

**ALPINE CITY COUNCIL MEETING and PUBLIC HEARING**  
**Alpine City Hall, 20 North Main, Alpine, UT**  
**November 17, 2015**

**I. CALL MEETING TO ORDER** The meeting was called to order at 7:09 pm by Mayor pro tem Troy Stout. The following were present and constituted a quorum:

**A. Roll Call:** Troy Stout

Mayor Don Watkins arrived later in the meeting.

Council Members: Troy Stout- Mayor pro tem, Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott  
 Staff: Fire Chief – Brad Freeman, Steve Cosper – Planning Commission Chairman, Shane Sorensen - City Engineer, Jason Bond - City Planner, Charmayne Warnock - City Recorder. Rich Nelson, the City Administrator and David Church, the City Attorney were excused.

Others: Nathan Taylor, Isaac Lyman, Jayson, Webb, Cody Pierson, Zander Quiring, Grey Jenkins, Mitch Merrifield, Ross Beck, Paul Bennett, Marianna Richardson, Ramon Beck, Paul Kroff, Jane Griener, Dana Beck, Annalisa Beck, Clive Walters, Jewel Walters, Alyson Rummmler, Braden Rummmler, Dakota Hawks

**B. Prayer:** Lon Lott

**C. Pledge of Allegiance:** Isaac Lyman

Troy Stout said he wished to acknowledge the suffering of allies across the sea in France and elsewhere following attacks by ISIS (Islamic State in Iraq). He also thanked the Alpine Youth Council for honoring the local First Responders with a banquet to thank the firefighters/EMS and police department for the service they provided. He said he was grateful and honored to work with the caliber of people that served in that capacity.

He also welcomed the candidates who had run for City Council - Jane Griener, Marianna Richardson, and Ramon Beck. Ramon Beck had been elected to the seat currently held by Will Jones. Troy Stout thanked Will Jones for his service on the Council. Incumbents Kimberly Bryant and Lon Lott had been reelected to the Council.

## **II. PUBLIC COMMENT**

Nathan Taylor from Troop 1108 said he had completed his Eagle project which was to renovate the pavilion in Burgess Park by the tennis courts. He had put up hardiboard siding and painted it. There were twenty people who helped with the service project. Shane Sorensen said the Cal Christensen who was the head of the parks department said it was one of the better projects he'd seen in the park.

Fire Chief Brad Freeman said he had two issues. First, after years of fighting to get a phone up at Tibble Fork, they were installing the phone system. It would save a lot of lives. They had been trying for ten years to get a phone up there but after Ashley Cox lost her life up there, it moved a lot faster. They got donations to complete \$50,000 worth of projects which included hiking up to a peak by Timpanogos to install a repeater station. They had been able to fly in Ashley Cox's parents from Colorado Springs and her friends for the dedication. He said there had been others, like Ashley Cox, who lost their lives because they couldn't get help in time. He said having a phone up there would greatly reduce the response time for emergencies. He appreciated the support of the Alpine City Council and other cities, and the legislators who lived in Alpine that helped push it through. He said they were also able to install a camera in the Tibble Fork area to provide a live shot so they could evaluate the situation. In addition they were able to find a rock to use as a monument for Miss Cox. Everything came into place and it worked out very well.

Will Jones said he had spent a couple of hours with the developers of Heritage Hills working on the trail plan for the development. In doing so, it became apparent that some of the trails were in places where they just wouldn't work. He reviewed and recommended another alignment that would be more practical. He suggested that the trail take off from the culdesac and go up to the ridge. It would eventually connect to the trails in Three Falls when the connecting trails were developed.

## **III. CONSENT CALENDAR**

- A. Approve the minutes of October 27, 2015**  
**B. Approval of the well-siting contract with Loughlin Water Associates.**

Lon Lott said he had some questions on the minutes pertaining to the resolution on the Oberee Annexation. It appeared to him that the motion on the resolution did not match the resolution that was signed. In talking with Charmayne Warnock about it, she suggested they table approval of the minutes until David Church and Rich Nelson were present.

**MOTION:** Will Jones moved to table approval of the minutes of October 27, 2015 until the next meeting in January. Troy Stout seconded. Ayes: 5 Nays: 0. Will Jones, Troy Stout, Roger Bennett, Lon Lott, Kimberly Bryant voted aye. Motion passed.

