

**ALPINE CITY COUNCIL MEETING
20 N. Main, Alpine, UT
August 27, 2019**

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

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

Mayor Troy Stout

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

Kimberly Bryant was excused.

Staff: Shane Sorensen, Charmayne Warnock, Austin Roy, Reed Thompson

Others: Loraine Lott, Jim Oler, Patti Oler, Dustin Bruce, Delin Wareham, Nate Hutchinson, Clark Parker, Christy Parker, Will Jones, Richard James, Natalie Devereaux, Sarah Hymas, McKay Taylor

- B. Prayer:** Jason Thelin
- C. Pledge of Allegiance:** McKay Taylor

II. CONSENT CALENDAR

- A. Approve City Council minutes of August 13, 2019**
- B. Payment to Peak Asphalt, LLC for chip seal oil: \$17,793.00**
- C. Bond Release #3, The Ridge at Alpine, Phase I: \$62,2889.23**
- D. Bond Release #2, Conrad’s Landing: \$64,472.75**
- E. Payment #4 – Phase III Installation of PI Meters – BMEI: \$96,061.63**

MOTION: Lon Lott moved to approve the Consent Calendar. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed.

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

III. PUBLIC COMMENT

Delin Wareham – Bayberry Circle. She said people were waiting in line to use the pickleball courts in Burgess Park. The tennis courts were hardly being used at all. She asked if the City could build more pickleball courts or restripe the tennis courts for pickleball use. Troy Stout said the Council had talked about doing that. Shane Sorensen said the wet spring weather had not been conducive to restriping, but the Council had approved putting in dual lines.

Nate Hutchinson - Grove Drive. He said he was one of the owners of Flagship Homes and had purchased several homes in the Beck Pines subdivision near the Timberline Middle School. The road between the school and the subdivision was frequently clogged with parked cars and you could barely get a truck through there. With kids running into the road and construction trucks traveling to job sites, it was a very dangerous situation. He said people were even parking in the cul-de-sacs for activities at the school. He said that some communities turned cul-de-sacs into private streets that were maintained by the homeowners who plowed the snow and enforced parking restrictions. He suggested the City might want to consider that.

McKay Taylor – Maple Drive. He proposed an Eagle Scout project to repaint the footprints on the sidewalks that led to Alpine Elementary so kids would know it was a safe way to walk to school. Shane Sorensen said he should first knock on people’s doors and see if the homeowners were okay with having the footprints painted on the sidewalk in front of their homes.

IV. REPORTS AND PRESENTATION

A. Financial Report

Shane Sorensen said it was very early in the new budget year and there was little to report. They were working on the audit right now which should come to the Council in September.

V. ACTION/DICUSSION ITEMS

A. Smooth Canyon Park – Proposed Parking Improvement Options

Shane Sorensen said the Council had discussed this item at their meeting of August 13, 2019. There were no new plans, but they were hoping for a full Council at this meeting since the issue dealt with changes to open space, which required a super majority vote.

Staff was proposing a new parking lot with 50 parking stalls. The old restroom would be relocated to Healey Park and a new restroom built in Smooth Canyon Park along with a playground and pavilion. The second half of the park would eventually be built on the property to the south, which would open up more possibilities, but there was no certainty when that would happen.

Lon Lott said the City had been working on the parking issue in Smooth Canyon Park for many years. Neighbors had come to the Council meeting with concerns about people parking on the street and related safety issues. People were using the church parking lot across the street for the soccer games, and there were concerns about kids running across the street or trying to use the restrooms in the church. To address neighborhood concerns, the city had put up No Parking signs along the streets to discourage soccer parking in front of homes, and proposed expanding the existing parking lot Smooth Canyon Park to accommodate more parking. The first plan showed 75 parking stalls. The neighbors didn't like that plan, saying it was too big, so Kimberly Bryant made a motion to redesign the plan to show a parking lot with 50 spaces. At the last meeting, staff came back with a plan showing a parking lot with 50 stalls. It was voted on but failed.

Jason Thelin said he was the one who dissented at the last meeting when the plan came to a vote. He said that since the city was building a new parking lot for Healey Park to the north, why were they in a hurry to expand the parking lot in Smooth Canyon Park? He suggested they wait and see how it worked. Perhaps it would be adequate. If not, they could look at expanding the parking lot in Smooth Canyon Park in a year or too. In the meantime, they could put up signs that said there was overflow parking in the Healey Park to the north.

