

**ALPINE CITY COUNCIL ELECTRONIC MEETING**  
**Held at various locations including Alpine City Hall and councilmembers or staff homes**  
**Tuesday, April 28, 2020**

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

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

Mayor Troy Stout

Council Members: Lon Lott, Jason Thelin, Carla Merrill, Greg Gordon

Staff: Shane Sorensen, David Church, Austin Roy, Charmayne Warnock, Bonnie Cooper, Police Chief Gwilliam,  
 Fire Chief Reed Thompson

Others: Ed Bush, Lori Qian, Troy Slade, Caroldean Neves, Darci Brunson, Will Jones, Paul Kroff

**B. Prayer:** Carla Merrill

**II. CONSENT CALENDAR**

**A. Approve City Council Minutes of April 14, 2020**

**B. Moyle Drive – Partial Payment No. 1: \$7,383.59**

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

Ayes

Lon Lott

Carla Merrill

Greg Gordon

Jason Thelin

Nays

None

**III. PUBLIC COMMENT**

Lane Franks -Country Manor Lane. Mr. Franks emailed a concern to the Council regarding the gravel road leading from Country Manor to the new parking lot at the south end of Lambert Park. He wanted to know when paving will begin and to what extent. Shane Sorensen forwarded the email to Councilmembers to review and said he would respond to him after the next City Council meeting.

**IV. REPORTS AND PRESENTATIONS:** None

**V. ACTION/DISCUSSION ITEMS**

**A. City Council Member Selection Process**

Mayor Troy Stout said he had interviewed each candidate. He reviewed the process by which the Council would vote to fill the City Council vacancy left by Judi Pickell. There were five applicants. Each gave a three-minute presentation.

**Lori Qian.** Mrs. Qian said she could offer a fresh perspective to the council. Even though she had lived in Alpine for only two years and was new to the community, she was not new to working hard. She said she could offer the City a lot of leadership skills and abilities. She and her family had chosen to live in Alpine out of anywhere in the world. They had been living in China and wanted to continue raising their children in the United States. Alpine was set apart from the rest of the cities anywhere. Alpine was special and unique, and she wanted to keep it that way.

**Caroldean Neves.** She said she had lived in Alpine for 24 years. She was planning to run for City Council in the next election. She has thought about running for City Council many times before and had been asked by other residents why she hadn't run, but now felt it was the right time. She'd worked as a substitute teacher and would

love to continue teaching in the field of science. She had run the elections in Alpine City for the past 20 years and had gotten to know and care about many of the residents.

**Jessica Smuin.** She said she went on a search 14 years ago with her family for a place to raise her children and found Alpine. She loved the sense of community, the biking trails and open spaces. She had participated in many Alpine City and school activities. She was currently on the Planning Commission and felt her experience would benefit the City Council.

**Ed Bush.** He said he had moved to Alpine four years ago. Since moving to Alpine, he'd had much joy and sorrow, but Alpine was home. He started the Alpine Nature Center and organized the Dry Creek cleanup project. He said he took great pride in Alpine. He had attended almost every City Council and Planning Commission meetings since moving to Alpine. He had a background in business and government and had been very involved in the community. His education was in physics and engineering. He would like to get citizens more involved, particularly those citizens who owned corporations because corporations were a great source of donations.

**Troy Slade.** Mr. Slade said he had grown up in Pleasant Grove and moved to Alpine 17 years ago with his wife and had raised six children here. Alpine was the best place to live for biking, trails and beauty. He said he believed they should embrace the growth happening in Utah County. Alpine was Utah County's premium city and they needed to embrace that and keep it that way. He had started two successful businesses, one being Mod Bod. He felt Alpine has a unique opportunity to attract businesses to the community but keep Alpine values while generating tax dollars for our City.

Mayor Stout invited the Council to question the applicants.

**Lon Lott asked three questions of each applicant.**

- 1) Would you campaign for election in 2 years?
  - All applicants answered yes, saying they would be running in the next election for City Council.
- 2) What kind of community support do you have to fill position i.e. family who encouraged you do this?
  - Lori Qian said she had her family support especially her children, also her ward and neighborhood had been very supportive.
  - Caroldean Neves said her family was very supportive and many people in the community had asked her to run.
  - Jessica Smuin said her family was very supportive and had been very supportive as she had served with the Planning Commission. She said she'd been involved in the community and had a lot of support there, as well.
  - Ed Bush said he was single now, but his daughter was very supportive. He'd been very involved in the community and had a lot of support there.
  - Troy Slade said his wife had encouraged him to do it.
- 3) Do you have goals or vision of what you would accomplish if you were in the City Council?
  - Lori Qian said she would use her leadership skills and get the community involved.
  - Caroldean Neves said he want to be the voice for the downtown area and keep Alpine a family-friendly area to live.
  - Jessica Smuin said she wanted to help Alpine with their master plan by helping make the best use of large parcels around Alpine.
  - Ed Bush said he wanted to make Alpine look even more beautiful with better maps and signs. He would accomplish those goals with corporate sponsorship from Alpine residents.
  - Troy Slade said he wanted to attract the right kinds of business while maintaining the small town feel and keeping traffic to a minimum.