**MOTION:** Will Jones moved to approve the contract with Loughlin Water Associates to assess the groundwater development of two potential well sites for the secondary water supply. Roger Bennett seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed.

#### IV. REPORTS AND PRESENTATIONS

**A. Mayor Watkins 2015 Survey Results:** Troy Stout recommended they table the presentation on the survey results until Mayor Watkins was present.

#### V. ACTION/DISCUSSION ITEMS

**A. Canvass the 2015 Municipal Election:** City Recorder Charmayne Warnock presented the final results for the 2015 Municipal Election which were:

The following information is taken from the returns of the Municipal Election held November 3, 2015 at Alpine City, Utah	Alpine City Election Returns 2015 Official Results								
	Precinct AL01	Precinct AL02	Precinct AL03	Precinct AL04	Precinct AL05	Precinct AL06	Total	Percent ballots sent	Percent Ballots cast
Total # of Registered Voters	814	995	1116	1224	835	980	5964		
# of Ballots Cast	493	460	479	553	401	472	2858		47.92%
<b>Name of Candidate</b>									
Carla Merrill	202	164	208	207	152	148	1081	14.75%	37.83%
*Lon Lott	255	235	206	391	219	353	1659	22.64%	58.05%
Marianna Richardson	180	153	141	128	120	88	810	11.05%	28.32%
Jane Griener	185	179	168	83	134	90	839	11.45%	29.36%
*Ramon P. Beck	283	288	241	390	249	340	1791	24.4%4	62.26%
*Kimberly Arnold Bryant	156	194	270	177	189	162	1148	15.67%	40.17%
# of Provisional ballots	45	48	23	37	21	36	210		
# of Absentee ballots	56	37	62	88	61	53	357		
<b>County Sales Tax Proposition</b>									
FOR	212	206	190	194	168	213	1183	43.22%	
AGAINST	258	238	269	334	219	236	1554	56.78%	
*Candidates that were elected									
VOTER TURNOUT	47.92%								

**MOTION:** Will Jones moved to approve the Canvass of the 2015 Municipal Election and certify the results. Roger Bennett seconded. Ayes: 5 Nays: 0. Will Jones, Roger Bennett, Troy Stout, Kimberly Bryant, Lon Lott. Motion passed.

Troy Stout suggested they skip to Item D on the Verizon tower collocation and wait until Mayor Watkins was present to discussion item B on updating the General Plan.

**D. Verizon Wireless collocation on cell tower in Lambert Park:** Jason Bond said that Verizon Wireless was proposing to collocate their antennae on an existing cell tower in Lambert Park. The request had been reviewed and recommended by the Planning Commission with several conditions. They recommended that the cabinets be painted the same color as the tower and that the City Council hold a public hearing. The City Council had already approved the lease agreement with Verizon for the site of their base equipment. This proposal would add antennae to the tower. Dakota Hawks was a representative of Verizon and was present to answer questions.

Dakota Hawks explained that there would be a metal canopy over the equipment that was called a solar shield. Its purpose was to lower the heat on the equipment. It would stand ten feet high. He said they were fine with painting it the same color as the other equipment. He said there was also an ice shield, which was lower.

Members of the Council were concerned about the size of the area that would be disturbed and the height of the metal canopy. Troy Stout said he was concerned about the profile it would create on the hilltop. There was a discussion about what could be done to set the equipment lower in the ground so the canopy didn't intrude into the sightline so much. Will Jones suggested they excavate a little deeper so they could recess it into the ground.

Lon Lott said that where it was just a roof with no walls, it would be less noticeable in a horizon view. If someone was above it and looking down, they would see it.

There was also a discussion about landscaping around the tower. Jason Bond said the problem was there was no water up there to irrigate landscaping. Lon Lott said that even native vegetation needed to be watered during the initial growth.

Will Jones wanted to know what they would do with the material when the site was graded. He suggested they use it to fill some low places in other parts of Lambert Park.

## **PUBLIC HEARING**

Troy Stout opened the public hearing to receive comment on the proposed collocation. There were no comments and the hearing was closed.

**MOTION:** Will Jones moved to approve the Verizon Wireless Collocation of the antennas on the existing tower in Lambert Park with the following conditions:

1. The cabinetry would be painted the same color (brown) as the tower.
2. The canopy would dropped as low as possible from existing grade.
3. The material graded from the site would be used to fill other areas in Lambert Park.

