



ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, February 13, 2018 at 6:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

- I. 6:00 pm - CALL MEETING TO ORDER *Council Members may participate electronically by phone.**
- II. EXECUTIVE SESSION:** Discuss litigation
- III. 7:00 pm - RETURN TO OPEN MEETING**
 - A. Roll Call:** Mayor Troy Stout
 - B. Prayer:** Carla Merrill
 - C. Pledge of Allegiance:** By invitation
- IV. CONSENT CALENDAR**
 - A. Minutes of City Council Meeting of January 9, 2018**
 - B. Award Bid: 100 South Road Project**
 - C. Award Bid: Alpine Waterline Replacement Project**
 - D. Resolution No. R2018-04, Resolution in Support of the Murdock Connection, Sale of the Right-of-way, and Design of the Road Meeting Collector Standards.**
- V. PUBLIC COMMENT**
- VI. REPORTS and PRESENTATIONS**
- VII. ACTION/DISCUSSION ITEMS**
 - A. Planning Commission Appointment:** The City Council will consider approving an appointment to the Planning Commission.
 - B. PUBLIC HEARING – KM8 Annexation:** The City Council will receive public comment on the requested annexation of 65.48 acres located north of Alpine City.
 - C. PUBLIC HEARING – Pine Grove Annexation:** The City Council will receive public comment on the requested annexation of 159.79 acres located northeast of Alpine City.
 - D. Property Acquisition – Stevens Storm Drain Easement:** The Council will consider approving the purchase of an easement for a storm drain.
 - E. Open Meeting Training – David Church**
- VIII. STAFF REPORTS**
- IX. COUNCIL COMMUNICATION**
- X. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Mayor Troy Stout
February 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, UT
January 23, 2018

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

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

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

Others: Loraine Lott, Judi Pickell, Erin Darlington, Vanessa Thelin, Ed Bush, Judy Bush, Roger Bennett, Marty Smuin, Jessica Smuin, Paul Kroff, Melanie Ewing, Jennie Brasfield, Meghan Larkin, Will Jones, Jen Stout, Sylvia Christiansen, Breezy Anson, Richard James

B. Prayer: Kimberly Bryant

C. Pledge of Allegiance: by invitation

II. CONSENT CALENDAR

A. Minutes of City Council meeting of January 9, 2018

MOTION: Lon Lott moved to approved minutes of the City Council meeting on January 9, 2018. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck voted aye. Motion passed.

III. PUBLIC COMMENT:

Roger Bennett – 100 East. He said he knew it was on the agenda but he wanted to make a statement anyway about the appointment of a new City Councilman that night. He said he'd been on the Council for four years and always heard that they should do what the public wanted. Mayor Stout said selection of a candidate was an agenda item and they weren't allowing public input on it. Mr. Bennett asked if he could comment on it later. The Mayor said they weren't taking any public comment on the issue later in the meeting, but he would give him a minute.

Roger Bennett said one candidates for the Council seat had run in the previous election. There was not a significant difference in the number of votes received by this candidate and Carla Merrill, who had been elected. He said that if the Council really believed it was their responsibility to listen to the public, they would appoint the right person.

Tom Hunter – Elk Ridge Lane. He said his neighbors who lived in the Heritage Hills subdivision were concerned about the development planned for the Grant property. He wanted to know what the City's intentions were for Grove Drive. What did the Master Plan show? Shane Sorensen said it was shown as a local class street and could be improved in the future with curb and gutter or possibly just an overlay.

Mr. Hunter said he was concerned that if Grove Drive wasn't improved, all the traffic would be coming down Elk Ridge Lane which would devalue their property. He said they didn't want the developer getting preferential treatment. They wanted an assurance that every possible alternative would be looked at.

Mayor Stout said that when the Oberee property was annexed, stipulations were put on the developer to either improve Grove Drive first or Elk Ridge Lane. It was a phased development and it would be dependent on where the building started. It was a topic that would be addressed later. He said the Council was committed to spreading traffic as evenly as possible.

David Church said there was a lot of opportunity for public input during the Oberee annexation process. The traffic configuration had already been determined as was the number of lots. The process went on for two years with numerous meetings. The basic road configuration was determined and the concept plan was based on that. He told Mr. Hunter that the Council would be discussing sewer for the proposed development later in the meeting if he

wanted to stay for that. He said he didn't want Mr. Hunter or his neighbors misled into thinking that the road situation could be changed.

Kevin Towle said he wanted to piggyback on what Tom Hunter had said. Initially, most of the discussion was about how Grove Drive would be improved and would be one of the main arteries. Then things changed, and Grove Drive would not be improved. He suggested that maybe the alignment of the roads could be changed by the 90-degree turn so it wouldn't go directly onto Elkridge Lane. It seemed like Elk Ridge would not just be serving the new development but other areas such as Alpine Cove and Box Elder.

David Church explained the change in the Obere Annexation Agreement regarding the improvement of Grove Drive. The developer of Obere would dedicate the portion of the land that he owned along Grove Drive and would pay the cost of this share of the improvements for Grove Drive. The question was whether or not the City would condemn the ground owned by other parties in order to widen the road, and whether the City was willing to commit the funds to building the road. Regarding Elk Ridge Lane, the Agreement was changed to state that Elk Ridge Lane would be connected when eleven lots were platted rather than thirty lots. There were limited ways in which that connection could be made.

Mr. Towle said he was not contesting the road but he wondered if there could be some creativity on how the two roads came together so it didn't place all the burden on Elk Ridge Lane.

Shane Sorensen said the Agreement approved by the Council obligated the City to follow that Agreement unless it was changed.

Laura St. Onge – Main Street. She said she had two issues. First, she was following up on a previous discussion on gates for the cemetery. She had chased off some kids who were smoking pot in the cemetery. Second, she wanted speed control on Main Street. Speeding was prevalent and dangerous. Someone was going to be killed.

Shane Sorensen said he had met with the contractor for the gates the previous week. The slope of the road presented difficulties for a typical gate. He said the gate would have two arms that would obstruct vehicles, but people could still walk through.

Troy Stout said he would like to address speeding throughout the city. Alpine shared the police department with another city and Alpine was the smaller city. He planned to discuss speed control at the second meeting in February.

IV. REPORTS AND PRESENTATIONS

Shane Sorensen reviewed the financial report which was included in the packet. He said was in a new format prepared by Dave Sanderson which took it from 104 pages to 18 pages. He reported that the City's savings on utilities was significant. Earlier in the year they contracted with a company that audited the utilities and showed them how and where to save. He said that since August, the City had saved \$13,000. The cost of using the service was that the company took half the amount saved. If there was no savings, there was no cost.

V. ACTION DISCUSSION ITEMS

A. Interview Candidates for City Council seat. Mayor Stout said that the Council appointment would be for two years. The remaining two years of the four-year term would be up for election in 2019. He reviewed the process for the selection which would give each candidate five minutes to introduce themselves. The order would be determined by lottery. The Council would then question the candidates and have a discussion and then vote to narrow it down to two candidates. There would be more discussion and a second vote would be held. If the second vote resulted in a tie, the mayor would vote to break the tie.

David Church explained that the vote should be a roll call vote or if the vote was written down, it should include the name of the Council member and the name of the candidate for whom they voted. There was no way it could be a secret ballot. The votes were then recorded in the minutes. He said that if no candidate got three votes within 30 days, the two highest vote-getters tossed a coin to see who won.

