

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, Utah**  
**February 27, 2018**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:05 pm by Mayor Troy Stout.

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

Mayor Troy Stout

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

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

Others: Richard James, Jeff McCain, Valerie Myers, Monica Myers, Griff Johnson, Bob Chatfield, Marla Fox, Sullivan Love, Karen Quick, Ed Bush, Gale Rudolph, Shahbaz Janjua, Kevin Birrell, David Higginson, Ben Goddard, W. Anson, C. Anson, Sheldon Wimmer, Lacie Lawrence, James Lawrence, Sylvia Christiansen, Mark Goodsell, Breezy Anson, Martha Williams, LaVon Devey, Julie Yarbrough, Jason Baumgartner, Colby Birrell

**B. Prayer:** Ramon Beck

**C. Pledge of Allegiance:** Davis Myers

**II. CONSENT CALENDAR**

**A. Approve minutes of City Council meeting of February 13, 2018**

**B. Bond Release #2 – Three Falls Phase 3 - \$145,636.79**

**C. Bond Release #10 – Three Falls Phase 2 – \$50,000.00**

**MOTION:** Lon Lott moved to approve the Consent Calendar. Carla Merrill seconded. Ayes: 4 Nays: 0. Lon Lott, Carla Merrill, Ramon Beck, Jason Thelin voted aye. Kimberly Bryant was not present at the time of the motion. Motion passed.

**III. PUBLIC COMMENT**

Mark Goodsell – 200 North. Mr. Goodsell said that he had addressed the Council two weeks ago about the traffic issue but left without any understanding of a specific approach to solving the problem. He said this was the fourth time he had addressed the Council about the problem of speeding in Alpine, and he wanted to know what was being done about it. Shane Sorensen said that he had sent an email to the city engineers in other cities to find out what they do for traffic calming. He'd gotten a good response back and was in the process of working through them and would then put it on the Council agenda for discussion.

Mr. Goodsell asked if they'd given any thought to putting together a citizen committee to come up with solutions. He believed they could get a lot of work done if they brought people together. Mayor Stout said that was a good idea.

Sean Lorscheider said he'd received a text that the water was off. He asked if it was running now and if the City notified people when it went back on. Shane Sorensen said the crew was replacing the waterline in 100 South. The Blue Stake marking was off and they hit a waterline. He said the water should be back on. They didn't usually send a message when the water service was restored.

**IV. REPORTS AND PRESENTATIONS**

**A. Financial Report for January 2018:** Shane Sorensen reviewed the financial report. The numbers in green meant the City was hitting the target in the budget year. Red meant they were below the projected revenue. He said the revenue numbers were largely dependent on what time of the year the revenue came in. For instances, taxes were collected at the end of the calendar year. It did not necessarily mean the City was in trouble. Overall the City was in good financial condition.

**B. FY 2018-2019 Budget Adoption Schedule:** Shane Sorensen presented the budget adoption schedule.

- March 13, 2018 – Preliminary Budget Discussion
- March 19-23, 2018 – Meet individually with Mayor and Council for Budget Q & A.
- April 10, 2018 – Review the proposed Tentative Budget
- May 8, 2018 – Accept the Tentative Budget. There would be a public hearing prior to this.
- June 12, 2018 – hold a public hearing on the final budget and adopt it.
- Submit the adopted budget to the state auditor within 30 days of adoption.

**C. Recognize Police Chief Brian Gwilliam:** Mayor Troy Stout recognized Chief Gwilliam who had been selected as the Chief of the Year in the Small Department Category for the Utah Chiefs of Police Association. Chief Gwilliam would be honored at the Utah Chief of Police Association conference in St. George on March 28<sup>th</sup> at the annual awards banquet. He said he had done a terrific job. He appreciated Chief Gwilliam's sense of community and the way he reached out to people. He thanked him for his excellent work and for going above and beyond, having served as both police chief and fire chief in the interim before the Board selected a new fire chief.

## V. ACTION/DISCUSSION ITEMS

**A. Planning Commission Appointment:** Mayor Stout said they were postponing the Planning Commission nomination until the second meeting in March.