**Greg Gordan asked the candidates how they would preserve Alpine?**

- Troy Slade said he wanted to keep the small town feel while still bringing in businesses and tax dollars to the city.
- Ed Bush said he would negotiate hard for the City with developers to save the rural feel of Alpine but keep owners' property rights in mind.
- Jessica Smuin said she was familiar with the Master Plan since she served on the Planning Commission. She would be careful when guiding annexations into the city. She would build a coalition with the state for trails.
- Caroldean Neves said she would keep Alpine a family friendly place by keeping businesses in one area of the City. She will also make sure emergency services were accessible to all residents of Alpine. She said the small-town feel was why people moved here.
- Lori Qian said she would like to find a balance by giving residents more responsibility, making sure all the voices in Alpine were heard, and mobilize the community.

**Carla Merrill asked the candidates how they felt about a road going through Lambert Park? Mayor Stout added to this question by asking all applicants if they wanted it as a public road or leave it as secondary road.**

- Lori Qian said she would leave it as a secondary road.
- Caroldean Neves said she would leave it as a secondary road to provide emergency access but wouldn't take away from the park.
- Jessica Smuin said she would keep it as a secondary road. She said she would take it a step farther and put in crash gates.
- Ed Bush said when he first looked at the plan, he thought it should be paved but after living in the area, he felt it should remain as a secondary road. He added that he was worried about the culvert over Dry Creek, especially when they added 60 more homes to the area. He was worried it would put some children in danger.
- Troy Slade said to leave it as a secondary road.

**Responses to a follow-up question about whether or not the road should be paved.**

- Lori Qian said it should be paved
- Caroldean Neves said she wasn't sure.
- Jessica Smuin said it should be road base but plowable.
- Ed Bush said it should not be paved.
- Troy Slade said to leave it as it was with no pavement.

**First Round of Voting**

Prior to the vote, Mayor Stout encouraged each applicant to run for election in the future because each one had much to offer the community. He also encouraged them to consider serving on the Planning Commission, which had two open seats. He said he was impressed with each candidate and their qualifications and their desire to serve Alpine City.

The voting went as follows:

- Jason Thelin voted for Jessica Smuin
- Carla Merrill voted for Jessica Smuin
- Greg Gordon voted for Ed Bush
- Lon Lott voted for Ed Bush

**Mayor Stout called for a second round of voting since it was a tie vote.**

- Jason Thelin voted for Jessica Smuin
- Carla Merrill voted for Jessica Smuin
- Greg Gordon voted for Ed Bush

- Lon Lott voted for Ed Bush

Mayor Troy Stout voted to break the tie and voted for Jessica Smuin.

Charmayne Warnock swore in Jessica Smuin as the newly elected Councilmember, who would fill the seat until the election in November 2021.

**B. Three Falls Subdivision, Plat G – Plat Amendment.**

Austin Roy said the developer provided a list of changes to the Three Falls Subdivision, which the Planning Commission had reviewed and recommended approving. He said the primary reason for the amendment was to change the boundaries and designation of some open space. Five items were included in the amendment.

- 1) The amendment would alter the public and private open space in several locations, resulting in 2.09 more acres of public open space and 1.01 acres less of private open space. The PRD calculations were updated, and the proposed changes would still meet the open space and density requirements.
- 2) Fault studies and site surveys were performed on lots 30, 31, 34, 38, 39, 42, 49, 50, 51, 57. As a result of the studies, it was proposed that the building envelopes on the lots be changed.
- 3) Lot line adjustments would be made between lots 38 and 39 due to the fault studies.
- 4) Lot line adjustments would be made on lots 50 and 51 to accommodate the addition of a culdesac and the refined secondary road access design.
- 5) The lot line adjustment on lot 31 would be to accommodate the booster station site layout.

Shane Sorensen said that the only item that needed to be approved by the Council was item 1, which was the adjustment to the open space. The other four items were minor changes that could be approved by staff.