Candidate Introductions

Ed Bush said he'd lived in Alpine about a year and half and chose to retire here. His career had been in the aerospace business. He had degrees in physics and electrical engineering. Since living in Alpine, he and his wife and Holly Nash had developed the Alpine Nature website to help people in Alpine understand their neighborhood and how to live with the deer. He said he saw Alpine as being in a transitional phase, moving from a rural community to a more suburban community. The decisions they made now would affect the quality of life when they moved forward. Alpine prided itself on a small-town feel, which became more of a challenge as the population grew. He recommended the City have committees staffed with members of the community. The previous committees were no longer in effect and he proposed they be reinstituted. He said the issue of growth was all encompassing. Water sources, traffic flow, negotiating with the developers, they all needed to be considered in keeping Alpine a desirable place to live. He said when he was in the aerospace business, they were asked "What keeps you awake at night?" He said it was the decisions he made that affected people's lives. The City Council had that same responsibility. The decisions they made affected people's lives. In regard to diversifying the tax base, he said Alpine's strength was that they were off the beaten track. It was also a disadvantage. He believed the Nature Center could make Alpine more of a destination. He said he was happy to live in Alpine and looked forward to participating in government using his background and understanding. He knew how to negotiate.

Jason Thelin said he grew up in Utah County and went to school in Provo. He hadn't been to Alpine until his parent came here and he decided he wanted to live here. He moved here at the end of 1999. He loved Alpine, the beauty and the people. He'd been on the Planning Commission for 12 years beginning in June 2006. He'd served as the chair and the vice chair of the Planning Commission, and had attended numerous meetings and trainings. He'd learned the ordinances and development code and rewrote it, making sure developers adhered to it. He served as a co-chair for Alpine Days with Jim Tracy and Tracy Wallace, then chaired the event in 2009. That was the year Mr. Beck was not able to run the rodeo so he brought in a professional rodeo company which was a very successful event. He raised \$26,000 for Alpine Days and spent less than that. He said he had run for City Council twice, ending in third place behind Thomas Whitchurch and Jim Tracy. He ran his company out of Alpine and had learned the pros and cons of running a business here. He said he learned by doing. He had created a subdivision Alpine, designed and built a commercial building, built two homes acting as his own contractor, and put in thousands of hours in volunteer activities. He said he would love to serve on the City Council level.

Judi Pickell said that after going through the campaign process, she wanted to thank the Council and Mayor for sticking their necks out and running for office. She said when she started her campaign she was told it wasn't what you know but who you know so she tried to run a campaign that was friendly and provided information to people. She won over 1,500 votes. She said Steve Cosper had called her and said that if he could hand her the seat he would. She said the two other candidates were wonderful. Ed Bush was an example of deep knowledge and serving. Jason Thelin was an example of service in the community. She listed some of the activities and ideas she had put forward. She had served on the Planning Commission as vice chair, wrote the Main Street Design Guidelines and shepherded them through the legislative process, created the Alpine Business Association with 150 plus members, held quarterly meetings to support local businesses by inviting speakers to encourage and train the members, started the Welcome Bag program to introduce new residents to the community, managed the Alpine Business Association website and Facebook page, wrote a monthly business spotlight for the Newline, initiated and executed the highly successful annual Main Street Trick or Treat at the local businesses. She worked closely with the former Alpine City Planner to update the General Plan and ordinances, invited speakers to provide training to the Planning Commission, offered time and materials for Alpine Days. She initiated Alpine's active involvement in MAG, hosted Meet the Candidates in 2015 and 2017, and invited the UTA Active Transportation Division to assess grant possibilities for improving Alpine's trail systems. She currently served as a Utah County Planning Commissioner. She was the founding member of Utah Women in Planning, current president of the Mountainville Heights HOA, and on the Board of Directors for the Canyon Grove Academy. She asked the Council not to ignore the 1500 citizens who voted for her several months ago.

Mayor Stout said they had three excellent candidates and thanked them for their service and interest. The City Council would next have the opportunity to ask the candidates questions.

Questions for Candidates from the Council

Carla Merrill asked the candidates where they stood on a paved road in Lambert Park.

- Judi Pickell said she would not like to see a paved road and felt there were other options available. She said it was a complicated issue with no quick, easy answer. She didn't think it would be in the best interest of the park.
- Jason Thelin said he agreed with Judi. They should try everything they could to not put a road through the park. It was a unique parcel and once a road was there, it couldn't be taken out.
- Ed Bush said he wouldn't be in favor of paving the road and he lived in Box Elder. He said they should correct the lip over the irrigation ditch on Moyle Drive to accommodate emergency vehicles. He said the area on Grove Drive where it crossed Dry Creek needed to be looked at. More homes would be built in Box Elder and they would need to look at the traffic flow, but he agreed they should look for alternatives.

Ramon Beck said the City was currently involved in lawsuits. He asked what their position was on the City being involved in lawsuits.

- Ed Bush said he was not in favor of lawsuits. In Utah's history, that was the reaction if people didn't like what a city was going to do. One the other hand, when a decision was made, there needed to be some unity.
- Jason Thelin said he didn't know a lot about the lawsuits. He would look to the city attorney for his direction. If someone threatened a lawsuit, he wouldn't want to give in without consulting an attorney.
- Judi Pickell said she couldn't speak to the specifics but using lawsuits as a tool for managing planning was a poor practice. Alpine needed to be proactive and make sure the code was as clear and creative as it could be so it was less likely to be the subject of a lawsuit. She said that when a relationship was built and was strong, lawsuits could be avoided.

Kimberly Bryant said they were all awesome candidates. Ed Bush had lived in Alpine for only a year and a half and had already done so many awesome things. Jason Thelin had been serving the community forever. Judi Pickell was awesome in the business community. She asked Judi why she left her position on the Alpine City Planning Commission and went to the County Planning Commission.

- Judi Pickell said she had health issues at the time and the County met only once a month, which was easier to manage. She said she had worked on some of the issues the County dealt with also affected Alpine.

Lon Lott said he admired each of the candidates. It took a lot of courage to do what they were doing. He'd sat there before. He said he had a question that he'd like each of them to answer. First, did they feel there was a division among the citizens of Alpine, and second, what did they think they could do to heal it?

- Jason Thelin said that among those he associated with, he felt they were a unified city that looked out for each other. But when it came to elections and small-town politics, people would start villainizing others. He said he felt that, at the end of the day, differences were really just a difference in perception. He didn't see division on the macro level. He said he didn't know how to fix it other than loving your neighbor.
- Ed Bush said he did think there was a division, but overall people were great and he loved living here. He said there was a difference between the old rural part of Alpine and suburban Alpine. In his opinion, the way to bridge differences was to get more people involved in the community. The City should have an outreach effort in planning the future of Alpine. It was hard to get from Point A to Point B when Point B was not as well defined as it should be. Alpine did not have a defined Point B.
- Judi Pickell said she would echo Ed Bush's point. During the election process last year, she'd had her finger on the pulse of the community, listening to the opinions of members of the community. There were different ideas about what the future of Alpine should be. She believed that the more they could invite people to share their opinions in a comfortable way, the more people felt comfortable in the community.

There were some wounds that needed to heal. Some people feel disenfranchised. The Council should set the example of bringing people together.

Troy Stout asked the candidates what should be done with the commercial zone. How should they grow it and what types of businesses could they attract?