**B. PUBLIC HEARING – Installation of PI meters:** Mayor Stout said the City had been asking people to conserve water for several years. Water was a finite resource and the community was growing. The demand for water was growing but water sources were not growing. He said there were some who used water excessively, either knowingly or unknowingly. The net effect was that they were running out of water. The state was looking at a mandate that required cities to regulate their water.

Shane Sorensen said that on October 10, 2017, the Council held a public hearing on the installation of PI meters. The City had been awarded a one million dollar grant from the Bureau of Reclamation to put toward the installation of meters. It had taken several months to complete the Agreement to accept the grant. The total estimated cost of the project would be 2.5 million dollars. It would be done in phases beginning with the summer of 2018 and to be completed by December 2019. Every home would have a meter.

Some of the benefits of metering would be water conservation enhancement, real time data collection available to both the city and the user, which would be useful in leak detection. Billing would be based on usage beyond normal landscaping needs. There would be a reduction in capital costs and maintenance. The state legislature was considering a bill to mandate metering. If passed, the City would be ahead of the curve on installing meters and have a million dollar grant to use. Other cities such as Saratoga Springs and Payson which had installed metered on PI had seen as much as a 40% reduction in water usage.

Mr. Sorensen presented a summary of water usage in Alpine over the years. The pre-pressurized irrigation water usage was 3.3 gpm per acre. Before pressurized irrigation was available, people used metered culinary water for outdoor watering.

In 1995 the city adopted a new Water Policy which was the basis for water requirements for new development and system master plan. The pressurized irrigation was generously designed to provide 7.2 gpm per acre.

With the implementation of the PI system, outdoor water usage rose steadily. In 2012 it was 10.1 gpm per acre, exceeding what the system was designed to produce. At that time, the City encouraged residents to adhere to a watering schedule to reduce the water usage. In 2013 the usage declined to 8.8 gpm per acre. But by 2017 the usage rose to 9 gpm per acre.

As part of the Water Policy, new development was required to bring in water rights to cover the water usage for their homes. Mr. Sorensen presented a chart which showed the percentage of actual water usage vs the provided water rights for 25 homes in Alpine. Of the 25 homes, six were within the range of usage covered by the rights. The

others were using almost double the amount of water covered by their water rights, and some were using 2.5 times the amount of water rights.

In 2014, Horrocks calculated the cost of improving Alpine City's water system to accommodate the use, anticipating 25 percent conservation. The cost would be \$1,166,42.00. The cost of a water system at full water usage with no conservation would be \$10,804,934.25.

Shane Sorensen said the million-dollar grant for PI metering from the Bureau of Reclamation would not be awarded all at once. For 2018, the grant would be \$494,114. The City had funds in the PI Fund and Capital Improvement Fund to match the grant. In 2019 and 2020, the anticipated amount of the grant for each year would be \$252,943. The city would match that amount each year, plus add in more since the total cost of the project would be 2.5 million. He said the grant was funded for 2018. However, if Congress should pass a bill to reduce funds for such grants, it could go down, leaving Alpine City to make up the difference.

Mayor Stout clarified that people using the appropriate amount of water for their lot size would not see an increase in the bill. Shane Sorensen said that if someone was paying \$45 a month for PI based on their lot size, they would see the same amount with an overage rate if they exceeded the usage for their lot size. He said the City had an agreement with the Alpine Irrigation Company that pressurized irrigation would not be profit center for the City. They would keep that in mind as they structured the rates. Agricultural users would have a different rate structure.

David Church said it was significant that when the only choice people had for outdoor watering was metered water, they were using an average of 3.3 gallons per acre. Once the unlimited pressurized irrigation water was available with a flat fee, the usage went up to 10 gallons per acre. The state legislature believed that cities were encouraging people to waste water with unmetered use. That's why they were looking at mandating metering secondary water.

Mayor Stout opened the Public Hearing and asked people to state their address and try to keep their comments to three minutes.

Alan Gilman – Westfield Road. He said he agreed wholeheartedly with metering the pressurized irrigation. He had learned early on that there was only so much land and so much water. Over the years he had collected Alpine Irrigation shares. He owned 75 acre-feet of water and had a 10- acre parcel with three homes. He said he wanted to make sure the City had a fair arrangement with agricultural users so he wasn't double charged for his water. Shane Sorensen said they had a system in place where people when extra shares of water got credit back.

