON: 13 March 2018

PETITIONER: Griff Johnson

ACTION REQUESTED BY PETITIONER: Review the concept plan and consider allowing modification of the storm drain system.

BACKGROUND INFORMATION:

The Planning Commission approved the concept plan for Alpine View Estates PRD with a number of conditions.

MOTION: Jane Griener moved to recommend approval of the Alpine View Estates Concept Plan with the following conditions:

1. The storm drain system will work.
2. The City approve the exchange of City property for additional open space on the northeast corner at Lot 19.
3. The trail plan be reviewed by the Trails Committee.
4. An Agreement with the Anson's be given to the City for the use of their property for a turnaround at the end of the stub street.

John Gubler seconded the motion. The motion passed with 6 Ayes and 0 Nays. Bryce Higbee, Alan MacDonald, David Fotheringham, Jane Griener, John Gubler and Sylvia Christiansen all voted Aye

STAFF RECOMMENDATION:

- a. Review Concept Plan
- b. Consider allowing the storm drain system for the Alpine Ridge Subdivision to be modified and incorporated into the Alpine View Estates storm drain system, including the property for the Alpine Ridge detention basin being incorporated into a lot.



Date: March 2, 2018

By: Austin Roy
City Planner

**Subject: Planning and Zoning Review
Alpine View Estates Concept Plan
19 Lots on 19.30 Acres, CR-40,000 Zone**

Background

The developer, Public Development Partners, has submitted a concept plan for the Alpine View Estates Subdivision, a Planned Residential Development, which would consist of 19 lots on 19.30 acres, with lots ranging in size from 0.46 acres to 0.88 acres. The proposed subdivision is located west of 400 West Street and south of Lupine Drive (Chatfield property) with access off Blue Spruce Road and 400 West Street. The proposed subdivision would dedicate approximately 5.18 acres as open space. The development is in the CR-40,000 (1 acre) zone.

Density

The Alpine View Estates concept plan meets all density requirements set forth in code based on the slope percentages for the project (see 3.9.5).

