

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 N. Main, Alpine, UT
March 28, 2017

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

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

Mayor Sheldon Wimmer

Council Members: Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout

Staff: Shane Sorensen, Charmayne Warnock, David Church, Jason Bond

Others: Steve Cosper, Brent Oakeson, - ULGT, Morgan Topham, Loraine Lott, Derek Langford, Eli Arnold, Allison Power, Sylvai Christiansen, Annika Petersen, Halle Ross, Matthew Devey, Mark Wells, Taylor Smith, Jacob Porter, Abby Lynch, Hadley Dehart, Will Jones

B. Prayer: Ramon Beck

C. Pledge of Allegiance: Eli Arnold

II. PUBLIC COMMENT: None

III. CONSENT CALENDAR

A. Minutes of Special City Council meeting on March 9, 2017

B. Minutes of City Council meeting on March 14, 2017

MOTION: Lon Lott moved to approve the Consent Calendar. Ramon Beck seconded. Ayes: 5 Nays: 0. Lon Lott, Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout voted aye. Motion passed.

IV. REPORTS and PRESENTATIONS

A. Presentation of TAP Award: Brent Oakeson from the Utah Local Governments Trust (ULGT) presented an award to Alpine City for taking part in the Trust and Accountability Program (TAP). He explained that the ULGT provided insurance for the cities and towns throughout Utah. There were more than 525 members but only 90 had taken part in the program. He said those cities who participated had significantly fewer accident and injury claims. The program consisted of training and looking for ways to prevent accidents and injuries. Mr. Oakeson said Alpine City had participated in the program and was awarded \$3,078.35 which would be applied to the workers compensation premium. He congratulated Shane Sorensen and Cortnie Graham for implementing the program.

Shane Sorensen said that this was the first time the City had participated. They had hired Cortnie Graham about a year ago and she had immediately started working to get the public works department organized and trained. They had already been doing some of the things in the program but had not documented it. Cortnie Graham kept the records and did some of the presentations at the safety meetings.

V. ACTION/DISCUSSION ITEMS

A. Summit Pointe Subdivision, Final Plat- Mark Wells and Taylor Smith: Jason Bond said the Planning Commission had reviewed the final plat and recommended approval. It consisted of four lots on 32.9 acres. Three of the lots were new and one was previously in the Falcon Ridge subdivision. There were concerns from the property owner to the north, Mr. Hartvigsen, that the development would block access to his property. The City Council had addressed his concern at their meeting of February 14, 2017 in which an easement was designated to access the adjoining property. In the case the road was build, the cost would be the responsibility of the adjacent property owner since construction of the road would not benefit the proposed development. The easement was not shown on the final plat because it would create a remnant parcel in the corner of the development. The easement would be included in an agreement which would be recorded simultaneously with the plat. If the road was built, the remnant parcel would be transferred to the City as open space.

Roger Bennett asked if there would be a sidewalk along Hog Hollow Road. Jason Bond said there was already a sidewalk in place.

Troy Stout said one of the conditions of approval stated that no building permits would be issued until the lower tank in the Three Falls subdivision was operational and connected to the City's water system. He asked if that was fair to the developers.

Shane Sorensen said the tank was almost ready to go; they just didn't have the ability to get water to it, but would hopefully be ready to pump water to it in June or July. The improvements in the north were tied to the Oberee zone.

Jason Bond said the plat would have notes on it regarding fire flow and the amount of irrigable area (one acre) on each lot.

MOTION: Troy Stout moved to approve the final plat for Summit Pointe with the following conditions as recommended by the Planning Commission.

1. The developer address the plat redlines.
2. The developer provide a construction cost estimate.
3. The developer meet the water policy.
4. The City Attorney review and approve the agreement regarding access to the property north of Summit Pointe, and that the agreement be recorded with the plat.
5. The City not release building permits until the lower Three Falls tank was operational and connected to the City's culinary water system, and the master-planned water line from the Grove tank to north Grove Drive is installed.

Ramon Beck seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

B. Ordinance No. 2017-04, Amendment to Farm Animal and Agricultural Regulations (Section 3.21.9): Jason Bond said chickens were allowed but the proposed amendment would prohibit roosters. There had been complaints about roosters crowing at 4:30 in the morning and waking people up. He said the Planning Commission had reviewed the proposal, but there were only six members present and they were evenly split on the issue and could not pass a motion so no recommendation was sent forward.

Sheldon Wimmer said he had a lot of people call him and complain about roosters crowing early in the morning.

Troy Stout said in his neighborhood he was surrounded by people with chickens and occasionally people complained about the roosters.

Roger Bennett said he had other problems with the ordinance. There was no restriction on the number of chicken someone could own and he thought they should specify how many chickens could be on what size of lot.

Troy Stout said he thought they should also address setbacks for chicken coops, which were often situated right on the property line. Jason Bond said the ordinance required an animal enclosure to be at least 75 feet from any neighboring dwelling. Charmayne Warnock said that accessory structures were supposed to be setback from the property line. It was pointed out that if they were less than ten feet high, they could be located on a property line.