Roger Bennett seconded. Ayes: 4 Nays: 1. Will Jones, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Troy Stout voted nay. He said he liked the additional revenue to the City and as a Verizon customer appreciated the improved service it would provide, but he would prefer a smaller footprint. Motion passed.

Mayor Don Watkins took his seat at 8:16 pm.

Mayor Watkins said he would like to discuss Item E which was the pressurized irrigation report, then move back to Item B on the General Plan.

**E. 2015 Pressurized Irrigation Report:** Shane Sorensen had prepared graphs showing the annual usage of pressurized irrigation water for the last six years. He said that in 2015 they had the lowest usage they'd had in six years. Water usage had begun to go down since 2013 when the City implemented watering restrictions. He said the reason it had dropped so much in 2015 was because they had an extremely wet May and lots of people didn't irrigate at all. Although the summer was hot and dry, they had periodic rain events like the one during Alpine Days which also decreased the usage. Some people left their water off for 7 to 10 days. The City left it off in the park.

Shane Sorensen said another reason the water usage was less in 2015 was because there was at least one large farm (Bennett Farms) that wasn't irrigated in 2015 because it had been developed as a subdivision. In addition the City was trying to educate people about water conservation but it wasn't as effective as enforcement of the restrictions.

Pumping costs were up because they had to pump water from the wells to put into the secondary water system. They had significantly less water from Fort Creek and Dry Creek and the springs in 2015.

Troy Stout asked how the increased cost for power affected the budget. Shane Sorensen said the budget for pressurized irrigation straddled two years because the budget changed in June and July. They had budgeted \$200,000 for the past two years and hadn't gone over it. He didn't expect they would unless they had a really strange April, May and June in 2016.

Jane Griener said she had attended the Jordan Water District meeting and they said the month when there was the most waste was September and that was the month to educate the cities. They also talked about the slow-the-flow program in the schools but it hadn't seem to affect the usage. However, it may help the water users of the next generation.

Shane Sorensen said Greg Kmetzch had taken over the responsibility of the operating the water system when Jay Healey retired and he was doing a great job. It was a lot of pressure 24/7 to worry about the water.

**B. Discussion on the updating the General Plan:** Will Jones said that when they were discussing rezoning an area, it was important to evaluate several issues. First, they needed to consider how a zone change would affect the culinary water and the secondary (pressurized irrigation) water supply. Increasing density would result in more homes and increase culinary water usage but the small lots would use less secondary water than larger lots. Second, they needed to consider whether they could provide sewer service to an area. Third, they needed to consider traffic patterns on one-acre lots versus half-acre lots. Plus there were other benefits that needed to be considered such as tax dollars and fees from the growth.

Lon Lott said the master plan took into consideration demographics and the effect of growth or lack of growth on schools and churches. If there was only an aging population with no young families, there may not be enough students to fill the elementary schools. They also needed to consider the business commercial aspect of things. The plan designated a senior housing overlay zone in the current business commercial zone. He'd heard there were people wanting more senior housing for older people who wanted to stay in Alpine.

Troy Stout said he felt it was relevant to look at what the citizens of Alpine wanted. Most of them said they liked the general feeling of openness. Did they need to facilitate that with larger lots? A lot of people preferred the quiet bedroom community. Did they want to widen roads to four lanes to accommodate the additional traffic generated by higher density?

The remaining undeveloped properties in Alpine were identified. The largest areas were the properties owned by Dana Beck and others along Westfield Road, and the Bangerter property along Alpine Highway. Other areas were 13 acres on 300 North owned by Clive Walters. Mr. Walters said the 300 North property was currently zoned for half-acre lots. Chatfields owned about 20 acres on Hog Hollow Road. The Pearce property by the equestrian center. was another undeveloped area.

Mayor Watkins said it had been a long time since they had updated the Master Plan and hoped they would take a serious look at those areas and find out what the citizens wanted. He said he would prefer to update the plan all at once rather than piecemeal. They needed a comprehensive plan. It was difficult to have individual situations come in because it was hard to be objective when they knew the people.

Lon Lott asked what the process would be if they already had a request to rezone property on Westfield Road before the Master Plan was updated. Mayor Watkins said he was advised when he came into office that the best thing to do was to update the Master Plan first. Get feedback from the citizens and look at the infrastructure. The process would start with the Planning Commission. Landowners would have a say in the process.