- Ed Bush said that in order to lessen the burden on property taxes, they should continue to work to build business in the business area. However, it was not realistic to think they would attract big or even medium-sized retailers. Alpine was not a destination point. There were mountain bikers who liked to come here and perhaps they should look at smaller services such as Judi Pickell had worked on. If they were looking for retail, they would have to cater to people who looked at Alpine as a destination such a bike shop. Basic offices and software development were a good fit for Alpine. They were next to silicon slopes and could see some tech start-ups.
- Judi Pickell said this was a subject near and dear to her heart. The City had already paid for a Leakage Study by Jason Burningham which provided information about what types of businesses could be viable in Alpine. They needed to take the next step and bring in retail. The businesses would have to be clustered to be successful. The businesses already in Alpine could be strengthened and supported. They had issues but there was no liaison on the Council to work with them. Alpine City prided itself on keeping property taxes low, but future growth could change that, and they needed tax revenue.
- Jason Thelin said he had been running a business in Alpine and there was only so much they could do. He said he didn't think retail businesses would be successful even if they were clustered. The Blue Lemon in Highland struggled. He said he'd brought in eight programmers and had another office in Lehi. He found that his employees didn't like to drive all the way to Alpine. He'd lost employees because of that. He'd watched the business center grow but the buildings were owned by residents who wanted to work nearby. He felt they needed to have a beautiful, walkable Main Street but he didn't think they were going to be an economic hub.

Kimberly Bryant asked what they saw as the two top qualities of a city council person.

- Jason Thelin said that first they had to be committed. Second, they needed to let things roll off their shoulders and not hold grudges.
- Ed Bush said they needed to try and take the emotion out of a decision. Get the facts on the table and look at the pluses and minuses. On the other hand, they needed to have a passion for the work and want to be a part of it. Otherwise the job could be wearing. There were more people who complained than who patted you on the back.
- Judi Pickell said the person needed to be forward thinking. They couldn't just think about how the application applied now, but how it would affect the community in the next year and in twenty years. They needed a long-range plan. Also, the person needed to be passionate about it and care about it. She had spoken to a lot of people, but it was hard to find people who were passionate about making Alpine a better place.

Lon Lott commended Ed Bush on his work on the Nature Center website. It had great information. He asked what motivated him to do it.

- Ed Bush said he and his wife had desired to be part of the community. They noticed the discussion about the deer population in the monthly newsletter, and got involved. They lived right against the mountains where they saw a lot of wildlife and flora, and with his technical background, he thought it would be a good way to get people to appreciate Alpine more.

Lon Lott told Jason Thelin that he appreciated his long service on the Planning Commission and how he functioned in that capacity. He asked if he would run for City Council at the end of two years if he was appointed.

- Jason Thelin said he was excited to serve on the Council and assumed he would run again.

Ramon Beck asked why Jason Thelin why he didn't run in the last election.

- Jason Thelin said he was involved with a lot of different things. Ten years ago, he started a program at BYU to help students interested in running a business. It was going well but since that time it was folded into a larger business so it opened up some time for him.

Lon Lott noted that Judi Pickell had spent several months talking to people and letting them know about her desire to serve and what she would do. He asked if anything had changed since the election about her desire to serve in one way or another.

- Judi Pickell said she wouldn't be there if she'd lost the desire to serve. She added that when she lost the election, she kept her signs. Her passion for the City continued. She had reached out to Mayor Stout and said she was here to serve, even after the election. She was currently on the County Planning Commission but would have to resign if selected.

Ramon Beck asked the candidates if any of them had a perceived conflict of interest.

- Each of the candidates said no.

Troy Stout said that two of the candidates would leave without being selected. He asked to what degree they would like to be involved in the community.

- Judi Pickell said she had already answered that question from Councilman Lott.
- Jason Thelin said he'd run for City Council previously and when he lost he was appointed to the Planning Commission, which was where he was currently.
- Ed Bush said he would continue with the Alpine Nature Center. He would also like to have an outreach with other communities.

Council Discussion

Mayor Stout said the next phase would be discussion by the Council and then they would vote by ballot.

Lon Lott said he wanted to publicly thank Steve Cospers for all the years of service he had given to the community. He had done a good job. He said he also appreciated the abilities of each of the candidates who filed for the vacant seat. However, he felt that the Council should pay attention to the recent election process and should recognize the people's voice. They should not discount the 1,566 citizens who voted for Judi Pickell. He said he did not want to discredit anyone who did not run in the election but there were 1,566 other citizens who had confidence in Judi.

Carla Merrill said Judi Pickell was one of the three candidates who ran for two City Council seats. She appreciated that Judi Pickell got 1,500 votes but did not think that meant she should fill the vacancy left by Steve Cospers. If Trump had died, did that mean Hilary Clinton should have gotten the presidency? She said choosing a councilman should be a clean process, starting from a clean slate. She understood where Councilman Lott was coming from, and Judi Pickell ran an awesome campaign. She felt they should give Jason Thelin credit for running in two campaigns. It was a hard decision.

Ramon Beck said he didn't think they could discount the 1,566 votes cast by the citizens. Ed Bush had made a compelling presentation and Jason Thelin had served for a long time.

Kimberly Bryant said that when Lon Lott applied for the vacant Council seat several years ago, he had never run in an election but he had turned out to be as committed as anyone she'd ever seen.

Lon Lott said that as the candidates had answered the questions, he had rated them and they all rated a 5. He was impressed with each of them. So now they came to a logical solution. Relative to starting with a clean slate, he asked Carla Merrill if she wanted to take all the letters the Council had received from people expressing their concerns about Lambert Park, and just throw them away and start over. He asked where this process was in government? He felt they needed to be transparent in their discussion.

Kimberly Bryant said they weren't discounting the past. Jason Thelin had run in the past. However, she felt the decision of who to select for the vacant seat lay with the city council.

B. Select new City Councilman – Swearing-in

Troy Stout said they had three great candidates and didn't think they could make a bad decision. He said there were two processes. One process was the election. This was a separate process. He said they needed to weigh the previous process, but it shouldn't determine the outcome of this process. There were rewards and penalties for running for office. He said they needed to be fair minded. He then passed out the ballots and instructed the members of the Council to write their name on the ballot along with the name of their chosen candidate.

The Councilmembers voted and passed the ballot to the City Recorder who read the votes.

Ramon Beck voted for Judi Pickell
 Carla Merrill voted for Jason Thelin.
 Kimberly Bryant voted for Jason Thelin
 Lon Lott voted for Judi Pickell

Mayor Stout said the vote was tied There would be more discussion and a revote. In the case of a tie, the mayor could vote to break the tie.

Lon Lott asked Carla Merrill if she had a rating system for the candidates. She said she did not. Lon Lott said he thought Judi Pickell would be a perfect fit. He believed she could help provide some of the healing in the community that need to be done.

Troy Stout said that all the candidates were great. He said that from everything he witnessed, the community was committed to be charitable. However, he didn't believe it was possible to have unity on every issue. He told how he had been an intern in Washington DC and had watched Senator Hatch and Senator Kennedy have heated debates, but in the end, they laughed and hugged each other. He said they needed to be civil but they could debate ferociously and still be united. He felt each candidate had demonstrated that they were capable of doing that.

Mayor Stout called for a revote. The votes were counted the City Recorder.

Ramon Beck voted for Judi Pickell
 Carla Merrill voted for Jason Thelin
 Kimberly Bryant voted for Jason Thelin
 Lon Lott voted for Judi Pickell
 Mayor Troy Stout voted for Jason Thelin

Mayor Stout announced that Jason Thelin would occupy the vacated Council seat.

Jason Thelin accepted the appointment and was sworn in by Charmayne Warnock, City Recorder.

Jason Thelin, upon taking his seat on the Council, said that one thing he'd noticed in the election process was that people stopped building relationships. He said he was glad to be on the Council. He said Judi Pickell had run a fantastic campaign.