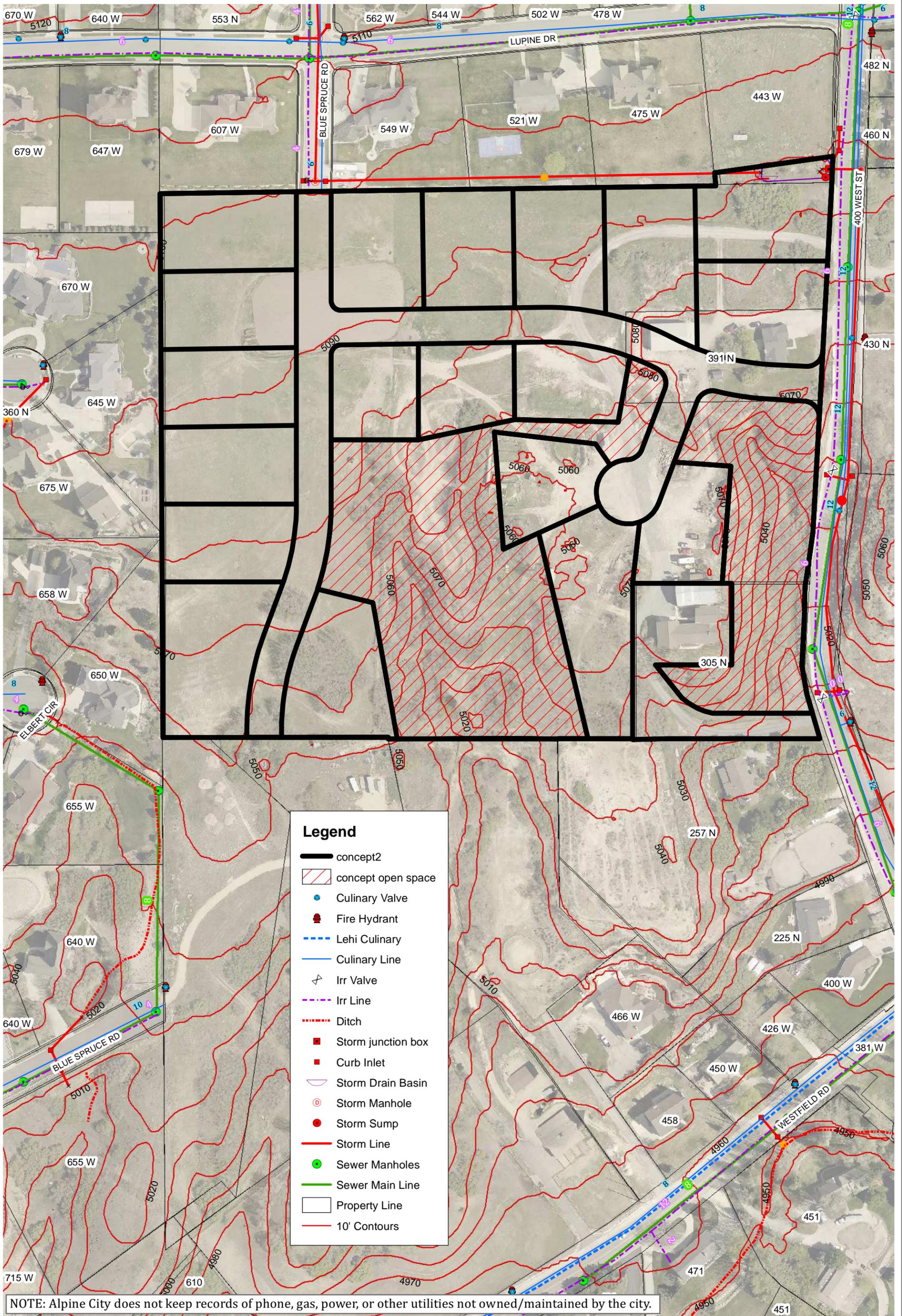
Water Source

Water rights shall be conveyed to the City in accordance with the provisions of Section 4.7.23 of the Alpine City Development Code as applicable.

RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed site plan provided the following items are addressed:

- **Water source and/or water right requirements are met.**

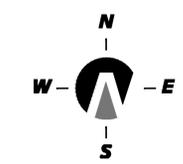


Property Boundaries and Utilities are shown for reference only. Though shown generally close, a survey and Blue Stake should be done to locate both accurately.