Sullivan Love – Scenic Drive. He said that as a resident he was opposed to metering the water because he used too much water and would probably have to pay more. But as a professional (he managed the water for Vineyard), he supported metering the water. Over the years he had watched as the state required greater reporting on water use. They had to account for every gallon they used and metering the water would simplify that. He said he'd also seen where the state water engineer could take water from people who could not prove their water rights. He said he supported the installation of water meters, especially if the city had a million dollar grant to do it.

Sheldon Wimmer- Wilderness Drive. He said there were currently two bills in legislature which would force cities to do what Alpine City was proposing to do and meter the secondary water. The other more dangerous bill would allow cities to divest themselves of water. Currently cities could not sell their water rights. If the legislature did pass that bill, and Alpine maxed out at a population of 14,000 and had extra water, Lehi City which was growing and running out of water, could come upstream and take Alpine's water. He said that if Alpine was managing its water responsibly, the state would be more amenable to letting the City keep its water. He also talked about how he had driven around Alpine on Sunday afternoons the previous summer and saw people watering their yards. (Sunday was scheduled as a day when no one watered.) He said he would stop and talk to them about it, and the next week, they were still watering.

Valerie Myers – Blue Spruce Road. She said she was in favor of metering the secondary water. She said she'd had someone come to her home and instruct her on the best way to water. She was told to water only two times a week which forced the roots to go deeper. Then the City implemented watering three days a week. She said she drove around and saw people overwatering. In terms of culinary water, she asked about the fountain by the park that ran 24/7. It didn't look good when the City was wasting water; there should be some way to shut that off.

Mark Goodsell – 200 North. Mr. Goodsell said he was an architect and a builder. He had built a special net zero home to reduce utility bills. His yard was landscaped mainly with rocks and trees. As he jogged around town, he saw park strips being sprinkled and water flowing down the gutter. There was a lot of waste. People need to be educated about how to landscape their yards and parks strips, and how to beautify their yards without an acre of grass. It was critical that they metered the water so people were accountable for its use.

Ed Bush – Box Elder. He said he supported the initiative. They lived in a desert and needed to be conscious of the water they were using. He said he lived above the PI line and used metered culinary water. It made you more conscious of what you were using. He suggested they send out educational information to people about how to landscape and include tips and tricks to keep the usage down.

Richard James – Ranch Drive. Mr. James said he went to the state department of geology and got the output on all the wells. They had measured the output over the years and what was in the aquifer. He said there were places in California where you could not build a new home unless you bought an old home that had water rights. He asked how many homes they could add in Utah? How long would the aquifers last? He was told that Lehi City had already approved about 14,000 building permits. He'd heard that Lehi had run out of water the previous year. He said they could not continue to build and take water out of the mountains. The maps from the department of geology showed how the aquifers had gone down. He commended those trying to conserve. He said that 25 years ago there was a Newsweek article that the war in the west was going to be over water.

Shane Sorensen said the City had invested money in studying surface water and the aquifers. It had been going on for about ten years. The City had a policy for requiring water rights for new homes. However, the state was not appropriating water anymore. They knew the basin was over-appropriated. There was more water on paper than in the ground.

The mayor closed the public hearing.

**C. Approval of Bureau of Reclamation SmartWater Grant for PI Meters:** Lon Lott said he would like to clear something up prior to the discussion. There were some who were saying he had a conflict of interest because he was an irrigation contractor. He said installing meters was not a benefit for him and he would not recuse himself. He did not install meters. He installed sprinklers and had for 26 years.

Councilman Lott said he spent a lot of time doing calculations in order to know the water requirements for lots and what sources were available such as subsurface watering, drip irrigation. He appreciated Mark Goodsell's comment on park strips. He said they lost a lot of water on park strips. He had used ecomats in that situation. Mr. Lott said there were ways to educate the public about how to conserve water. Some were wasting water out of ignorance. When they were using culinary water and they got a large bill, they paid attention to what they used. He said he didn't personally consider metering as big government trying to control people. He saw it as being wise stewards of their resources. He agreed with many of the comments that had been made. He said they also needed to implement other conservation techniques. They needed a comprehensive plan that was not just metering. He had attended a Utah Lake meeting and heard some amazing statistics on evaporation rates on Utah Lake. It was a warm shallow lake and they lost a lot of water to evaporation. If they dredged the lake and got enough depth and reduced the temperature, they could save 34 billion gallons a year. There were things they could do upstream as well as downstream. In other meetings he had visited with the mayor of Highland, American Fork and Cedar Hills. They were concerned about the cost of metering the secondary water. He was pleased that Alpine was ahead of the curve with their grant.