Kimberly Bryant said she hadn't decided on who she would vote for until the end. To the losing candidates, she said she had lost her campaign for mayor and knew how it felt. She told Judi Pickell that she'd never heard her say

1 anything about anyone and was super impressed that she wanted to stay involved. She thanked Ed Bush for his work
2 on the Nature Center and hoped he would remain involved.
3

4 **C. Sewer options for the lower lots in the Obere Annexation – Paul Kroff:** Mr. Kroff said that the
5 next step in developing the property they'd annexed into Alpine City was to acquire a sewer easement from the
6 Towles who owned the adjacent property. He said they had been in negotiations for the past year and had not been
7 able to come to an agreement. They said the Towles would prefer that the property next to them not be developed at
8 all. He requested that the City Council consider exercising eminent domain to acquire that easement. On a map of
9 the Towle property displayed on the screen, Mr. Kroff explained that the easement would go from the low point of
10 the Obere property, through the Towle property, and over to Elk Ridge Lane.

11
12 Troy Stout said condemnation was a last resort and he was reluctant to embrace it, although it had been part of the
13 conversation for some time.
14

15 Paul Kroff said that 90% of the project's sewer flowed to Elk Ridge Lane or Grove Drive. The need for the
16 easement through the Towle property was for only a small percentage of the lots. The sewer easement had been on
17 the City's Master Plan for years. Mr. Kroff said that if they were to avoid condemnation, they would need lift
18 stations for eight homes. He said that was actually his preferred solution, as well as the Towles. If that plan was
19 approved, they could put in a park by the Towles which would create a natural buffer between the development and
20 the Towle property.
21

22 Troy Stout clarified that a pump would be located on each of the lots and the maintenance of the pumps would not
23 be a city obligation. It would be handled by the HOA and would affect fewer homes. It put the park and open space
24 next to the Towle property and would not necessitate the removal of trees.
25

26 Shane Sorensen explained how grinder pumps worked and said each homeowner would be responsible for his pump.
27 The City did not want to be responsible for the line in the street or for the two-inch line leading from the houses to
28 where it entered the gravity flow system. He said grease from garbage disposals, etc. could plug the lines. He said
29 he'd seen 4-inch laterals that were 50% plugged with grease. The biggest problems in sewer lines was grease and
30 flushable wipes because they congregated and plugged the lines. If the lines did plug, the HOA would be responsible
31 to call the company that fixed it. Mr. Sorensen said that if the City was not responsible for maintaining the system,
32 the worst that could happen to the City was that the people doing the work would have to dig up the street to repair
33 the line. There had to be a way to flush the line. On lines that were 8-inches or larger, they ran a high-pressure hose
34 to flush the line. He wasn't sure how they would clean out a two-inch line.
35

36 Shane Sorensen said that, assuming the homeowners and HOA were responsible for the system, the City would
37 prefer that over a lift station. The City had one lift station and hadn't had a lot of problems with it, but did recently
38 have some problems. He said Saratoga Springs and Highland had a lot of problems with their lift stations.
39

40 David Church said they would need to set up an agreement that stated the mains were the City's responsibility. The
41 laterals and grinder pumps and two-inch lines would be the responsibility of the homeowners. They would need to
42 know that when they purchased the home.
43

44 Kevin Towle said they had talked to Rod Bergman about getting an easement but he was not interested. He said he
45 would be happy to have the park as a buffer between them and the development.
46

47 David Church said the Annexation Agreement had stated that the developers would have to make a reasonable effort
48 to acquire a sewer easement and he felt they had done that. If the City did choose to exercise eminent domain, the
49 developer would pay for it. A jury would award the taking and severance damages. It was not an immediate thing.
50 They would be obligated to negotiate with the Towles and there would be noticing requirements. They could be
51 looking at a year to 18 months before it was done. It was possible the judges could assess a value less than what the
52 Towles had been offered.
53

54 Ramon Beck questioned if the City would be liable if the developer missed the window for sales because of the
55 eminent domain process?
56

Lon Lott asked if the Towle's, who were on a septic system, would need to convert to the sewer system. David Church said that if the main was within 300 feet, they could be required to connect to the sewer.

Mayor Stout asked the Council if they preferred to exercise eminent domain or allow the development to use grinder pumps. The Council indicated they would prefer the use of grinder pumps. Lon Lott noted that there might be a restroom in the public open space, and questioned if that would make the City part of the HOA.

MOTION: Lon Lott moved to allow the Oberee property owners and the Towles to discontinue negotiations for a sewer easement, and allow the Oberee development to use grinder pumps on the eight lots of concern, and the HOA would be responsible for the any maintenance on the system from the residences through the street to where it connected onto the main. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck, Jason Thelin voted aye. Motion passed.

D. Open Meeting Training – David Church: This item was postponed due to the time.

VI. STAFF REPORTS

Austin Roy reported that the Planning Commission had received a proposal from Blue Bison to amend the Summit Point plat. They submitted a plan to vacate the recorded plat and come in with 14 lots and a road connection to Draper City. He said the Alpine City Master Plan did not show any connections to Draper. The developer for Blue Bison was talking to Draper City and would provide a letter stating the Draper supported a road connection to Alpine.

Troy Stout said he had plans to meet with Draper City and talk about the road proposal.

Shane Sorensen reported on the following:

- He updated the Council on the MAG traffic study. They had applied for a grant with Lehi and Highland to have a traffic study done on SR-92 North and Highland Boulevard North to see if they could build more streets to help with traffic flow. He would hear more about it at the Council of Governments.
- Because of the slope in the cemetery, it looked like the best option for gates was to not have a full gate but to install something with an arm to stop vehicles. It wouldn't prevent someone from walking into the cemetery. They were on the first phase of the cemetery expansion along 600 North. They anticipated adding about 700 plots with the first phase.
- They had received the invoice from the County for the election. It came in under what they City had budgeted.
- Budget discussions for the next fiscal year were coming up.
- He pointed out the new projector which would allow someone to project from their device.

VII. COUNCIL COMMUNICATION

Carla Merrill said she'd gone to Cedar Hills to get passports for her family, and wondered if that was something they could do in Alpine. She asked what the status was of the Canyon Crest Road being widened because she understood it was supposed to have been done the previous August. Shane Sorensen said that the bid came in over budget and they had to wait until November to rebid it. They had a contract and would begin work in June.

Troy Stout

- He said he wanted to make code enforcement and encroachment on open space a priority. They needed to put people on notice. Shane Sorensen said they would need to talk about manpower in conjunction with the budget. Currently they were maxed out on the staff's ability to get the work done they already had. They had relied on volunteers for extracurricular things but if they were going to expand their responsibilities, they would need to expand their manpower. Troy Stout said he would like to consider a part-time for fulltime person for parks and recreation. They needed to manage their open space and do some enforcement. Shane Sorensen suggested that subdivisions adjacent to open space be required to put up

1 some kind of barrier so people couldn't extend their yards into the open space. Troy Stout said he would
2 also like to look at purchasing a camera for aerial photos so they could see the encroachments.

- 3 • He said he would like to hear about a plan for putting flower pots on Main Street and a system for irrigating
4 them. Lon Lott said it would be difficult getting water to them.

6 **VIII. EXECUTIVE SESSION**

8 **MOTION:** Kimberly Bryant moved to go into Executive Session for the purpose of discussing litigation. Ramon
9 Beck seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Ramon Beck, Carla Merrill, Jason Thelin voted aye.
10 Motion passed.

11
12 The Council went into closed session at 10:25 pm.

13
14 The Council returned to open meeting at 10:55 pm.

15
16 **MOTION:** Lon Lott moved to adjourn. Carla Merrill seconded. Ayes: Lon Lott, Kimberly Bryant, Carla Merrill,
17 Ramon Beck, Jason Thelin. Motion passed.

