

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**February 10, 2015**

**I. CALL MEETING TO ORDER:** Troy Stout, mayor pro tem, called the meeting to order at 7:00 pm. Mayor Don Watkins was excused.

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

Council Members: Troy Stout – mayor pro tem, Lon Lott, Roger Bennett, Kimberly Bryant

Council Member not present: Will Jones

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Brian Gwilliam, Marla Fox

Others: Barb Sanders, Chris Wareham, Joey Wareham, Millie Wareham, Ken Berg, Dan McDonald, Lacie Lawrence, James Lawrence, Dave Beck, Ramon Beck, Steve Swanson, Steve Cosper, Dave Fotheringham, Dan MacDonald

**B. Prayer:** Roger Bennett

**C. Pledge of Allegiance:** Joey Wareham

Troy Stout extended the City's condolences to the family in Arizona whose daughter had been killed.

**II. PUBLIC COMMENT:** Chris Wareham said his wife had written to the mayor about adding pickle ball courts to the tennis courts in the Creekside Park. They hadn't heard anything back. Rich Nelson said the Council had discussed pickle ball courts and they were included as a budget discussion item. They had talked about putting them in Burgess Park because the tennis courts in that park needed to be redone. They would tear out the old courts and put in new courts and stripe them so they were also usable for pickle ball. It wasn't a for-sure thing but it was on the list of budget discussion items.

### **III. CONSENT CALENDAR**

**A. Approve minutes of January 27, 2015**

**MOTION:** Kimberly Bryant moved to approve the Consent Calendar. Lon Lott seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Lon Lott, Troy Stout and Roger Bennett voted aye. Motion passed.

**IV. REPORTS AND PRESENTATIONS:** None

### **V. ACTION/DISCUSSION ITEMS**

**A. James Lawrence Auto Repair Shop Discussion:** Rich Nelson said that at the previous Council meeting there was some discussion about the auto repair shop on Main Street and the difference between what was approved by the City Council and what was actually built. It was suggested that James Lawrence be invited to a Council meeting so they could discuss possible solutions. He said they wanted Mr. Lawrence to have a successful business in Alpine.

On the screen was shown the original rendering of the auto repair shop which was submitted and approved by the Council on May 27, 2014. Alongside it was shown a rendering of the constructed building plus renderings of proposed designs to dress up the building.

James Lawrence asked if everyone had a chance to read the letter he'd sent. The Council indicated they did. Mr. Lawrence said that on the right-hand side of the screen was the original drawing he had submitted. It had additional storage upstairs and three offices. But there were parking issues with the auto shop and the offices and he was told that what he wanted to do wasn't in the ordinance at that time so they went back and forth on designs. Then he was told that it would be best to take away the whole upstairs. So he took the whole upstairs away. He indicated the picture that showed hipped end and said the first plan he brought in showed gables on each side. The hipped end was done so the building didn't stand out so much. A dormer made it stand out more and allowed space for an office or

bathroom or something. The second plan they turned in showed two or three window to make it look like a house. He said that everyone said they wanted it to be subtle and blend into Main Street, which was why they did the traditional red brick so it would blend in. Then after going back and forth they were told that they didn't want to see the gabled end. They wanted a hip so it didn't stand out so much. So they took the plans back and got it re-engineered and put the hip on it. Then they dropped the plans off at the building department and were told that it looked good. It took a week or so to review it. They got the plans back and were told they were good to go. The plans were stamped and had the Alpine City building inspector signature on it so they built it. When it was done, they were ready to get their occupancy permit and when they came in to get it they were told that there was a discrepancy between what was approved by the City Council and what was built.

He said he wasn't there to say your fault or my fault. He just wanted to know what they need to do to fix it. He said Rich Nelson had come by and talked to him about what the final product would look like. He came up with two ideas of what they could do. One plan showed shutters on the windows and the other plan showed awnings. He said he had talked to about 27 or 29 people. Everyone he talked to said they liked the shutters because it looked more residential and more traditional. They said the awnings made it look more commercial. He said he didn't care either way. The original plans showed awnings.

He pointed out the vents in the roof and said that was another thing they had switched. At first they were silver, then they talked to Will Jones and he said one of his biggest concerns was the way the vents stuck out so they changed them to a color that would match the roof a little closer.

Rich Nelson said that when James came in he felt the shutters were the direction they should go.