Mayor Stout said that one of the challenges of directing parking to the northern lot was that kids would still be crossing the street. Not everyone used the crosswalk. There could be safety issues.

Kimberly Bryant joined the meeting by phone at 7:30 pm.

Lon Lott said he understood what Jason Thelin was saying, but if the parking was still inadequate, people would be parking on the street. The real solution would be a larger parking lot.

Mayor Stout reviewed the motions made at the earlier meeting, both of which failed. In the second motion, Kimberly Bryant moved to schedule only one game at a time on the soccer field beginning next year. He explained that they couldn't change it to just one game this year because they had already contracted with the teams for the season and schedules were set. He said that if there was only one game going at a time, there would still be another team warming up for their game.

Mayor Stout opened the meeting to public comment, asking people to limit their comments to three minutes, and to pick a representative from the group to speak rather than having everyone come up and repeat the same thing.

Patti Oler – Round Mountain Drive. She said she had an alternate plan and new information. Since her comment would take longer, she asked to represent the group and speak longer than three minutes. The mayor agreed.

Ms. Oler said that she had monitored the parking and counted cars during the games the previous week. There were four places where people parking in order of preference. First was the parking lot, second was the curb of the stub street by the farmer's field. Third was up north or in the church parking lot. She said she noticed that the parked cars were not using the space very economically and suggested the City stripe the parking lot for maximum efficiency. She said there was never a time when two games weren't being played at the same time. Practices were not a problem. The problem came when games were scheduled back to back. If there was fifteen minutes between games, it gave people time to come and go. When people came before the previous game ended, there were parking problems.

She said her conclusion was that the City should schedule one game at a time and put in the playground. That would give the little kids something to do during the games. She said they should give the scheduling guidelines to the soccer association and talk to the recreation director about it. She suggested increasing the time between games from fifteen to thirty minutes. They should also stripe the parking lot. She said they should hold off on expanding the parking lot in Smooth Canyon Park and see if the other one worked. She said she was happy to continue monitoring the parking.

Carla Merrill said the problem with spacing the games so much was that they ran out of daylight.

Sara Hymas – Round Mountain Drive. She said she grew up in Alpine and loved it here. She moved back for its beauty, safety, and peace. She said every neighbor she'd talked to had been fine with the alternative parking in the ugly field. She said she was pleading as someone who loved Alpine to find a way to make everyone happy.

Doug Mower. He said he liked Jason Thelin's suggestion and would like to see what effect opening up the new parking lot in Healey Park would have before they expanded the parking lot in Smooth Canyon. They would see what the safety issues would be with people crossing the road.

Shane Sorensen said his question was, if they cut back from two games to one game, how many kids would be displaced? The soccer teams would be coming to the Council meetings and asking where they could go.

Carla Merrill said that if they limited their local soccer clubs, they would be displacing their own kids.

MOTION: Lon Lott moved to relocate the bathroom in Smooth Canyon Park to Healey Park and replace it with a new bathroom, stripe the parking lot, and work with the parks director to manage the playing field. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

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

Carla Merrill asked why he was not expanding the parking. Even if the mirror park comes in on the south end, there would still be parking issues.

Lon Lott said that over the years, they'd heard compelling suggestions. He felt that definitely the parking lot in Healey Park needed to be done. Possibly in a year they would expand the parking lot in Smooth Canyon Park and put in the playground. The restrooms were the key element, and they needed to be done soon. There would be a hole in the Smooth Canyon Park if they didn't put in the new restroom.

Carla Merrill said the No Parking signs on the streets needed to go down. They didn't have signs in other parts of town. Lon Lott said the signs were done as a courtesy to the neighbors. If removing the signs would help with the parking, he'd be in favor of that. He said he supported expanding the parking lot at some point, but something needed to be done with the bathrooms that evening.

Shane Sorensen said they would need to work on a solution for the crosswalk with the busier traffic and kids crossing the road from Healey Park.

Carla Merrill asked if they needed a motion to take down the signs. Shane Sorensen said the signs were put up by the city and they could take them down.

B. Ordinance No. 2019-17, Amending the Development Code, Article 4.07.040, Street Classifications

A discussion on the Moyle Drive access into Lambert Park preceded the action on Ordinance No. 2019-17.