Carla Merrill asked if the City had an easement where a trail crossed private open space. Shane Sorensen the City did not have recorded easements. The trails were placed in the best location and sometimes they ended up on private open space. Will Jones said he could tweak the trails as needed. He was willing to make some areas public open space instead of private in order to move forward with approval of Plat G.

Jason Thelin said there were two easements for the public to North Mountain and the city was giving up one. Will Jones said he would give them access by way of the 20-foot wide easement to the water tank which also provided access to the Forest Service land, but it was very steep. Carla Merrill asked if it was designated as a public access. David Church said it was a utility access to the tank, but the language could be changed to public access easement in favor of the City.

Greg Gordon asked if there would be trailhead access farther into the subdivision to avoid having cars parked along the road. Will Jones said he'd built a trailhead at the beginning of the development with 27 parking spaces and restrooms. Jessica Smuin said she would like to see more parking for people who wanted to take shorter hikes.

Lon Lott suggested putting markers on trails to suggest how many miles from point A to point B. He had several residents request such markers for the walking trails in Burgess and Creekside Parks.

**MOTION:** Carla Merrill moved to approve Three Falls Subdivision Plat G, Plat Amendment with the following conditions:

- 1) The developer address the redlines on the plat, including showing the trails.
- 2) The 20-foot access easement to the water tank be designated as a public access easement in favor of Alpine City.
- 3) Anywhere the trails were currently located in private open space would be designated as public open space.

- 4) Items 2 through 5, which dealt with adjusting building envelopes and lots lines on specific lots, be accepted as approved by staff.

Jason Thelin seconded. Ayes: 5 Nays: 0. Motion passed.

Ayes

Lon Lott  
Carla Merrill  
Greg Gordon  
Jason Thelin  
Jessica Smuin

Nays

None

Lon Lott verified that Will Jones would come back to the next City Council meeting with a map showing the changes on the plat to make sure it met the Council's expectations.

Mayor Stout asked Shane Sorensen to look at 45-degree parking up by Sliding Rock to take the burden off street parking. Greg Gordon agreed, saying that the biggest concern for the residents was the long walk from the trailhead up to the trails.

**C. Ordinance No. 2020-08: Owner Occupied Temporary Absence**

Austin Roy said the current ordinance required all properties with an accessory apartment to be owner occupied. The proposed amendment would allow the apartment to be rented during the temporary absence of the owner in such instances as temporary job assignments, sabbaticals, military service, voluntary service. The owner could be gone for up to 3 years. Owners shall have resided in the home for a least a year prior to leaving.

Lon Lott asked why the one-year occupancy clause was included? Austin Roy said it was there to avoid having the home purchased just for investment purposes.

**MOTION:** Lon Lott Moved to adopt Ordinance No. 2020-08, Owner Occupied Temporary Absence. Carla Merrill seconded. Ayes: 5 Nays: 0

Ayes

Lon Lott  
Carla Merrill  
Greg Gordon  
Jason Thelin  
Jessica Smuin

Nays

None

**D. The Ridge at Alpine – Request for Approval to Perform Some Construction on Phase 3**

Shane Sorensen said developer Paul Kroff was seeking approval to do some work in Phase 3 of The Ridge at Alpine prior to final approval of Phase 3 by the City Council.

Section 4.08.040 of the Development Code stated that site improvement or grading of a proposed subdivision prior to final approval by the City Council was prohibited, so the developer was asking for special permission from the City Council to do some grading in the next two weeks. Shane Sorensen said Phase 3 was on the Planning Commission agenda for final approval on May 5th and would be coming to the Council at their next meeting on May 12<sup>th</sup>.

Shane Sorensen said The Ridge at Alpine had a regional detention area which would require a lot of cut and fill. The developers could either construct a temporary detention basin pending approval of Phase 3 or go ahead and construct a more permanent basin. Staff would prefer they construct a more permanent basin and recommended approval of necessary site improvements prior to approval.

Shane Sorensen said the park would also require cut and fill and the amount would depend on what type of park the Council wanted. When Preliminary approval was granted to the subdivision in 2018, there was a discussion about

whether the park should be a full-size soccer field or a family park with a smaller soccer field, but no clear decision was made at that time. The developer was requesting direction on which type of park the Council wanted, which would determine the amount of fill that would be needed.

The Council discussed what type of park they wanted to see. Carla Merrill said there was so much demand for pickleball courts, she would prefer to see a family park with pickleball courts rather than a soccer field.

Shane Sorensen said the park was also supposed to serve as a detention basin. A hard surface would not allow the storm water to percolate into the ground, which could create an issue. Plus, the run-off water was usually dirty and would leave debris on the courts.