Troy Stout said that the original drawing showed an awning over the door and the proportions were different. The windows in the original plan were bigger and they were missing the center window. He felt the front of the building as originally shown had a more welcoming look.

James Lawrence said that they still needed to put in the landscaping and shutters. They did have the shutters ordered but they had put them on hold until after the meeting that evening. They would be traditional white shutters. He said they had a sign permit and the sign was supposed to be up today or tomorrow. The fence would have to be set back 30 feet from the front.

Regarding landscaping, he said there was a 2-foot space between him and the adjoining property owners. He said he had talked to them and was told to landscape the space between their buildings however he wanted. The fence would go from his shop to the neighboring building so it would block the view of the space. He said the doors were gray because the painter had said he couldn't paint them white until the temperature was at least 70 degrees for three days.

Troy Stout said he had talked with Mr. Lawrence earlier that day. They discussed the fact that the building was large and there had been some miscommunications during the process that needed to be addressed. He said they had talked about the possibility of making the east end of the building more welcoming. He felt the dormer window as originally shown had given it a warmer, more welcoming look for the city, but now the building was done. The City wanted to see Mr. Lawrence get into the building and get started on his business. He wondered if Mr. Lawrence could come out in the front with some timbers and put up an A-frame awning that would fill some of the void, and put the sign on the end of the awning.

Mr. Lawrence said he would have to think about that because they had to work around a pipe for the storm drain and a natural gas line. There was a pressurized irrigation stub and a grease water separator that was required by Timpanogos Special Service District. They didn't want tree roots interfering with all those things so he had talked to Lon Lott about what kind of landscaping he could do. Troy Stout said he thought they could only come out from the building about five feet. It would be purely cosmetic.

Kimberly Bryant said the problem was that in historical district of downtown Alpine, there was nothing that matched. Some places were built with rock and timber, some had shutters and gingerbread styling. She said they needed to decide what they wanted. The timbers were not really historical Alpine but they matched the bridge. She

felt the white shutters were a better example of historical Alpine. She didn't think the timbers would go with white shutters. Troy Stout said they didn't have to be white. They could work with the colors.

Lon Lott asked if the sign in the picture accurately represented how the sign would look. Mr. Lawrence said it did. The sign was ordered and done.

DeeRay Bennett had a question about why the picture on the right hand side was not accepted. The Council clarified that it was the one that was accepted and approved by the City Council. The other picture was the one that was built.

There was more discussion about the building needing to be altered to more closely resemble the plan that was approved by the City Council.

Roger Bennett suggested the plan be sent back to design review and let them negotiate what should be done. He didn't think they should hold them up.

Lon Lott asked how much lower the constructed roof was compared to the approved roof. Mr. Lawrence said he wasn't positive but he thought the first roof had a 6-12 pitch and the one that was built had an 8-12 pitch. The walls were the same height.

Troy Stout invited the Planning Commission members who were present to comment.

Steve Cospier said the Planning Commission had been tasked with fulfilling the duties of the Gateway Historical Committee and they were struggling. He said they spent a long time crafting it because it was a controversial business. The parking situation was unique to an automotive service so that created a conflict with creating office space on the second floor. He said the Planning Commissioners were not architects but they felt the design they had recommended was acceptable for Main Street. They were a little appalled at how it turned out. He said one thing he'd like to see was a separator in each window to make it look like it had panes.

There was a discussion about the sign. When it was first presented to the City it showed a monument sign out front rather than a sign on the building. Steve Cospier said he would prefer to see a sign on the lawn and a window where the sign was presently shown.

James Lawrence said he'd done some research in other cities and said Alpine was unique in that it had Sunrise do their inspections which created a gap between the City Council and the building process. He suggested they have the inspector go to the City Council meetings so they knew what the Council wanted. It was frustrating for him because nothing was said at the 4way inspection. If someone had said something then, it could have been resolved months ago.

Steve Swanson said that the Planning Commission went through the whole process then handed the plans to staff. If the plans were different, they needed to go back to the Planning Commission.

Kimberly Bryant said this was a symptom of a problem they had in Alpine City and with the staff. Everyone time someone quit, there job was spread out among the other employees instead of replacing them. When the jobs were spread so thin, this was the kind of thing that happened.

Steve Swanson said that there were regulations for signs. He didn't think the Planning Commission would have approved the sign that was shown. Shane Sorensen said that the Planning Commission didn't approve signs. At one time they did, but now sign approval was a staff function.