Jason Thelin asked if they would still have scheduled watering days with the meters. Shane Sorensen said they would consider not allowing daytime watering for residents, but the parks would need to be watered during the day to balance the system. They would be looking at scheduled watering days as part of the overall plan.

Jason Thelin asked about meter technology and whether or not the meters had warranties. Who would pay for new meters when they needed to be replaced?

Sullivan Love said Vineyard had batteries on the meters that were guaranteed for 10 years. Shane Sorensen explained that the meters were read through a cell signal. As far as replacement, he said that when the culinary meters went out, the City replaced them.

Mayor Stout wondered if it would be worthwhile to go with a meter that had a lesser degree of technology. Shane Sorensen said the advantage of having meters that could be read in real time was that leaks were detected before the water started running across the road. He said there would be a charge of 89 cents a month per meter to read them. The company would bill the city for that cost.

Carla Merrill said that if they didn't go to a metering system, the city would have to invest 12 million dollars for a system to keep up with the current buildout. With the grant, the cost to the City for installing the meters was 1.5 million. Currently they were at 54% of their snowpack. In view of that, she felt this was something they needed to do.

Kimberly Bryant said she agreed with Carla Merrill. The only way they could build a system to keep up with the growth and water usage would be to increase taxes. She felt it was smart to charge people for what they were using. She said Ron Devey had a lush green lawn and watered only once or twice a week because he had trained his lawn. People needed to be educated about how to water.

Troy Stout said they were spoiled. When his family moved to Oregon, they were appalled to find out that water cost 350% more. He said that in Alpine they had lower property tax rates and lower water rates. But they could not ignore the mandate of the future which was to conserve, whether that mandate came from the state or lack of water. They would be unwise to not take advantage of the grant money that was available. They needed to become fire-wise and water-wise to preserve their quality of life.

In response to Jason Thelin's question, Lon Lott said that if they City had more foresight when they installed the PI meters, they could have put in a yoke so they could just drop in a new meter. Replacing the old meters would take work regardless of what type of meter they put in. He asked staff if they had researched the best type of metering system. Shane Sorensen said they had. In regard to new construction, Shane Sorensen said they would adopt a new PI connection fee for the new homes. In Alpine, they had 26 new homes in 2017 compared to Saratoga Springs which issued permits for over 1,100 new homes.

**MOTION:** Lon Lott moved to approve installing meters on the pressurized irrigation system and sign the contract for the million-dollar grant with the Bureau of Reclamation. Ramon Beck seconded. Ayes: 5. Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck, Troy Stout voted aye. Motion passed unanimously.

**D. Alpine View Estates- Planned Residential Development – Griff Johnson:** Austin Roy introduced the proposed development consisting of 19 lots on 19.3 acres located west of 400 West and south of Lupine Drive in the CR-40,000 zone. The developer was proposed a PRD (planned residential development) and would dedicate 5.18 acres as open space. Lot sizes would range from 0.46 acre to 0.88 acres. He said it was not clear how it would meet the requirements for a PRD since it would not protect a hazardous zone nor provide recreational area.

David Church reminded the Council that the only issue before them that night on this item was a decision on whether it should be a PRD or a regular subdivision. Shane Sorensen added that the final decision was made by the City Council. The Planning Commission was only a recommending body on PRD status. The Planning Commission had held a public hearing on the proposed development and made several motions on it, none of which passed.

Griff Johnson said that at the Planning Commission meeting where Alpine View Estates was considered, there were only four members present and two of them were new to the Planning Commission. He presented the reasons why Alpine View Estates should be a PRD. First, the previous discussion on water conservation was one of the main reasons why it should be a PRD. The half-acre lots would use less water than one acre lots.