18
19 The meeting was adjourned at 10:55 pm.
20
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28

RESOLUTION NO. R2018-04

A RESOLUTION OF SUPPORT OF THE MURDOCK CONNECTOR, SALE OF THE RIGHT-OF-WAY, AND DESIGN OF THE ROAD MEETING COLLECTOR ROAD STANDARDS

WHEREAS, the communities surround the Utah State Developmental Center (USDC) support its goals and mission; and

WHEREAS, this support is demonstrated each year by volunteers from the communities providing over 16,000 hours of service to the Developmental Center; and

WHEREAS, according to a 2017 Utah Department of Transportation (UDOT) managed study, the Murdock Connector road will by the year 2040:

- Save residents of the local communities over 44,000 hours of driving time each year,
- Reduce miles traveled each year by 1.8 million miles,
- Will have saved residents of the local communities over \$3,500,000,
- Improve the flow of traffic in the region.

WHEREAS, the improved access will have reduced CO2 emission by over 8.7 million metric tons by the year 2040; and

WHEREAS, the improved access will also reduce response time by the public safety personnel that serve the Center thus improving safety and security of the Developmental Center residents, local school students, and surrounding communities in general; and

WHEREAS, Alpine City has been in discussion with the Pheasant Hollow HOA regarding the connector road and how to mitigate its impact, and will continue this discussion as the road is developed; and

WHEREAS, the Murdock Connector will start at Harvey Boulevard/North Utah County Boulevard on the east and run west to Canal Boulevard/Alpine Highway; and

WHEREAS, the connector was referenced multiple times in the Utah State Developmental Center Properties Master Plan which was approved by the legislature in 2014; and

WHEREAS, the approved Master Plan and the Highland General Plan classified the Murdock Connector as a “collector” road; and

WHEREAS, the funding set aside for the road by the Mountainland Association of Governments is contingent on the road functioning as a collector that benefits multiple communities; and

WHEREAS, the USDC Board voted to approve the development of the road on May 17, 2017.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF ALPINE CITY that on the 13th day of February, 2018, the City of Alpine supports the sale or lease of state land for the construction of the Murdock Connector road and requests that it be designed by engineers to meet the standards associated with major collector roads as defined by the USDC UDOT road study.

ALPINE CITY, UTAH

Troy Stout
Alpine Mayor

ATTEST:

Charmayne G. Warnock
Alpine City Recorder

COUNCILMEMBER	YES	NO
Lon Lott	<input type="checkbox"/>	<input type="checkbox"/>
Kimberly Bryant	<input type="checkbox"/>	<input type="checkbox"/>
Carla Merrill	<input type="checkbox"/>	<input type="checkbox"/>
Ramon Beck	<input type="checkbox"/>	<input type="checkbox"/>
Jason Thelin	<input type="checkbox"/>	<input type="checkbox"/>

ALPINE CITY COUNCIL AGENDA

SUBJECT: PUBLIC HEARING - Annexation Petition – KM8 (Melby property)

FOR CONSIDERATION ON: February 13, 2018

PETITIONER: KM8/Will Jones

ACTION REQUESTED BY PETITIONER: Receive public comment on the proposed annexation.

APPLICABLE STATUTE OR ORDINANCE: Utah Code 10-2-402, 403

BACKGROUND INFORMATION: KM8 Holdings and Will Jones submitted an annexation petition to Alpine City to annex 69.19 acres located north of Alpine Cove into Alpine City boundaries. At the City Council meeting of November 14, 2017 the City Council accepted the petition to begin the annexation process.

- December 8, 2017: The petition was evaluated for compliance and approved by the Utah County surveyor office.
- December 11, 2017: The petition was certified by the Alpine City Recorder
- December 27, 2017: The proposed annexation, including the date of the Public Hearing, was noticed in the Daily Herald for three consecutive weeks. Notification was sent to affected entities.
- January 26, 2018: The protest period ended.

Attached is a copy of the annexation petition and annexation plat map.

<p>Recommendation:</p> <p>Receive public comment on the proposed annexation.</p>



Annexation Application

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Contact Information

Applicant / Sponsor KM8 / Will Jones Date 9-27-17
Address 372^S Main A City Alpine State Ut Zip 84004
Phone 801-756-3581 Fax 756-0203 Email Will@PineValley.net

Project Information

Annexation Name Melby Current Use Raw Ground
Project Address Alpine Cove Proposed Zoning CR-140
Annexation Size (in acres) 69.19 Inside Policy Declaration Boundaries? all-69.19

Source of Water Rights

Irrigation Stock _____ # of Shares _____ Company _____
Other Water Rights _____ # of Shares _____ Company _____
Other Acceptable Contribution Will purchase water rights

Owners of Petitions

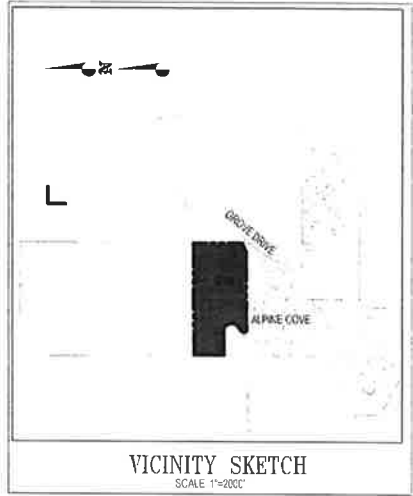
1. Name <u>KM-8 Holdings</u>	Signature <u>[Signature]</u>	Date _____
2. Name <u>M-3 Capital</u>	Signature <u>[Signature]</u>	Date <u>9-27-17</u>
3. Name _____	Signature _____	Date _____
4. Name _____	Signature _____	Date _____
5. Name _____	Signature _____	Date _____

Annexation Petition Requirements

Total Annexation Property (in acres) 69.19 Total Annexation Property (in acres) 69.19
Percentage of Annexation Area Signers 100% Percentage of Assessed Value of Signers 100%
Assessed Value of all Real Property 2,145,200 Assessed Value of Signatory Properties 2,145,200