Steve Swanson said the Planning Commission had loved what James first brought in. Now it looked like a concrete building. He said that what was over the windows were less substantial than what they approved. Troy Stout said he would like to see the awnings shown in the original drawing. There was more discussion about the shutters and awnings.

Dave Beck asked how many people had built homes and got exactly what the plans showed. He said that when he built his house he built what he could afford. He said he'd walked around the block and talked to people and didn't

find anyone that was upset. Most people could drive to work and not even see the building. He asked the Council if they wanted something flashy that stood out or something that was subtle. He said it would be great if they could put out flashing lights to let people know they were fixing cars but they were trying to be quiet about it. He said they didn't build the building behind a blanket then drop it. If someone had questions, why didn't they stop in and ask about it?

Kimberly Bryant said she wanted James Lawrence to know that she didn't feel like he was trying to slip something through. When the City sent out a survey, people said they wanted an automotive repair business in town. They used to have two but only one stayed. She said she had surveyed people about the building and she said, "What building?" because it was subtle. Then they go look at it and say, "It's a building." She said it wasn't done. It needed shutters to warm it up a bit.

Dave Beck said they had until April 15th to put up the fence and paint. If they had known they were going to have good weather, it would be done. He said they wanted the building to blend in and not stick out.

Troy Stout said they needed to wind up the discussion. He said there were homes that were built and changed from the original design but this was a commercial building and it was held to a different standard, especially since it was in the city center. He hoped they could come to some kind of agreement.

James Lawrence said he agreed that something needed to be done to the front. He didn't want to drag it out for six more months. The people he surveyed liked the shutters better than the awnings. As far as the sign, it was already ordered and paid for. It cost him \$3,200. He wanted a simple landscaping design and had talked to Lon Lott about what would work. He wanted to make it look good but he didn't want it to be spread out for three years.

Lon Lott said that when he went to a landscaping job, there were times when something that was altered was fixed to make it look better but it ended up making it worse. All the discussion had been about what would look good and what wouldn't look good. He said there was a building in Alpine, the Mountainville Academy, which was a large structure with a lot of brick. There was not a lot of character other than a simple roofline. He said some of the things they discussed from the original drawing such as the dormers could be overwhelming at that spot in the city. He felt the lower roofline made it more compatible with the adjacent building and the dance studio. He said there could be a small awning and a sign. He didn't think a sign on the grass would be good because it would block the view from the driveway or the building next to it. If there was a sign on the ground it would need to be closer to the building. He said he liked the shutters better and would like to see dividers in the windows. He said he thought that simple was better.

Lon Lott said he had listened to the minutes of the Planning Commission meeting and felt they had a wonderful group of Planning Commissioners. They were very diverse and had well thought-out questions. They had great input. He didn't want to offend them because they did a great job. He said he didn't fault James Lawrence in the direction he went either. He felt he was very honest and did what he thought he was supposed to do. He said that in the future if something did come back with changes it should go to the Planning Commission.

Troy Stout asked if the process could be a point of future discussion. Rich Nelson said he was making a list of items they needed to discuss.

**MOTION:** Roger Bennett moved to send the auto repair shop design back to the Planning Commission for them to review at their next meeting but not change the roofline. Kimberly Bryant seconded. Ayes: 2 Nays: 2. Roger Bennett and Troy Stout voted aye. Kimberly Bryant and Lon Lott voted nay. Motion failed.

Lon Lott pointed out that if this went back to the Planning Commission, the City Council would be looking at it again in a few weeks. He questioned why they need to look at it again. He said Rich Nelson had been involved and felt staff could handle the resolution. There were instances where the Council seemed to pass a responsibility to staff then took it back again. He asked why they were doing that.

Steve Cospers said the Planning Commission served the City Council. If they asked them to look at it they would, but they were not soliciting it.

Kimberly Bryant said there a few things that could be done to improve the appearance of the building and they had been discussed. She didn't see what would be gained by sending it back to the Planning Commission. Steve Cosper said it would probably be fine tuning at that point.

James Lawrence said the he had already sat down with Rich Nelson and he told him what he needed to do. He facilitated what happened tonight. He asked what was the point of throwing it back into the wind to see what came back.

Troy Stout asked if the stamped plans showed a window over the door. Mr. Lawrence said no. Mr. Troy said that was the most disappointing thing to him. He felt the center window above the door made a big difference and the treatments of the window made a big difference. He felt it could go back to the Planning Commission and at the same time facilitate them opening up for business.