Jason Thelin said they would use more culinary water because there were more houses. Griff Johnson said there would be only two more homes with a PRD, and the culinary would be negligible.

Mr. Johnson briefly reviewed some Alpine history saying that in 1991 the CR-40,000 was created. In 1995 the PRD Ordinance was created to preserve sensitive lands. The Alpine Ridge subdivision, which was adjacent to the proposed development, was recorded.

According to the Development Code, the PRD Ordinance was to provide an alternative form of development to permit increased flexibility and encourage the preservation of open space. To qualify for approval as a PRD, the proposed project would demonstrate the following:

1. Adequately recognize and incorporate natural conditions present at the site.
2. Efficiently utilize the land resources and provide increased economy in the delivery of municipal services and utilities.
3. Provide increased variety in the style and quality of residential dwellings available within the City.
4. Preserve open space to meet the recreational, scenic and public service needs
5. Do all the above in a manner which is consistent with the objectives of the underlying zone and under conditions which will result in the creation of residential environments of sustained desirability.

Mr. Johnson showed a topo map of the area showing that a portion of the development area was in the sensitive lands due to slope. He showed a conceptual layout for a PRD which was designed around the sensitive nature of the land. The steep areas with a lot of scrub oak were contained in the open space. He pointed out that the proposed design would efficiently use resources and provide economy in the delivery of services. One in particular was the conveyance of storm water to the storm detention base. It would eliminate the pipes in people's backyards, and there would be one storm detention basin instead of two. In addition, the proposed PRD would conserve water. There would be two more homes in the PRD than in a regular subdivision, but it would use 50% less water. He said according to the slope analysis which was verified by City Engineer Jed Muhlstein, there could be 17 lots in a regular subdivision.

Mr. Johnson said the proposed open space would provide a recreational benefit to residents by providing trails and a play area. He said the Anson family who owned adjacent property were interested in connecting their property to the proposed open space and creating an even larger area of open space with longer trails for biking and hiking which could have access from Westfield Road. To deny the PRD status would result in having the sensitive lands chewed up into lots with fences and retaining walls.

Austin Roy said the open space would not be a great piece of land for a soccer field. It probably wouldn't be useful except for people in the neighborhood. Mr. Johnson said the ordinance didn't say it had to be a park. It could be native open space.

Kimberly Bryant noted that the zoning map of the surrounding area showed the proposed development was adjacent to half-acre lots. She said the reason the City went to PRDs was so they didn't have large lots eating up the open space. Griff Johnson said he believed a PRD was the better way to handle the features of the land.

Whitey Anson – Westfield Road. Mr. Anson said he owned the land south of this property and had lived there for 40 years. The zoning was five-acre lots when he moved there but changed to acre lots. He said that if he could adjoin his land with the proposed PRD development, they would have some great trails. There would be land for wildlife. If they built one-acre lots, there would be no wildlife. With one-acre lots they built massive homes and the water usage went up. He said they should preserve their open space and not let this opportunity slip by. He said the current neighbors were against it because they had one-acre lots. They were used to looking at the open space but wait until gigantic homes were built on it. They would miss the open space. There was a way to adjoin their properties and make it usable.

Breezy Anson – Wilderness Drive: He said they had met with an engineer and looked at possibilities for developing their property on Westfield Road. It made more sense if the properties were developed together and the open space adjoined. He handed out copies of a potential plan to the Council. He said the engineer told them that they were giving more open space than required and could fit more lots on it, but that was not what they wanted to do. They wanted it to be a great neighborhood with a great hiking and biking trail through the open space. If they gave up the open space, they would never get it back. If they gave the open space to the public, it would be the best use. He commended the owners of the property next to him for what they wanted to do.

Troy Stout asked what the total open space would be for the two properties. Breezy Anson said they had about six acres. The Devey family was proposing about five acres of open space. He said that he was on the trail committee and had seen what could be done with a great master plan to give people an opportunity to enjoy the outdoors.

Whitey Anson said that if they had a master plan to adjoin the open space on the two properties, it would provide access to the residents.

Ramon Beck said he was very comfortable with what Griff Johnson was presenting. It may need to be tweaked as they worked through the process.