FOR CITY USE ONLY

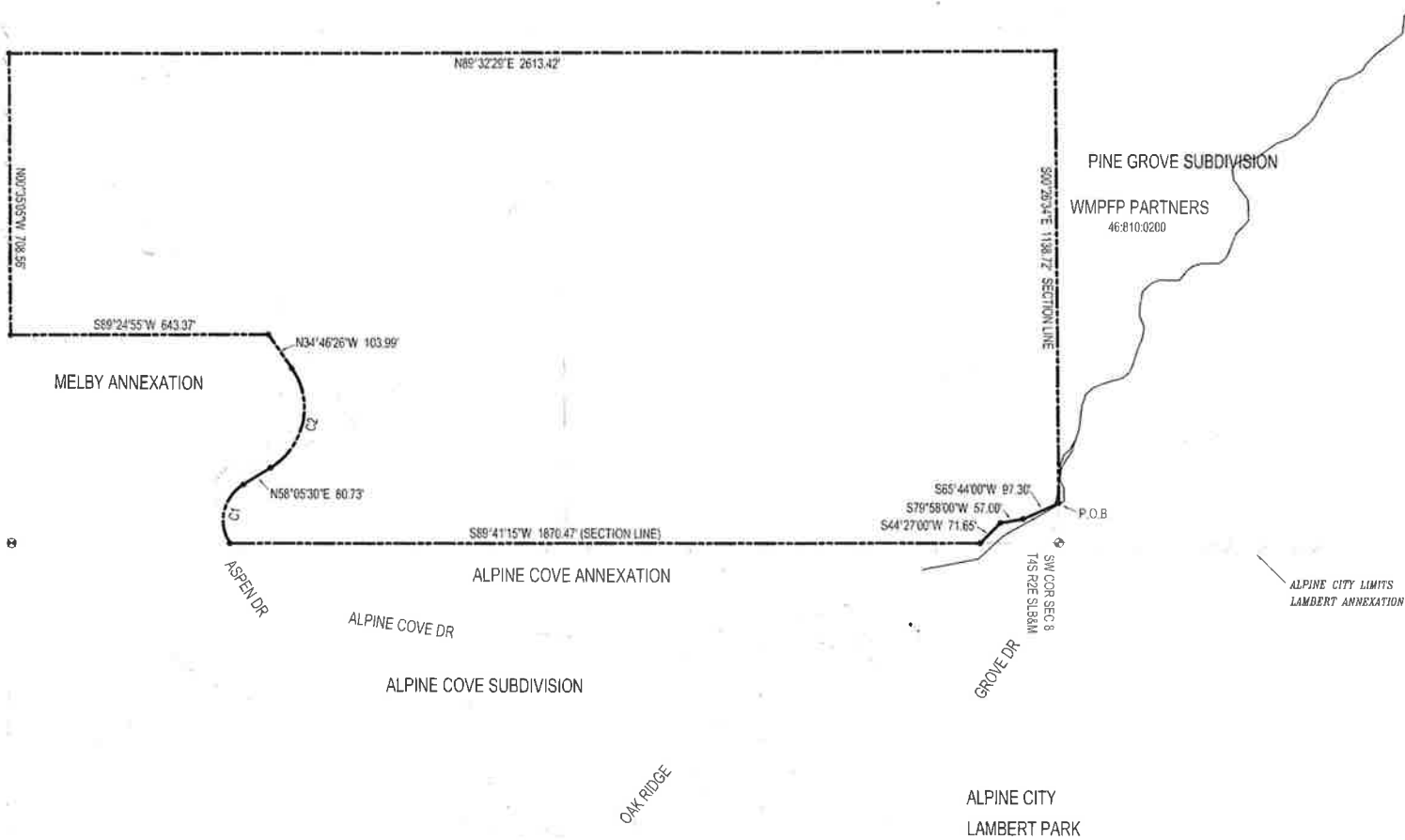
Annexation Fee Date Fee Paid / Payment Type check #584 Receipt # 5585
(Application Fee \$350 + Plat Review Fee \$150 + Actual Cost of Annexation Study)



FORT CANYON (BORCHERDS) ANNEXATION

ALPINE CITY
53:521-0062

LEHI CITY
11:042-0004



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO ALPINE CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH-00°26'34" EAST 700.00 FEET ALONG THE SECTION LINE FROM THE NORTH-EAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

RUNNING THENCE ALONG THE EXISTING ALPINE CITY BOUNDARY THE FOLLOWING FOUR (4) COURSES ALONG THE ALPINE COVE ANNEXATION:

- 1) SOUTH 65°44'00" WEST 57.00 FEET.
- 2) SOUTH 76°58'00" WEST 57.00 FEET.
- 3) SOUTH 44°27'00" WEST 71.65 FEET AND
- 4) SOUTH 62°41'15" WEST 170.47 FEET ALONG THE SECTION LINE.

THENCE ALONG THE EXISTING ALPINE CITY BOUNDARY THE FOLLOWING FIVE (5) COURSES ALONG THE MELEY ANNEXATION:

- 1) ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 168.61 FEET (CENTRAL ANGLE OF 91°02'40" AND LONG CHORD BEARS N12°51'22"E 161.56 FEET).
- 2) NORTH 58°05'30" EAST 80.73 FEET.
- 3) ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 286.88 FEET (CENTRAL ANGLE OF 92°51'56" AND LONG CHORD BEARS N11°36'02"E 266.50 FEET).
- 4) NORTH 34°46'26" WEST 103.99 FEET AND
- 5) SOUTH 89°24'55" WEST 643.37 FEET.

THENCE ALONG THE EXISTING ALPINE CITY BOUNDARY THE FOLLOWING COURSE ALONG THE FORT CANYON ANNEXATION

- 1) NORTH 00°26'34" WEST 700.00 FEET.

THENCE NORTH 89°32'25" EAST 2613.42 FEET.

THENCE SOUTH 00°26'34" EAST 1138.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 65.46 ACRES

BASIS OF BEARING: NAD 83/1983 ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR

DATE

ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF ALPINE, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE KM8 ANNEXATION PLAT "A".

DATED THIS ____ DAY OF ____.

ATTEST: _____
RECORDER

ANNEXATION PLAT

KM8 ANNEXATION

ALPINE CITY

LOCATED IN SECTION 7
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

SCALE: 1"=200'

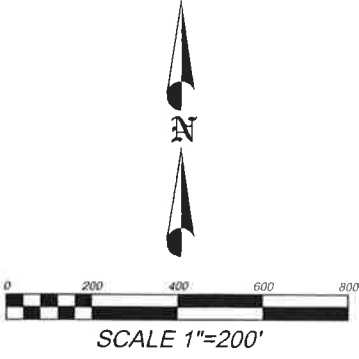
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR
AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT,
PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AS AMENDED.