Rich Nelson said he had given James Lawrence until the April 15th to do the windows and put in the landscaping.

**MOTION:** Lon Lott moved to finish the discussion on the auto repair shop that evening and take some of the fine tuning details to the staff and James Lawrence to finalize. Kimberly Bryant seconded. The motion was withdrawn.

Lon Lott repeated that he appreciated the work of the Planning Commission and asked whose responsibility it was to make the final decision. He asked Roger Bennett if it would accomplish anymore than they had accomplished that evening if it went back to the Planning Commission.

Roger Bennett said he didn't think it would change anything substantial but he felt that was where it belonged.

Kimberly Bryant said that the Council were the elected officials and ultimately the buck stopped there.

Steve Swanson said he would like to have the face finished the way it was approved. He asked why they weren't approaching it the way it was approved. If it was meant to look like a home, they needed to put on the windows and doors that were approved.

Troy Stout said he liked the awnings that were approved. There was more discussion about the appearance and an acceptable motion. Lon Lott said he would be out of town for the next three weeks.

Rich Nelson suggested it be sent to the DRC and any members of the City Council and Planning Commission who wished could attend the meeting.

**MOTION:** Kimberly Bryant moved that the James Lawrence Auto Shop design go to the Development Review Committee meeting on Tuesday, February 17, 2015 to discuss the design with City Staff, James Lawrence, David Beck and any other Planning Commission or City Council members who which to attend, and it would be finalized at the meeting. Lon Lott seconded Ayes: 4 Nays: 0. Kimberly Bryant, Lon Lott, Troy Stout, Roger Bennett voted aye. Motion passed unanimously.

James Lawrence asked if he could get his business license. The Council indicated that he could.

**B. Ordinance No. 2015-02 Amendments Related to Group Living Arrangements (Section 3.1.11, Section 3.2.3.3., Article 3.29, Article 3.30 and Article 3.15):** Rich Nelson said the City Council had approved funds in the last budget to rewrite the ordinance related to group living. The Planning Commission had held a public hearing and reviewed the ordinance. Dan McDonald was the legal counsel who wrote the ordinance amending the pertinent sections of the Development Code.

Dan McDonald said he had assisted Alpine City with a request for reasonable accommodation application some time earlier for the Alpine Recovery Lodge. He had looked at the City's zoning ordinances and compared them to recent developments in fair housing case law. He had drafted a proposed ordinance to do three things. 1) Clarify the regulations for group living regardless of disability or handicap; 2) Make changes to built-in accommodations in the ordinance that prohibited more than four unrelated persons living in a single dwelling; 3) Clarify the process to request a reasonable accommodation and update the ordinance in relationship to current case law.

Mr. McDonald said that Alpine City ordinance stated that only four unrelated persons were allowed in a single-family dwelling so if a group home wanted to have more than four residents they had to apply for a reasonable accommodation. It also stated that a group home for the disabled had to be allowed in any zone where residences were required. He said that was not required by federal law or state law. The state law had been repealed which required a group home to be allowed anywhere residential homes were allowed. The Supreme Court said it was fine to regulate any type of group living. They recognized that it created urban impacts such as transience, parking, noise, traffic, etc. It was recognized in the 1950s.

The amended ordinance which would put all types of group living on the same footing and would say that if a use was prohibited unless it was expressly permitted. The definition of a family included four unrelated persons in a single-family dwelling. But the ordinance would allow up to eight disabled occupants in a group living situation in the BC zone where other types of group living were allowed.

Currently, the ordinance allowed group living in the TR and BC zones. The amended ordinance removed nursing homes as a conditional use in the TR-10,000 zone. The only place they would automatically be allowed would be in the BC zone. The ordinance would create an opportunity for the disabled that wouldn't exist for any other group. It would enable the City, if challenged, to say that they had created a greater opportunity for the disabled. If someone came in and wanted to put a group home outside the BC zone, they would still have the right to request a variance for a group home under the four-person statute. The City could still get requests for reasonable accommodation but they could point to the ordinance as a good faith effort to resolve the issue. The reason for eight occupants was that it was the number considered to be effective for group therapy.