Will Jones said they should talk about the infrastructure in relationship to the Beck property. That would be easy because it was objective. The difficult part was on the subjective issues.

Steve Cosper said that when Jannicke Brewer was the chairman, the Planning Commission discussed updating the General Plan. They felt it should be tweaked, but not overhauled. He said that Jason Bond was educated as a planner and they should take advantage of that. The update wouldn't happen in one session. He suggested they break it up into categories and work on each part until they had a comprehensive recommendation for the City Council. He suggested that he and Jason Bond formulate something for them to work on at each meeting.

Dana Beck said he had been working on a rezoning for six or seven months. The City held a couple of public hearings. Staff had reviewed different items. He said he would like it if the Planning Commission involved the property owners. The last time the zoning in Alpine changed, none of the landowners were involved.

Steve Cosper said he would appreciate the landowners attending the meetings. He was open to input and arguments.

**C. Glass Recycling Bin Discussion:** This item was postponed because no information had been submitted.

## REPORTS AND PRESENTATIONS

**Mayor Watkins 2015 Survey Results:** Jason Bond reviewed the results of the 2015 survey of the Alpine residents. He said approximately 730 surveys were returned. Over half of the returned surveys came from the northeast (28%) and southeast (29%) sides of town. The percentages of the survey that came from other areas were the southwest (11%), downtown (15%), and the northwest (17%). Troy Stout commented that the population was denser in the areas where they got the most response. There were more open areas on the southwest and northwest.

The reason respondents gave for choosing to live Alpine were: the mountains (27%), it was a family centered community (26%), small town/rural environment (24%), private and quiet (14%), location (7%), schools (2%).

Fifty percent of the population favored taking measures to reduce the deer population. The percentage opposed was 29% and 21% were undecided.

Regarding residential growth in Alpine, 49% were opposed to it and 35% favored residential growth. 16% were undecided. For those who favored growth or were undecided, 43% favored growth in the form of single family homes, 19% favored more senior living, 18% favored single family homes with an attached apartment, 9% favored condos or townhomes, 8% favored single family homes with a detached apartment, 3% favored apartments.

For commercial growth, 45% opposed it, 44% favored it, 11% were undecided. If there was going to be commercial growth, 38% of the respondents preferred to see dining, 20% wanted a grocery store, 18% favored boutiques, 12% favored entertainment, 9% wanted to see a hardware store, 3% listed other types of commercial development.

Residents were asked if there were circumstances where they would support a zone change to allow a higher concentration of homes in a certain area. 72% said no, 19% said yes, 9% were undecided.

They were asked if unincorporated land was developed, would they prefer it to be annexed into Alpine City or remain under the jurisdiction of Utah County. 60% said it should be annexed. 22% said it should remain in the County, and 18% were undecided. When asked specifically about the Box Elder South subdivision, 50% said it should be annexed into Alpine City, 25% said it should not, and 25% said they were undecided.

Regarding current animal rights in Alpine, 87% said they were acceptable, 9% said there were not acceptable, 4% said they were undecided.

The residents were asked if they favored or opposed trails in residential areas of Alpine City. 84% said they favored trails, 10% said they were opposed, 6% said they were undecided.

Citizens were asked to rank what issues were most important to consider when planning future growth. The #1 issue was hillsides and open space, #2 was the rural lifestyle, #3 was traffic, #4 was parks and recreation, #5 was the tax base, #6 was noise pollution, #7 was preserving agriculture, #8 was animal rights, #9 was affordable housing.

Jason Bond said many of the respondents wrote comments on the various questions which were available to the Council to read if they were interested. He noted that some of the comments seemed contrary to the answers they chose on the survey.

Mayor Watkins said the Council would be dealing with the deer issue in the upcoming year.

## **VI. COUNCIL COMMUNICATION**

Mayor Watkins reported that he had attended the CUP meeting on water and learned that Utah was in the best shape of any state in the west. The bad news was that in order to sustain economic growth in Utah, there were two major projects that needed to be built. One was on the Bear River and the other was providing water to Southern Utah from the Colorado River. Both would be expensive. On a local level, he said it was a foregone conclusion that they would be looking at metering pressurized irrigation water. They also needed to update the City's infrastructure, which would be a major cost. Water would only become more expensive and more valuable.