Shahbaz Janjua – Lupine Drive. Mr. Janjua said he had not been able to sleep very well since this development process had started. He appreciated Mr. Johnson's presentation but he still had concerns after looking at the pamphlet that the neighborhood received. Some of the area was quite steep and he didn't not see how it could be wonderful open space. He said from his lot on Lupine Drive he saw a lot of weeds and dead grass. If it was given to the City, who would be responsible to take care of it? He said if he had the scrub oak on his property, he didn't think he would tear it down. The bigger lots gave the area a more open feeling. He said he would like to see the Anson's options for open space or see a commitment from the City that said what the open space would be. What would they do if there was a fire? What if he saw someone in the open space a 9 p? It needed to be thought through. If they were putting in trails, how were they going to maintain them?

Troy Stout said that if it was public open space, the City would maintain it.

Mr. Janjua said his last question was the traffic and the size of Blue Spruce. Would it be able to handle all the traffic?

Mayor Stout said that they were discussing the application for a PRD that evening. Issues such as the road width and layout would be discussed later.

Jeff McCain – Hubbard Circle: He said his lot had a common property line with the proposed development. He had been blessed to see the mountains and raw land for the 20 years he'd lived there. He had a one-acre lot and would like to see one-acre lots in the development so the property values stayed the same. He said he would now be looking at a row of houses. One-acre lots would take away some of the rooflines and allow space between the homes. There would need to be parking if there was going to be a trailhead. The City would have to maintain the trails. People would be dragging stuff down there. He said he loved open space but felt they could get it with one-acre lots. They had let the scrub oak stand in his subdivision.

Alan Gilman – Westfield Road. He said he had listened carefully to the presentation and liked the concept Mr. Johnson was proposing, particularly if they were combining it with the Anson property. It would be nice open space with a trail. He said he supported the PRD concept.

Valery Myers – Blue Spruce Rd. She said the road from the development would open onto her street. She said when she got the flyer that showed the concept, she went out and stood in front of her house and looked at the property. By looking at it, she could see where the lots would be and there would be roofline after roofline. What was unique was that her neighborhood was on one-acre lots and you could see space between the homes. They had lots of large homes and they had lots of open area. There was wildlife in the area including deer, coyotes and raccoons. She said she would like to see one-acre lots. Someone could build a 9,000 square foot home and still have lots of area.

Gail Rudolph – International Way. She said the idea of a PRD was compelling. She suggested it seemed less ambitious to have ten or twelve one-acre lots and dedicate the other acres to open space so it was not all steep.

Griff Johnson said that people believed that if it was a conventional subdivision, there would be fewer homes. But there would only be one less home on that stretch of road. People would be disappointed if they thought there would be fewer rooftops.

Troy Stout said the proposal was for 19 homes with 5 acres of open space or 17 homes with no open space.

Griff Johnson said there could be some tweeking of the concept plan. They may make some lots larger with less open space. The smallest lots would back onto the open space and would be premium lots.

Kimberly Bryant said PRDs usually doubled the density but that was not the case with this proposal. It increased it by only two homes. What they really needed to look at was placement of the homes. The benefit the City got was natural open space. She said her son had played in the hills in what was now someone's backyard. She said either way there would be houses that ruined the view.

Jason Thelin said all the surrounding owners preferred one-acre lots but some were hesitant to say anything. He said water was an issue, but the biggest issue would be traffic.

There was some discussion from Councilmembers about sending it back to the Planning Commission before making a decision.

David Church said it was the responsibility of the Council to say yes or no to a PRD. That was the first step to guide the developers down one path or the other. Typically, they received a recommendation from the Planning Commission, but it was a Council decision. If they made a decision in two weeks or four weeks, the developer was entitled to a decision from the Council.

Troy Stout asked David Fotheringham, who was the Planning Commission Chairman, to speak. Mr. Fotheringham said they seen both sides presented that evening. When it was at the Planning Commission, they didn't have all the members present. The vote might be different if they had more people. He said sending it back to the Planning Commission for another recommendation would just be pushing it down the road.

**MOTION:** Ramon Beck moved to approve the proposed Alpine View Estates development as a PRD. Kimberly Bryant seconded. Ayes: 3 Nays: 2. Ramon Beck, Kimberly Bryant, Lon Lott voted aye. Carla Merrill, Jason Thelin voted nay. Motion passed.