Another big change in the ordinance was the process to request a reasonable accommodation. It would put the requests into the hands of the Development Review Committee to approve or deny as a technical matter. It would insulate the Planning Commission and City Council from liability and protect the City. He said these home were always controversial and usually there was public clamor. He said that in case law if public clamor was followed by an adverse action of the city council, it created the presumption of discrimination in court. Sending it to the DRC rather than the City Council would make it an administrative decision rather than a legislative action. The ordinance would allow the DRC to consult with an attorney.

Another change was to state that the review of all appeals shall be based upon the record presented to the DRC. The applicant would need to give it their best shot in the first application rather than subsequently bringing in all kinds of information. He said that 90% of the applications that came in were noncompliant.

Regarding using financial viability as a reason to allow increased occupancy, Mr. McDonald said the jury was still out on it. It was his opinion that claiming the need for more occupants in order to be financially viable was an unworkable standard and vulnerable to attack,

Mr. McDonald said that nothing in the City's current ordinance was illegal or discriminatory. It just needed to be updated and made current with recent case law. The amended ordinance also got rid of some of the uncertainties like the spacing requirement.

Troy Stout asked if the ordinance mirrored any other ordinances that had been challenged and successfully defended in court. Mr. McDonald said that it did. In St. George there was a challenge that the ordinance was discriminatory and the tenth circuit court didn't even address that. He added that the only thing certain in this area of law was uncertainty.

Lon Lott asked if they were certain that sending the application to the DRC was the best way to go. Troy Stout said he was comfortable with that. Roger Bennett agreed that it made sense. Mr. Lott said that he was okay with letting the DRC handle things as long as the ordinance was defined. The Council could always attend a DRC meeting if they felt the need.

Jason Bond said they had just amended the composition of the DRC. It included the administrator, planner, engineer, public works director and others as needed. It wouldn't be just the DRC making the decision.

Dan McDonald said that when an application came in, they would want to pull in the building official, police chief, etc. when they needed the expertise.

**MOTION:** Lon Lott moved to adopt Ordinance No. 2015-02, Amendments Related to Group Living Arrangements, Section 3.1.11, Section 3.2.3.3, Article 3.29, Article 3.30 and Article 3.15 as written by legal counsel. Roger Bennett seconded. Ayes: 4 Nays: 0 Lon Lott, Roger Bennett, Kimberly Bryant, Troy Stout voted aye. Motion passed unanimously.

Troy Stout asked if existing group living homes would be grandfathered even if they changed ownership. David Church said they would.

Kimberly Bryant asked if residents who came to the group living home were previously detoxed. David Church said that if a resident was currently using, they didn't meet the definition of disabled. Dan McDonald said the current facility in Alpine was not approved as a detox facility. There were different licensing requirements.

**C. David's Court, Plat F - Reinstatement of Final Approval and Approval of Revised Plat - Patterson Construction:** Jason Bond said David's Court, Plat F had been granted final approval in May 2014 for 15 lots on 16.42 acres. Since that time, the 180 days had elapsed and the approval had expired. The developer wanted to extend the approval and at the same time revise the plat to show a total of 9 lots. Seven of the lots in the original plat would be combined into one large lot. He noted that the large lot could be further subdivided in the future. The large lot would need to go through the subdivision process if it was subdivided.

**MOTION:** Lon Lott moved to reinstate the final approval for David's Court Plat F granted in May 2014 and approve the proposed revisions on David's Court plat F with the condition that the developer meet the water policy. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Troy Stout voted aye. Motion passed unanimously.

**D. Eagle Point PRD Preliminary Plan Exceptions Discussion - Mark Wells and Taylor Smith - 800 W. 600 N.:** This item was postponed at the request of the developer. Lon Lott said there was a good discussion about this item at the previous Planning Commission on February 3, 2014. He suggested that the Mayor's Join In message advise people to listen to the audio of the meeting.

**E. FY 2015-2016 Budget Discussion:** Rich Nelson said he had presented the assumptions for the 5 year budget plan. If he didn't receive anymore feedback from the Council, he would go forward with what he had and begin scheduling budget meetings with the individual Council members.

Lon Lott asked about the assumption that the assessed valuation for homes in Alpine would increase, and if that was used for estimating revenue. Rich Nelson said he was going to eliminate that item because as the home valuation went up, the tax rate went down to keep the amount of money received from property taxes level.

Troy Stout clarified that the plan was to hire an additional staff member in the next year and a total of two new staff members in the next five years.