Lon Lott said he would like a dual-purpose family park with a parking area where people could park and use the trails.

Shane Sorensen said the developer was also seeking approval to do some grading work on the road connecting Elkridge Lane to Grove Drive prior to paving it.

Greg Gordon said neighboring residents had voiced concerns about the dust being generated by the development and wondered how often the water trucks sprayed the area. Shane Sorensen said staff would follow up that that.

Austin Roy said the City had received an email comment from the Russon family, who lived near the development and were concerned about the elevation of the road and the trees near their home. The Russons would like someone from the City to walk the area with them and address their concerns. Shane Sorensen said he replied to their email and told them either he or Jed Muhlestein would address their concerns.

**MOTION:** Greg Gordon moved to approve the following for The Ridge at Alpine development:

1. Approve a family type park with a smaller soccer field with less fill as described in option 1 (far right figure with the 12-foot bank).
2. Grant permission for grading work to take place in Phase 3 and the area south of Phase 3 while the approvals are being finalized between now and the May 12<sup>th</sup> Council meeting to allow for fill to be moved around from different areas of the project as needed.
3. Require final approval of Phase 3 and other phases prior to beginning utility construction.

Lon Lott seconded. Ayes: 5 Nays: 0

<u>Ayes</u>	<u>Nays</u>
Lon Lott	None
Carla Merrill	
Greg Gordon	
Jason Thelin	
Jessica Smuin	

#### **E. Discussion about large additions to homes and accessory buildings**

Mayor Stout said he'd received complaints about the size of some accessory buildings that were being built that were bigger than most houses in the neighborhood and were blocking views. He said he would like to address this issue at next City Council meeting. Other cities had adopted ordinances regarding "monster" homes; he asked Austin Roy and Shane Sorensen to do some research to see what ordinances other cities had.

**MOTION:** Lon Lott moved to table the discussion on monster homes and accessory buildings until next City Council meeting. Jessica Smuin seconded. Ayes: 5 Nays: 0. Motion passed.

<u>Ayes</u>	<u>Nays</u>
Lon Lott	None
Carla Merrill	

Greg Gordon  
 Jason Thelin  
 Jessica Smuin

## VI. STAFF REPORTS

Austin Roy said he had received a request from a resident for a skate park.

Shane Sorensen reported on the following:

- There were complaints about engine brakes in Fort Canyon and bicyclists traveling at dangerously high speeds down the road in Fort Canyon.
- Grading in Three Falls would require closure of the trail for 30 days in May because of safety issues.
- Paul Anderson wanted to eliminate overhead powerlines which crossed Main Street from his property to the Montdella development. In order to bore under the street, he would need approval from UDOT.
- He planned to set up an interview committee and send out a limited RFP for a new City Attorney. The committee would narrow the candidates to two or three then send them to the Council for interviews.
- T-Mobile had merged with Sprint and wanted to revisit the compensation fees they paid the City.

Mayor Stout and Shane Sorensen reported on a conference call between Governor Herbert and Utah mayors.

1. Utah would be moving from phase RED to phase ORANGE.
2. Playgrounds would remain closed; this was now an **Order** not just a Directive.
3. City Hall would remain closed to the public for now.
4. ORANGE meant the size of gatherings would go from 10 people to 20 people max.
5. The next phase was YELLOW which is 50 people max.
6. The Governor said to keep in mind the state may go back to phase RED at any time without warning.
7. Alpine may move back to phase RED for the safety of its citizen if the Mayor gave notice to the Governor.

Chief Reed Thompson said the open burn period would continue into May. Everyone in his department was healthy.

Chief Brian Gwilliam reported that call volumes were still down. One officer that tested positive for COVID-19 had been quarantined and was now negative. His trainer initially tested negative but after 12 days, he started to show symptoms and tested positive. He was quarantined.

## VII. COUNCIL COMMUNICATION

Mayor Stout

- He met with local experts regarding COVID-19. A key topic was what park amenities to keep open and what to close. Utah county numbers for COVID-19 had gone up by 5%. It was found that two businesses in the county had violated the directive. He stressed that it was advisable to wear masks in public and continue social distancing.
- Staff had been instructed to postpone opening the restrooms in City parks and put in slack line posts to prevent damage to the trees.
- He planned to put something together from Alpine City for graduating seniors.

Carla Merrill said the high school was having a virtual graduation.

## VIII. EXECUTIVE SESSION: None was held

**MOTION:** Greg Gordon moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0 Motion passed

The meeting was adjourned at 10:36 pm.