**E. Ordinance No. 2018-01, Amending Section 3.7.3 of the Development Code.** Austin Roy said the proposed amendment would change the number of bays allowed in an auto repair shop from four to five. He presented the elevation of the building and said adding a bay would not change the footprint of the building. It had been designed to accommodate five auto bays so they would just be adding a door. There was adequate parking for an additional bay.

Shane Sorensen said there was a lot of skepticism in the beginning on how the auto shop would work out. Some were concerned there would be broken-down cars and oil all over, but it was well maintained.

**MOTION:** Carla Merrill moved to approve Ordinance No. 2018-01 amending the Code on the number of allowed bays in an auto repair shop. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Carla Merrill, Kimberly Bryant, Ramon Beck, Lon Lott, Jason Thelin voted aye. Motion passed.

**F. Proposed Sale of Public Open Space:** Austin Roy said the owner of the property adjacent to the City open space at the corner of Canyon Crest Road and Ridge Drive would like to purchase it. The Planning Commission had held a public hearing on the issue at their meeting of February 6, 2018 and recommended approving the sale. The City would retain the storm drain easement through the property.

Shane Sorensen said the property owner had offered to purchase the ground for \$25,000. The parcel was not buildable. Another adjacent property owner had been interested in acquiring it but not if they had to pay for it.

David Church said the prospective buyer had said he was tired of it being a weed patch. The City had taken it through the process to dispose of real property but would reserve an easement for a storm drain, which ran through the middle of the property. Shane Sorensen said they would also reserve an area for community signs.

Troy Stout said the buyer would be increasing his lot size by a half-acre and thought they should see if he would pay more.

**MOTION:** Kimberly Bryant moved to table the sale of the property at the corner of Ridge Drive and Canyon Crest Road to discuss the value. Ramon Beck seconded. Ayes: 3 Nays: 2 Kimberly Bryant, Carla Merrill, Ramon Beck. Jason Thelin and Lon Lott voted nay. Motion passed.

**G. Approval for Installation of Cemetery Gates:** Shane Sorensen presented the proposal from Autogate Plus LLC and Lift Master to install gates at three entrances to the cemetery. The cost would be \$26,733.79 plus an additional \$5,000 to cover the installation of power conduits and asphalt repair after installing the underground loops.

The south entrance by the Public Works Building would be sliding chain link gate with a motorized operator. The east entrance off Grove Drive and the west entrance off Main Street would each have a double Liftmaster Mega Arm Tower, which were twenty-foot arms. Pedestrians would still be able to enter the cemetery when the gates were closed at night. The north entrance already had a gate. The southeast entrance would have a chain barrier that would be closed except on Memorial Day weekend. The fire department would have access through Knox switches.

The Council discuss the proposed gates. Mayor Stout said the gates looked as if they could be easily vandalized, and suggested they put up a camera.

Sylvia Christiansen said the gates were ugly for a cemetery.

Mayor Stout agreed that the aesthetics were not what they would like to see, and he wasn't sure the gates would create the kind of security they were looking for. It was a lot of money to spend for something that didn't achieve their goals.

Shane Sorensen said he would have the contractor come back and review other options.

## **VI. STAFF REPORTS**

Shane Sorensen said Bill Devey had passed away. He had made a large contribution to the City during his life. He'd worked for Alpine City when they installed the original sewer and water system. He also served as the mayor. His footprints were all over the City.

Mr. Sorensen also reported that the waterline project on 100 South had started. Also, the Public Works Department had received the TAPP Award again this year for \$3,078.

## **VII. COUNCIL COMMUNICATION**

Lon Lott reported that there was a group who wanted to make a presentation at a City Council meeting on the Restoration Plan for Utah Lake.

Ramon Beck said he'd gotten some calls on Eagle Scout projects that he would discuss with Shane Sorensen.

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

**MOTION:** Ramon Beck moved to adjourn. Carla Merrill seconded. Ayes: 5 Nays: 0. Ramon Beck, Carla Merrill, Jason Thelin, Kimberly Bryant, Lon Lott voted aye. Motion passed.

The meeting was adjourned at 10:40 pm.