Kimberly Bryant said they needed to keep up with the staff. One of the problems was that the City had not been replacing staff members who retired or quit. Troy Stout said he agreed that they needed to keep up with their staff.

**F. Ordinance No. 2015-01 – Appeal Authority Ordinance Amendment - Article 2.3:** Jason Bond said that the City had a hearing officer that took care of appeals and a Board of Adjustment that took care of the requests for variances. He said they hardly ever had variance requests and when they did, they practically had to retrain the members of the Board of Adjustment. He said a lot of cities were going to having a hearing officer rather than a Board of Adjustment. He said the proposed ordinance would eliminate the Board of Adjustment and send variance requests to the hearing officer. Members of the Board of Adjustment were not paid but the hearing officer was.

Lon Lott clarified that the hearing officer could be dismissed by the mayor with the advice and consent of the council. David Church said the mayor couldn't just hire and fire people without council agreement. Mr. Lott asked who kept minutes for the hearing officer. Charmayne Warnock had kept the minutes for the Board of Adjustment

meetings. David Church said that if it was a serious matter such as an appeal, they often hired a court reporter for a verbatim transcription.

Lon Lott asked if having just one person doing it would increase litigation. David Church said it should not increase litigation over what the City had. It was very common for cities to use a hearing officer rather than a board of adjustment. The requests didn't come in very often. He said he was the hearing officer for Herriman and they had four or five hearings in the past four years.

Lon Lott expressed his appreciation to those who had served on the Board of Adjustment.

**MOTION:** Kimberly Bryant moved to approved Ordinance No. 2015-01 which would eliminate the Board of Adjustment and send variance requests to the hearing officer. Lon Lott seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Lon Lott, Troy Stout, Roger Bennett voted aye. Motion passed.

## **VI. STAFF COMMENTS**

Jason Bond reported that the Tax Leakage Study done by Lewis, Young, Roberts, and Burningham would be on the Council agenda for March 10, 2015 because of budgetary issues. The Planning Commission would be invited to attend the meeting.

Shane Sorensen said that Mayor Watkins and he had met with Commissioner Larry Ellertson, the Utah County Engineer and Terry Newell with UDOT, and talked about the intersection of SR-92 and the road to Lone Peak High School. He said Highland City had also met with UDOT with a competing concern because they had people coming from the west to go to the high school. They were asking for more time on the signal for east west traffic and Alpine was asking for more time for north south traffic. The result of the meeting was that UDOT would hire a consultant to study the issue and meet with the different parties to see if there was a solution. They estimated it would take about a month to get someone. They expected the study would be done sometime in April and would cost about \$20,000.

Shane Sorensen said they had torn into the asphalt on 100 South. The road was soft underneath and they couldn't leave it open so they blocked it. They hoped to pave the next day. He asked the Council to tell their friends and neighbors to call Blue Stakes. A landscaper hit a power line earlier that today and knocked out the power half a mile away.

Rich Nelson said it was going to be their policy that there would be no waiving of the fees for mass gatherings in Lambert Park. After this year, the scouts would be looking somewhere else to have a Klondike experience because they hadn't delivered as promised.

## **VII. COUNCIL COMMUNICATION**

Lon Lott said that on the Alpine City website there was no map showing the upcoming Questar construction. There was a link, but no map. He was getting calls from people about it. He said he would be out of town at the next City Council meeting.

Kimberly Bryant said they had a lot of experts in Alpine including architects. She thought they should utilize their abilities on special committees, especially as it related to the historic district. They could advise the Planning Commission. She said she would talk to Mayor Watkins about it when he was back in town. The Cemetery Committee had done such great work in the cemetery. There were people who were willing to help on these kinds of things.

Troy Stout said spring was coming. He took his bike to Lambert Park and noticed the rodeo trail was eroding fast because of mud bogs. He said they should post signs admonishing people to not ride on certain trails when it was wet. He would like the signs up by April.

Shane Sorensen said they were working on the Lambert Park Master Plan. There were numerous issue to address including the restroom, the entry and parking. They needed someone who rode bikes in the park to come up with ideas. Troy Stout volunteered himself and Will Jones to help.

David Church said the Three Falls people and the Beck Family had the equivalent of a deal so the amended Ilangeni plat would be coming back to the Council showing the Beck property on it. Hopefully they would have the last amended agreement sometime in March.

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

**MOTION:** Kimberly Bryant moved to adjourn. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:30 pm.