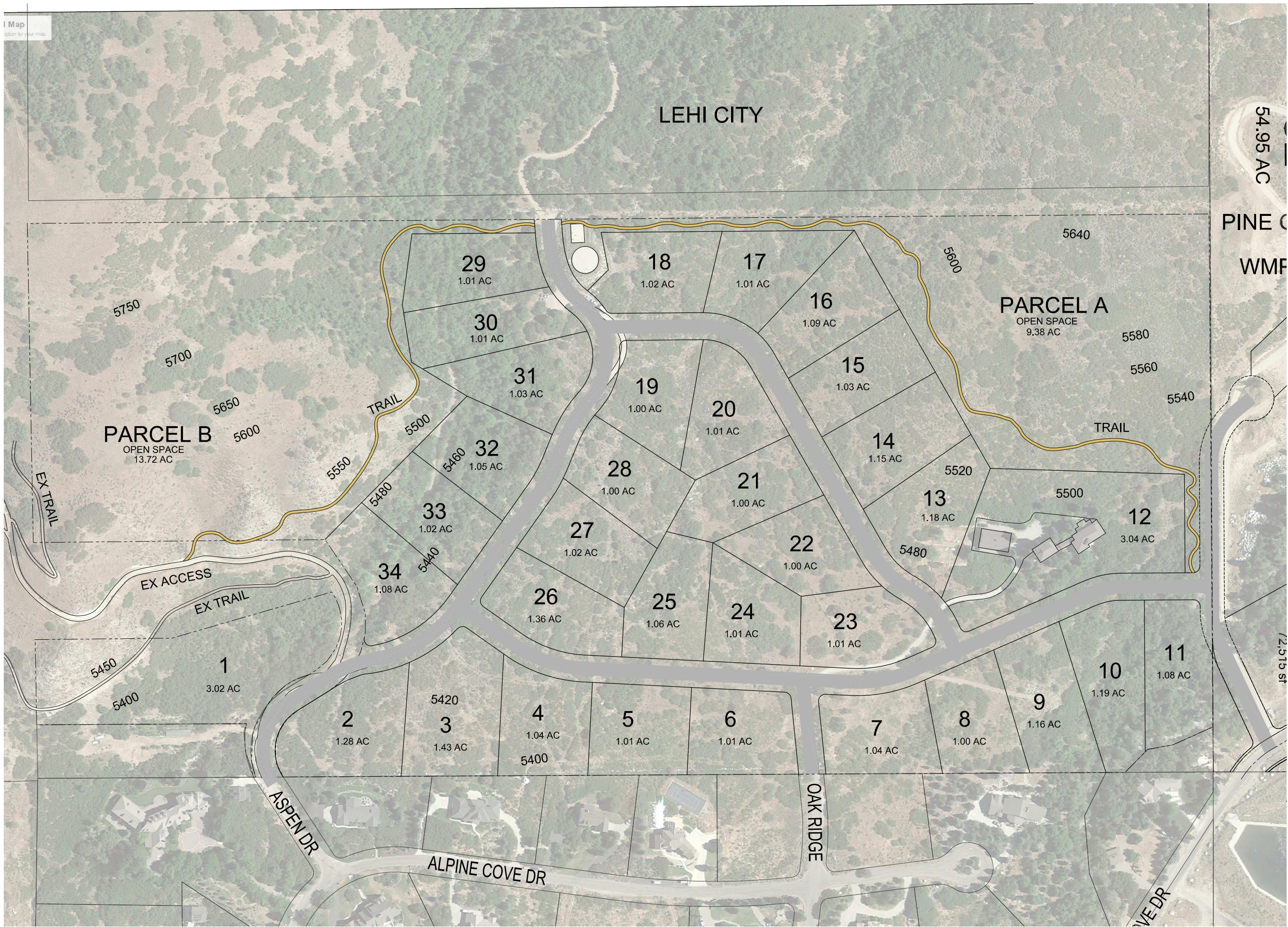
UTAH COUNTY SURVEYOR

DATE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	105.00	166.61	91°02'40"	151.59	N 12°51'22" E
C2	177.00	286.88	92°51'56"	256.50	N 11°36'02" E



10/9/2017



PROJECT

DEVELOPER

N

0

50

100

200

300

SCALE: 1"= 100

berg

CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

PREPARED BY:

DATE

KEN R. BERG

11/13/17

PROJECT

SHEET DESCRIPTION

CONCEPT

ACTION

SHEET NUMBER

ALPINE CITY COUNCIL AGENDA

SUBJECT: PUBLIC HEARING - Annexation Petition – Pine Grove

FOR CONSIDERATION ON: February 13, 2018

PETITIONER: Ross Welch

ACTION REQUESTED BY PETITIONER: Receive public comment on the proposed annexation.

APPLICABLE STATUTE OR ORDINANCE: Utah Code 10-2-402, 403

BACKGROUND INFORMATION: Ross Welch submitted an annexation petition to Alpine City to annex 159.79 acres located northeast of Alpine into Alpine City boundaries. At the City Council meeting of November 14, 2017 the City Council accepted the petition to begin the annexation process.

- December 8, 2017: The petition was evaluated for compliance and approved by the Utah County surveyor office.
- December 11, 2017: The petition was certified by the Alpine City Recorder
- December 27, 2017: The proposed annexation, including the date of the Public Hearing, was noticed in the Daily Herald for three consecutive weeks. Notification was sent to affected entities.
- January 26, 2018: The protest period ended.

Attached is a copy of the annexation petition and annexation plat map.

<p>Recommendation:</p>

<p>Receive public comment on the proposed annexation.</p>



Annexation Application

20 North Main Alpine, UT 84004 • 801-756-6347 (Phone) • 801-756-1189 (Fax) • www.alpinecity.org

Contact Information

Applicant / Sponsor Ross Welch Date 10/10/17
Address 11038 N. Highland Blvd. suite 100 City Highland State UT Zip 84003
Phone 801-642-0119 Fax 801-763-8897 Email rossw@phutab.com

Project Information

Annexation Name Pine Grove Current Use residential & agricultural
Project Address Approx. 13602 N. Grove Dr. Proposed Zoning 1 acre zoning
Annexation Size (in acres) 159.79 Inside Policy Declaration Boundaries? yes

Source of Water Rights

Irrigation Stock _____ # of Shares _____ Company _____
Other Water Rights _____ # of Shares _____ Company _____
Other Acceptable Contribution Water Credits with City and well rights in Alpine.

Owners of Petitions

1. Name Meadowbrook Properties L.P. Signature Man [Signature] Manager Date 10/10/17
2. Name WMPFP Partners Ltd. Signature Man [Signature] Manager Date 10/10/17
3. Name PHI Properties, Inc. Signature Man [Signature] Manager Date 10/10/17
4. Name Meadowbrook Land LLC Signature Man [Signature] Manager Date 10/10/17
5. Name _____ Signature _____ Date _____

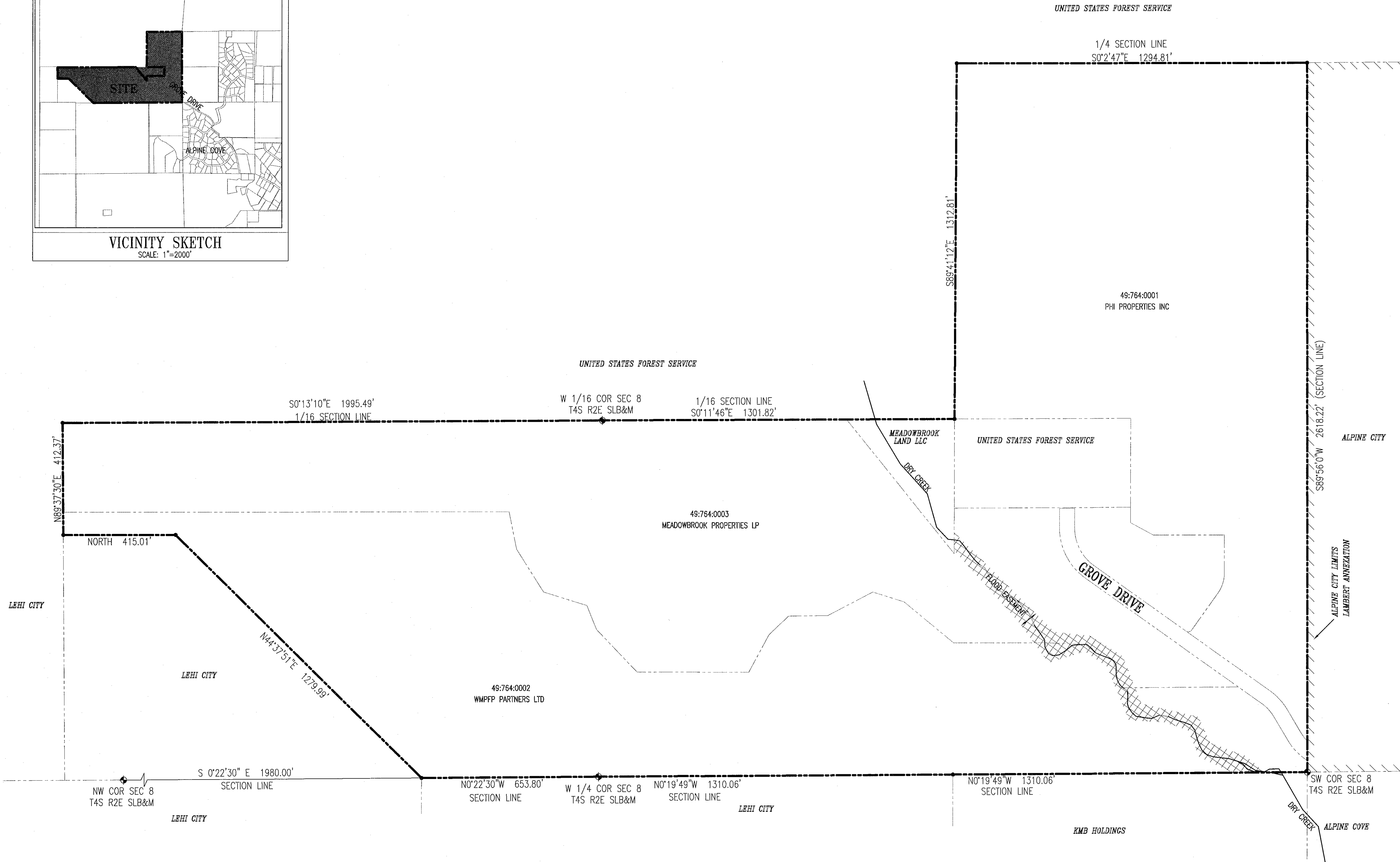
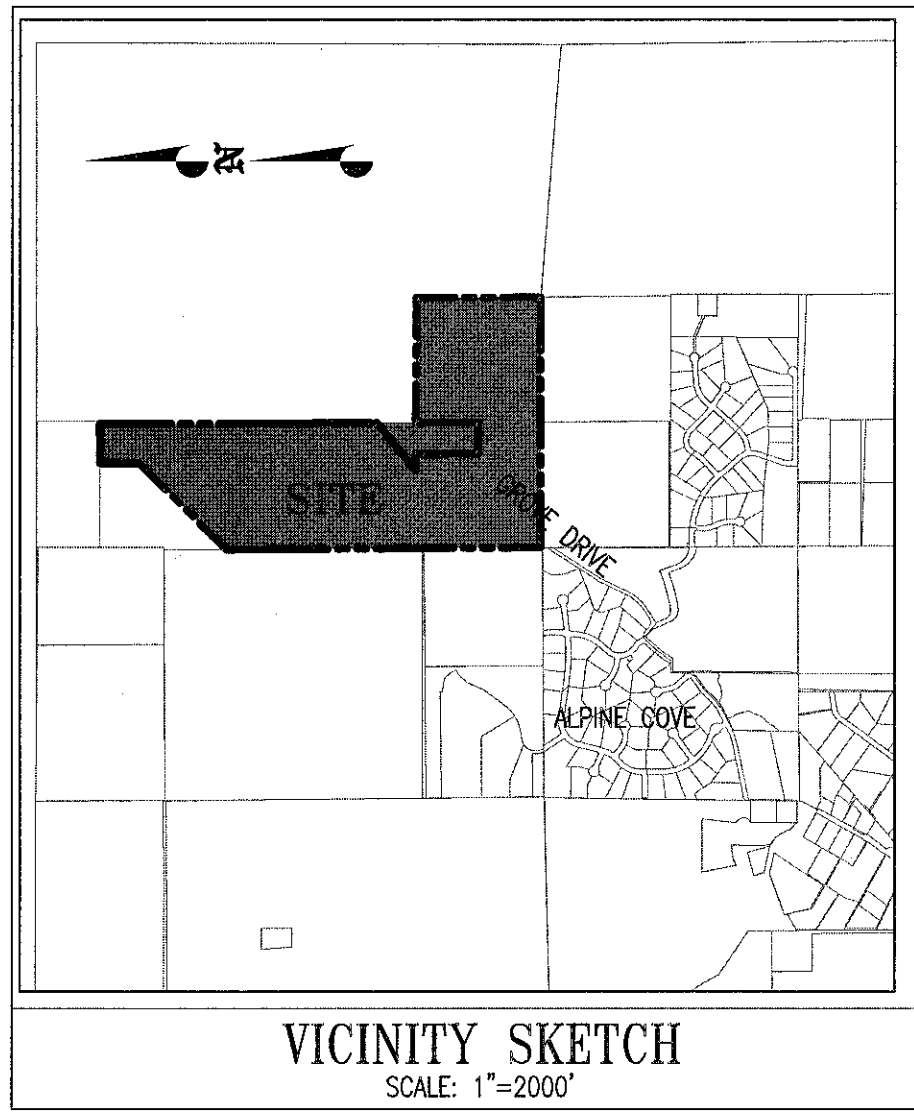
Annexation Petition Requirements