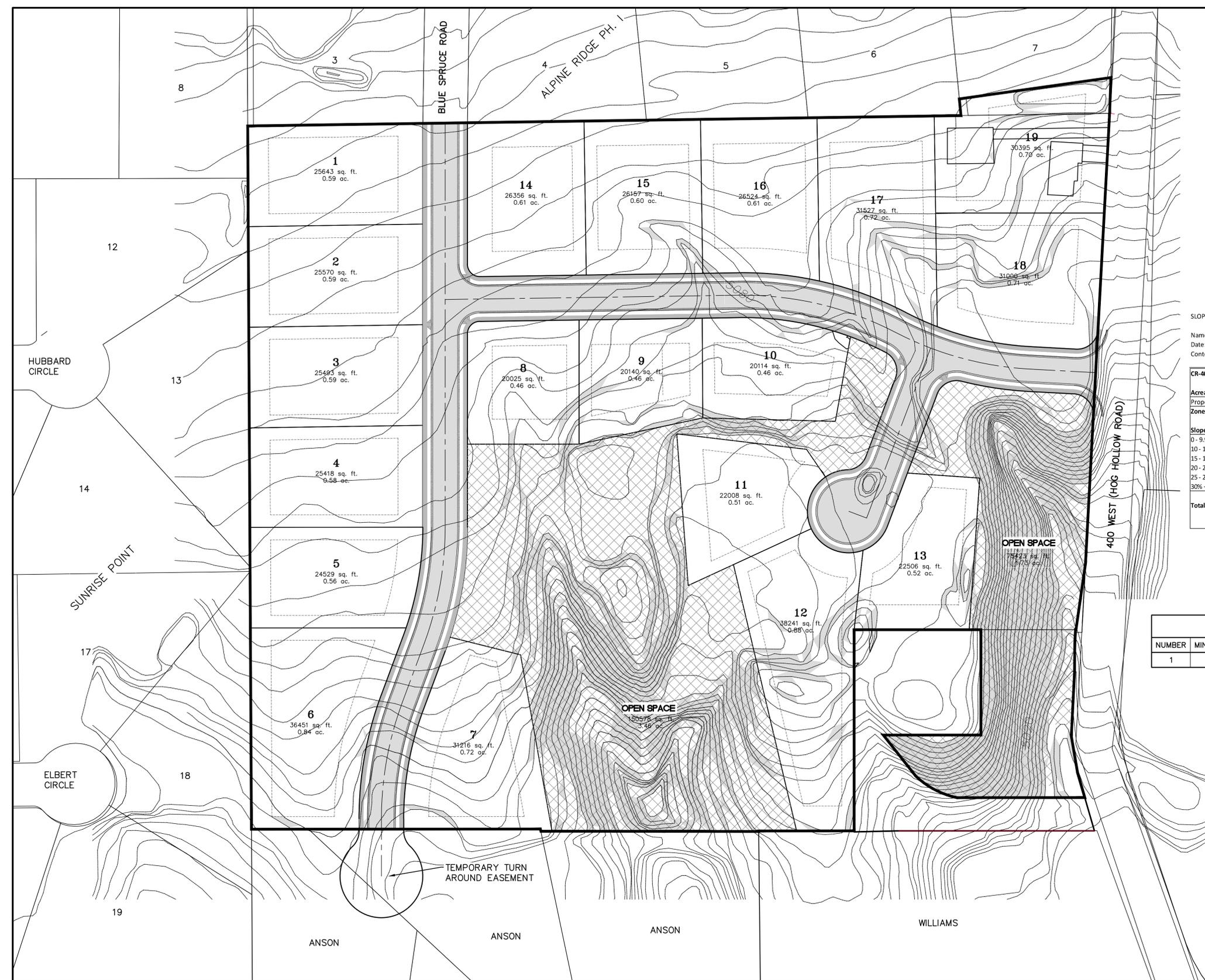


ALPINE VIEW ESTATES CONCEPT





(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'



SLOPE ANALYSIS (BASED ON PRD FORMULA 3.9.5)

Name: Alpine View Estates
 Date: 1/23/2018
 Contours Used: 1999 Contours

CR-40,000 Zone					
Acres	Acres	Total Square Feet			
Property	19.296	840,518.00			
Zone Total Acreage	19.296				
Slope Percentages	Percent Acres Within that range	SF within slope range	Acres within slope range	Required Acres per Lot	Allowed Lots for this range
0 - 9.99%	60%	507,599.00	11.653	1	11.653
10 - 14.99%	12%	104,226.00	2.393	1.5	1.595
15 - 19.99%	7%	56,379.00	1.294	2	0.647
20 - 24.99%	4%	34,023.00	0.781	3	0.260
25 - 29.99%	3%	26,433.00	0.607	4	0.152
30% +	13%	111,858.00	2.568	5	0.514
Totals	100%		19.296		
				Base Density:	15
				Public Open Space (25% Max Bonus), PRD:	19

SURFACE SLOPE DATA				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	25.000%	627.617%	138261	

CONTOURS USED: 1999 CONTOURS

LOT #	25%+ SLOPE
LOT 1	0.00%
LOT 2	0.00%
LOT 3	0.00%
LOT 4	0.00%
LOT 5	0.00%
LOT 6	0.00%
LOT 7	0.11%
LOT 8	2.80%
LOT 9	3.81%
LOT 10	4.65%
LOT 11	1.15%
LOT 12	7.36%*
LOT 13	3.95%
LOT 14	0.00%
LOT 15	2.23%
LOT 16	0.41%
LOT 17	3.81%
LOT 18	4.65%
LOT 19	3.94%

* MAN-MADE SLOPES ACCOUNT FOR THE MAJORITY OF THE +25% SLOPE WITHIN THIS LOT

SITE TABLE		
OVERALL PROJECT=	840824 sq.ft.	100.00%
ROADWAYS=	105059 sq.ft.	12.49%
LOTS AREA=	509764 sq.ft.	60.63%
OPEN SPACE=	226001 sq.ft.	26.88%

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

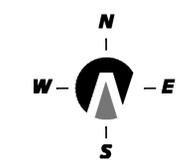
NO.	REVISIONS	BY	DATE	DESIGNED BY:	DATE:
5				DRAWN BY:	DATE:
4				CHECKED BY:	DATE:
3				APPROVED:	DATE:
2				COGO FILE:	DATE:
1				REV. COGO FILE:	DATE:

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

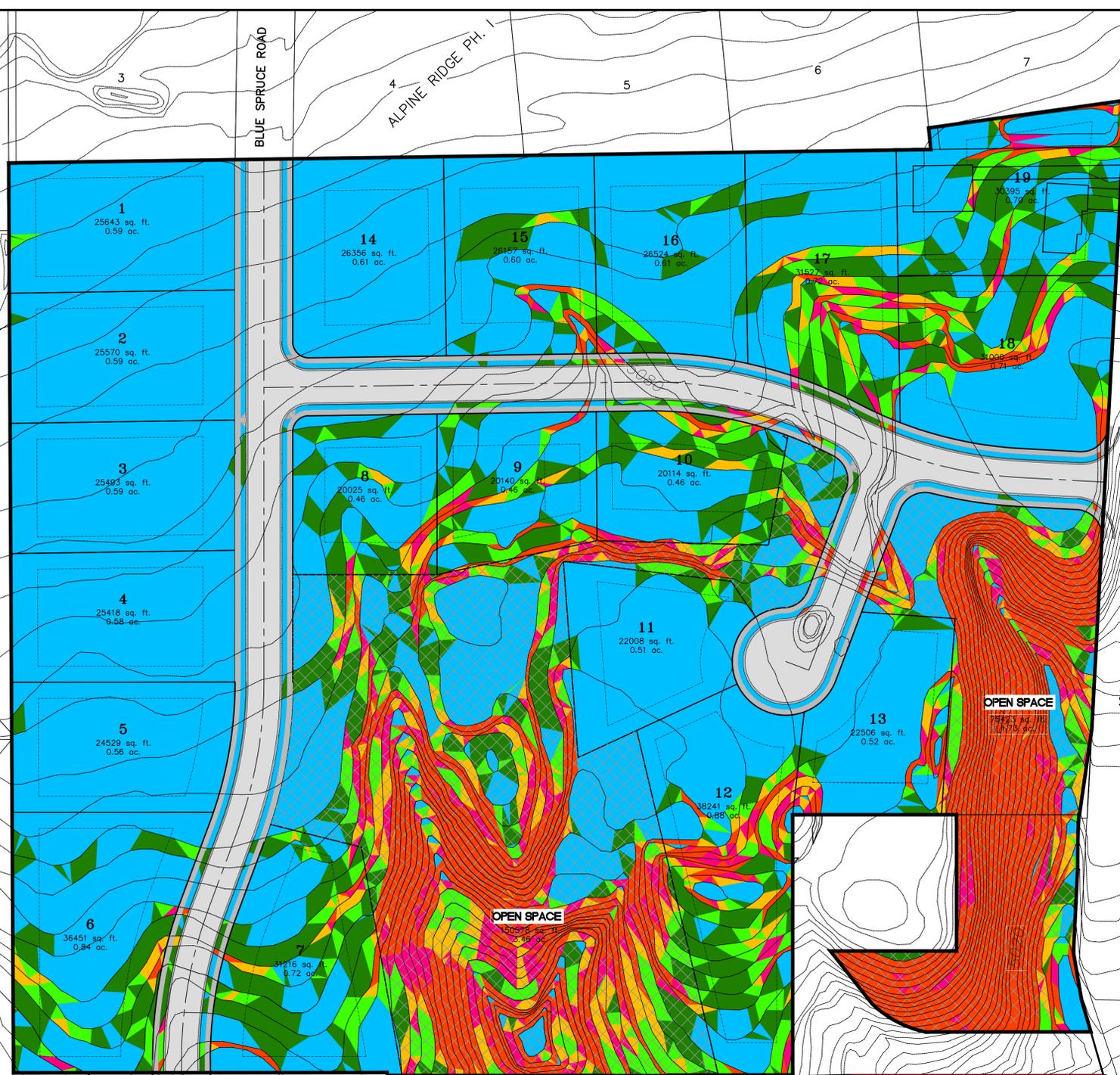
1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

ALPINE VIEW ESTATES

19 LOT CONCEPT	JOB NO. 3-17-055
ALPINE, UTAH	SHEET NO. 2



(24"x36")
 SCALE 1" = 60'
 (11"x17")
 SCALE 1" = 120'



MARSH

SLOPE ANALYSIS (BASED ON PRD FORMULA 3.9.5)

Name: Alpine View Estates
 Date: 1/23/2018
 Contours Used: 1999 Contours

CR-40,000 Zone						
Acreage	Acres	Total Square Feet				
Property	19.296	840,518.00				
Zone Total Acreage	19.296					
Slope Percentages	Percent Acres Within that range	SF within slope range	Acres within slope range	Required Acres per Lot	Allowed Lots for this range	
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25 - 29.99%	3%	26,433.00	0.607	4	0.152	
30% +	13%	111,858.00	2.568	5	0.514	
Totals	100%		19.296			
					Base Density:	15
					Public Open Space (25% Max Bonus), PRD:	19

SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	10.00%	Blue
2	10.00%	15.00%	Green
3	15.00%	20.00%	Yellow
4	20.00%	25.00%	Orange
5	25.00%	30.00%	Red
6	30.00%	1000.00%	Dark Red

CONTOURS USED: 1999 CONTOURS

LOT #	25%+ SLOPE
LOT 1	0.00%
LOT 2	0.00%
LOT 3	0.00%
LOT 4	0.00%
LOT 5	0.00%
LOT 6	0.00%
LOT 7	0.11%
LOT 8	2.80%
LOT 9	3.81%
LOT 10	4.65%
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LOT 12	7.36%*
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LOT 14	0.00%
LOT 15	2.23%
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NO.	REVISIONS	DATE	BY	DATE	DESIGNED BY:	DATE:
5					DRAWN BY:	DATE:
4					CHECKED BY:	DATE:
3					APPROVED:	DATE:
2					COGO FILE:	DATE:
1					REV. COGO FILE:	DATE:



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 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

ALPINE VIEW ESTATES

19 LOT CONCEPT	JOB NO. 3-17-055
ALPINE, UTAH	SHEET NO. 2

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