MOTION: Roger Bennett moved to table the ordinance and further clarify it. Ramon Beck seconded. Ayes: 5 Nays: 0. Roger Bennett, Ramon Beck, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.

C. City Hall Landscaping – Concept and Pricing: Lon Lott said he would be recusing himself from the vote on this issue since he had been working on it along with Bob Stenquist who was his neighbor. He presented a concept plan for landscaping the area in front of City Hall, and identified the different features including the plants that could be used. He estimated the cost for the curbing, the stacked rock wall, irrigation, mulch and the plants would be about \$14,000. He said that if it went out to bid, it would probably be in the \$20,000 range.

Nathan Terry said he didn't like seeing trees in front of City Hall because he didn't like seeing good architecture covered up.

Shane Sorensen said the last landscaping that was done on City Hall was in the late 90s when the building was remodeled. He said he'd seen Lon Lott's landscaping work and he knew it would be done right.

MOTION: Troy Stout moved to accept the proposed plan for beautification of the front of City Hall as the basic plan with changes as necessary. Ramon Beck seconded. Ayes: 4 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant voted aye. Lon Lott abstained. Motion passed.

VI. STAFF REPORTS

Jason Bond said there would be no Planning Commission meeting on the first week on April due to spring break. The next meeting would be on April 18th and there would be a public hearing on proposed the amendments to the Annexation Policy Plan to include Pine Grove and the North Area (Melby property).

David Church reported on state legislation regarding Airbnb (bed and breakfast). The legislature stated that cities could not prohibit property owners from advertising on the Airbnb website. Cities could still regulate an Airbnb. He said Alpine City's ordinance needed some clarification. If they permitted Airbnbs, he recommended they be owner occupied

Shane Sorensen reported on the following:

- He had received an email from Dale Irhke regarding the issue with phosphates in Utah Lake. There was a possibility that TSSD would have a seat on the panel. In addition, the Division of Water Quality had put it into writing that there would be no action taken on the phosphates and nitrogen in Utah Lake until 2030, which would provide time for further study.
- The City crew had been working on removing trip hazards along Main Street and 100 South. They had spent about \$12,000.
- He had received a complaint about motorized vehicles on the trail along the Alpine/Highland boundary. Most of the trail was located in Alpine.
- Work continued on Fort Canyon Road. The rain had hampered their efforts but the box culvert at the entrance was half in. The crossing by Sliding Rock was also underway. Staff met with the contractors every Tuesday to coordinate work for the week, which helped reduce complaints.
- Budget meetings would begin next week. The Council would review the Tentative Budget in May.
- Representative Mike Kennedy's office had called about updating the Council on new state legislation. It would probably be on the agenda for April 11th.
- The City was almost ready to advertise for a finance officer since Alice Winberg would be leaving.

VII. COUNCIL COMMUNICATION:

Lon Lott reported on the following:

- There would be a meeting with the Division of Natural Resources on the 14th at noon. Anyone interested could attend. He asked Troy Stout if he could be there since they would be talking revegetation in Lambert Park and it would be nice to have a trail person there to talk about the best way to utilize the \$35,000.
- There had been a request to park an emergency trailer at the Carlisle well site because it would be more easily accessed in the event of an emergency. He had looked at it and saw that an adjacent homeowner was using it as a place to park his trailer.

Troy Stout asked about progress on the SR-92 and Canyon Crest intersection. Shane Sorensen said the plan was to start working on it when school was out and be done with the project before school started in the fall. Alpine City's share was just over \$11,000. Troy Stout asked why the green arrow had been removed. Shane Sorensen said the

representative from UDOT said he didn't know for sure. Mr. Stout said the garage by Red Robinson's old house was an eyesore, and he wondered if something could be done about it.

Mayor Wimmer asked about the outstanding water bills. Shane Sorensen said that the women in the front office had made a lot of progress in collecting them. In some cases, the City would have to work with the homeowners and have them sign a contract, which had been prepared by David Church.

Mayor Wimmer said he had been looking into raising the salaries for the City Council, and had been reviewing what other cities paid. The ordinance stated that a raise would not take effect until the next election cycle but he would like to look at revising that language to state that it would take effect with the new fiscal year. He was also considering language that said a councilmember would not be paid for a meeting if they were absent.

Troy Stout said one of the issues was that they did a lot of work outside the meetings. A salary increase might encourage some to run for office who might not otherwise apply. It had been a while since they had adjusted the salaries. On the other hand, he didn't want to remove the spirit of service. It was something they would need to evaluate.

Mayor Wimmer said Nathan Ivie had been appointed to serve on the taxing committee and would be replacing Larry Ellertson.

VIII. EXECUTIVE SESSION: None held.

MOTION: Kimberly Bryant moved to adjourn. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Troy Stout, Roger Bennett, Ramon Beck voted aye. Motion passed.

The meeting was adjourned at 8:45 pm.