Total Annexation Property (in acres) 159.79 Total Annexation Property (in acres) 152.86 ^{of signers}
Percentage of Annexation Area Signers 95.6% Percentage of Assessed Value of Signers 100%
Assessed Value of all Real Property \$3,962,200 Assessed Value of Signatory Properties \$3,962,200

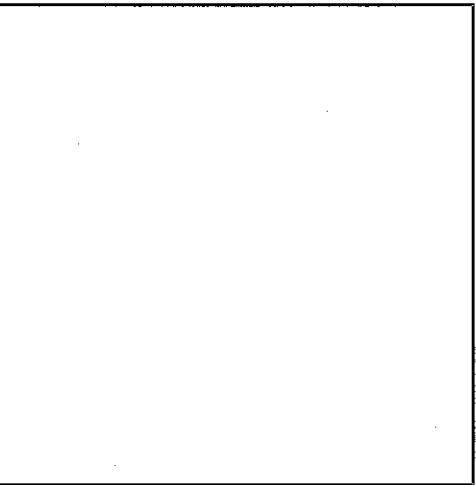
FOR CITY USE ONLY

Annexation Fee Date Fee Paid / Payment Type check \$1186 Receipt # 5586
(Application Fee \$350 + Plat Review Fee \$150 + Actual Cost of Annexation Study)

RECEIVED OCT 10 2017 RECEIVED OCT 10 2017



THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AS AMENDED.



UTAH COUNTY SURVEYOR

DATE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO ALPINE CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTH WEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 00°19'49" W 1310.06 FEET ALONG SECTION LINE; THENCE N 00°19'49" W ALONG SECTION LINE 1310.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE N 00°22'30" W ALONG SECTION LINE 653.80 FEET; THENCE N 44°37'51" E 1279.99 FEET; THENCE NORTH 415.01 FEET; THENCE N 89°37'30" E 412.37 FEET TO THE 1/16 SECTION LINE; THENCE S 00°13'10" E ALONG THE 1/16 SECTION LINE 1995.49 FEET TO THE WEST 1/16 CORNER OF SAID SECTION; THENCE S 00°11'46" E ALONG THE 1/16 SECTION LINE 1301.82 FEET; THENCE S 89°41'12" E 1312.81 FEET TO THE 1/4 SECTION LINE; THENCE S 00°02'47" E ALONG THE 1/4 SECTION LINE 1294.81 FEET TO THE SECTION LINE; THENCE S 89°56'00" W ALONG SECTION LINE 2618.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 159.79 ACRES

BASIS OF BEARING: N00°19'49"W ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR

DATE

ACCEPTANCE BY LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF ALPINE, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING ISLAND OR PENINSULA WITHIN OR CONTIGUOUS TO THE CITY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-418 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE PINE GROVE ANNEXATION PLAT "A".

DATED THIS ____ DAY OF _____, ____.

ATTEST: _____
RECORDER

ANNEXATION PLAT

PINE GROVE ANNEXATION

ALPINE CITY

LOCATED IN SECTION 8
TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
UTAH COUNTY, UTAH

SCALE: 1"=200'

6/22/2016

ALPINE CITY COUNCIL AGENDA

SUBJECT: Property Acquisition – Stevens Storm Drain Easement

FOR CONSIDERATION ON: February 13, 2018

PETITIONEER: City Staff

ACTION REQUESTED BY PETITIONER: Approve purchase contract for easement

APPLICABLE STATUTE OR ORDINANCE: N/A

PETITION IN COMPLIANCE WITH ORDINANCE: N/A

INFORMATION: The City has been in discussions with Kenneth and Loretta Stevens for several years concerning the acquisition of an easement across their property to construct a storm drain. The storm drain has been on the City's Storm Drain Master Plan since at least 1997. The options for the alignment of this storm drain are very limited. The City has negotiated a memorandum of understanding (MOU) outlining the conditions by which the easement would be acquired. Construction of this storm drain is a key component to the improvement of Pioneer Drive (600 North). The terms of the MOU will be presented to the City Council at the meeting.

<p>RECOMMENDATION: Authorize City Staff to sign the memorandum of understanding on behalf of Alpine City and approve the expenditure of storm drain impact fees to acquire the easement.</p>