Mayor Stout said that in the final judgement on the lawsuit brought by Patterson against Alpine City, the judge ruled that the road in Lambert Park was only required to be kept open year-round and maintained for year-round access. The City was not required to pave it. He said he would like to reclassify that road as an emergency access road only and grade it as an alternate means of access in the event of an emergency. The judge ruled that it was an emergency access only. It was not a secondary access road.

Lon Lott said he had concerns about changing the classification as set forth in previous Settlement Agreements. He didn't want to send any kind of signal that the Council was trying to change it. He said they should keep it graded and do what was required to get over the ditch so emergency vehicles could travel on it.

Jason Thelin asked about the possibility of putting up a gate. Lon Lott said he thought they should stick to what the earlier Agreements specified and the court ruling. Shane Sorensen said the court ordered the City to maintain the road so emergency vehicles could access the road year-round.

Troy Stout said he would like to have a good legal opinion on what they could do. Obviously, he wanted to avoid conflict over their legal obligations, but there were a lot of violations on the road in Lambert Park. He'd called the police multiple times. Some citations were given for construction trucks using it and people driving on it to take their kids to school.

Will Jones said he didn't know why the Council wanted to poke the bear. The City had made an agreement that it would be open for emergency access. The agreement did not say it would have gates. The City needed to enforce the signage. When Box Elder was approved, the road was designated as a secondary access. It was restated in the 2011 Settlement Agreement. The City was within their rights to enforce the signage. To put in a gate would be redefining the Agreement.

Jason Thelin said they needed to have an attorney present before they had a discussion about the road.

Troy Stout said it was hypocritical to allow a gate on the Three Falls secondary access road and not on the Moyle Drive access road. Will Jones said the gate in Three Falls was part of the original agreement, which was agreed to by all parties.

Fire Chief Reed Thompson said he had concerns about where the discussion was going. The road in Lambert Park was meant to be an emergency access, not just for emergency vehicles but to evacuate people. There were hundreds of homes in that area and the only way out was Grove Drive. To limit the road in Lambert Park and add a gate would negate the fire departments ability to respond in a timely manner to areas that were already on the extreme end of the response window. To put a gate in there would be a poor decision.

Chief Thompson said there were steep grades on the Three Falls secondary access road with associated traffic hazards. The road in Lambert Park was a relatively flat. To compare the two roads was apples to oranges. He added that in order to maintain an all-weather access, the best surface was a paved road. Will Jones said the secondary road for Three Falls was paved and had a curb.

Shane Sorensen said that the item on the agenda they needed to take action on that evening was an amendment to the development code regarding street classifications. Basically, what the proposed amendment did was clarify the requirements on street widths. The current ordinance did not include the ROW requirements for a secondary road. The proposed amendment prescribed a minimum right-of-way width for a secondary access road or an emergency

access road. He said all residential roads required a ROW of 54 feet. The same width would be required for a secondary road even though the actual width of the road was narrower. For the road in Lambert Park, the ROW would be 54 although the graded width was 20 ft.

MOTION: Ramon Beck moved to approve Ordinance No. 2019-17 as presented, including amendments to the Street Master Plan adding ROW requirements for a secondary access road. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed. Kimberly Bryant was no longer participating via phone and did not vote.

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

C. Moyle Drive Access to Lambert Park

Shane Sorensen said the Council had previously discussed some of the things that needed to be done to the road from Moyle Drive into Lambert Park to make it passable by emergency vehicles. The hump needed to be taken out and there needed to be a temporary turnaround. Because of the physical features of the terrain, they weren't able to take the hump out and have the temporary turnaround in the same place. The plan was to leave the box culvert in place with a narrow bridge and some signage. They would need to do some grading to get back to the existing road. One thing that would be impacted was the trail. For trail users, they would need to have yield or stop signs. Will Jones said they could reroute the trail.

Jason Thelin suggested making the temporary turnaround a parking lot. Shane Sorensen said that if they did that, the parking would need to be moved up to provide room for a garbage truck to turn around. If the parking lot was full of cars, it would make it difficult for a large vehicle to turn around. But he felt a six or eight stall parking area would work. It would be a gravel parking lot like the parking lot on the south end of Lambert Park.

Mayor Stout noted that not too many people were using the new parking lot. The teams seemed to be using the rodeo grounds. Shane Sorensen said they needed some signs directing cars to the parking lot.

MOTION. Lon Lott moved to get bids on improving the hump at the end of Moyle Drive and build a temporary turnaround with six to eight-stall parking lot in the area north of the turnaround. Carla Merrill seconded. Ayes: 4 Nays: 0. Motion passed.

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

D. Ordinance No. 2019-14 Amending Development Code, Article 3.07.808. Uses Within Buildings

Austin Roy said this item had been on an earlier agenda but was bumped because Jason Thelin, who proposed the change, was not present and might want to speak to it. He said the amendment did not add nor eliminate any current permitted uses. It simply tightened the language by eliminating the words "but not limited to" and "etc." This applied only to Uses Within Buildings in the Business Commercial zone, not within the zone itself.

MOTION: Jason Thelin moved to approve Ordinance No. 2019-14, Use Within Buildings. Ramon Beck seconded. Ayes: 4 Nays: 0. Motion passed.

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

Lon Lott

E. Moyle Park Caretaker Rental Agreement

Troy Stout said the rental agreement for the caretaker of Moyle Park contained reciprocal expectations that the tenant would supply a certain amount of service in exchange for reduced rent. Will Jones was proposing that the City charge a flat rate slightly below market value and use the revenue to get the work done in Moyle Park that needed to be done rather than relying on the caretaker to do it all.

Will Jones said that in May 2013, the rent was set at \$500 a month. Current fair market rent would be \$1,500 a month. The City could use that money to do the work that the City was having to do. Shane Sorensen said there were a number of things that needed to be done. They need to landscape the entrance and repave the road.

Lon Lott asked who would schedule the tours. Will Jones said there were six people on the Moyle Park Committee who could help with tours. All the members had been contacted about the proposed changes. The City's recreation director would schedule the tours.

Mayor Stout asked the staff to update the rental agreement to reflect current costs.

F. Trail Maintenance and Cleanup

Mayor Stout said that Shane Sorensen wanted direction on how much maintenance needed to be done on the trails. Residents on Bald Mountain had sent an email to the City expressing concerns about the overgrowth of scrub oak, an abundance of deadfall, and the potential for wildfire.

Chief Reed Thompson said he had looked at the area and said there was not a defensible space between the corridors and the homes. There would need to be some major mitigation. The canopy of trees over the trail reached from one side of the trail to the other. It would not be safe to put fire fighters in there in the event of a fire. They would need to clear the space above the trail which would require resources beyond what the fire department had access to. He said his firefighters had already spent 50 to 60 manhours in extensive clean up.

Shane Sorensen said that over the years, the City had acquired a lot of open space. Much of it was adjacent to the forest service. People built homes in the scrub oak, then got concerned and wanted the City to maintain the open space. The City didn't really have the manpower to do all that.

Chief Thompson said that according to the ordinance, the homeowners had a responsibility to maintain their own defensible space around their homes.

Richard James said he would like to see some crack seal on the trail along Ranch Drive. He said he'd had complaints from the neighbors about the lack of maintenance of the open space behind their homes along Dry Creek, but he believed the neighbors could maintain the trail behind their own homes. He planned to come back to the Council with a proposal from his neighborhood to maintain the trail behind their homes.

Shane Sorensen said that would help if everyone maintained the open space along the width of their lot.

VI. STAFF REPORTS

Austin Roy

- He said he had sent an email to the Council with a list of the options for meeting the Moderate Income Housing requirements, and would like some feedback.
- He and Carla Merrill had met with Mountainland Association of Governments (MAG) about the Bonneville Shoreline trail and trying to get a connection to it. A representative from Lehi was there. They discussed the trail in the Schoolhouse area and said they were interested in connecting it to Three Falls and to the south. The Lehi representative said that if people stayed on the trails, they might be amenable.

- He had received a submission from Summit Point developers. They were still proposing a road connection to Draper. It would probably be going to the Planning Commission in September.
- Staff was in the process of drafting an ordinance regulating short-term rentals. There were already about 30 or 40 in town at present. If they had an ordinance, it would enable the City to regulate them and receive some revenue.

Shane Sorensen

- The overlay project would begin the next day.
- The chip seal project down town was completed.
- The Council had approved a contract to refurbish the well on 300 North. A tool got stuck in the well resulting in significant losses for the contractor. He had to eventually abandon the tool in the well and was continuing the work.

VII. COUNCIL COMMUNICATION

There were no reports.

VIII. EXECUTIVE SESSION: None held.

MOTION: Ramon Beck moved to adjourn. Jason Thelin seconded. Aye: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:25 pm.