Mayor Watkins also reported that Highland City had funds from Mountainlands Association of Governments to build a connecting road from 4800 West to the Alpine Highway. They were considering where it should be located. There was ground by the Developmental Center that would accommodate a road. However, the property was owned by the state and in a trust, and it was uncertain if they could put a road there. Highland City wanted to make presentations to local councils and get their support to approach the state government about putting a road there instead of creating more congestion by the high school.

Troy Stout said the Lone Peak football team had a really good game. In relation to City issues, he said the approval of the minutes of October 27, 2015 was tabled because there was a question about whether or not the minutes reflected the same information that was in the resolution on the Oberee Annexation. He said that when those minutes came back for approval, the vote should be limited to those who were on the Council at that time.

Kimberly Bryant asked for clarification of what the issue was. She said Carla Merrill had come in the next day and read what was printed it up and she thought it was the way they voted.

Lon Lott said he went into Rich Nelson's office and looked at the resolution. Rich Nelson had asked him if that was what he thought was said, and he thought it was, although the meeting was kind of blur and he hadn't been able to listen to the audio. Then Rich Nelson called him later that day and said Mayor Watkins had called and said he did not remember it the same way. Mr. Lott said his question was whether or not the minutes should reflect what as in the resolution.

Mayor Watkins said he had called David Church who said they had listened to the recording and he wrote the resolution based on that.

Kimberly Bryant said the meeting had been confusing. Roger Bennett had left and there was a lot of discussion. She said her question for Lon Lott was if he was trying to change the resolution because she had heard him say he could live with the changes that were made to his motion.

Mayor Watkins agreed that he'd heard Lon Lott say he could live with the changes, but if it wasn't what he thought he said then he would have a hard time approving the minutes.

Charmayne Warnock suggested they compare a copy of the signed resolution with the minutes and determine what was different.

Will Jones said that this was his last night on the Council and he had a long list of items he wanted to bring up.

1. A covered bridge on Main Street. He said he would like to revive the idea of covering the bridge on Main Street and have a "Welcome to Alpine" sign with lighting. He had an architect that would donate his time and he had a structural engineer that would review it. They would stamp the asphalt for a paver effect.

2. Alpine Entry sign. They still needed to get the Alpine entry sign up. He had contacted the owner of the land who would donate the right-of-way back for the sign back to Rachel McTeer Park. He had also checked with the water conservation group.

3. Moyle Park. Mr. Jones said he would like to remain on the Moyle Park Committee as a citizen. They would need a chairman from the City Council.

4. Amphitheater. He would like to see the amphitheater built in the park before Alpine Days.

5. Trails. He would like to see the Council continue with the Dry Creek Trail which Jason Bond had started, and make sure that it happened by appropriating funds for it and put it in the budget. They would have National Trail Day again the upcoming year. He would like to stay on trail committee because they had a lot of trails to build, especially in Fort Canyon.

6. Public Safety District. He said they had some of the best guys in the state in the public safety department but they were not accountants or HR people. He said they should be trained to handle human relation situations and how to come up with a budget. The Council needed to help make management and leadership training possible, and help them find funding sources for their budget.

7. Alpine Days. Appoint a Councilman over Alpine Days. Melanie Ewing would be chairing it and she was amazing.

8. Property tax revenue. Will Jones said that for the past 31 years he had paid taxes on Three Falls at an average of \$25,000 a year for undeveloped ground. It brought \$867,353 into the tax coffers of Utah County for schools, etc. Alpine got a portion of that. Three Falls was now approved and recorded which meant he would be paying \$800,000 in taxes. Besides additional tax revenue from the Three Falls project, Alpine City would receive double the amount of open space and trails they had, plus the City would receive two million dollars in fees. He said that the development actually served the city and felt that when the developer and the city worked as a partnership it served both of them.

9. Commercial development. A single family home that was about the same square footage as his office building would pay \$3,440 in taxes. His office building with the same square footage would pay \$10,800. They needed to think about what businesses brought to the city. Businesses didn't use a much water, they didn't use the parks or generate as much traffic as a home. There was a group that was trying to promote commercial growth in Alpine and he felt the City should get behind that group.

9. Procedure. In reference to the discussion on the Oberee annexation and other issues the City Council discussed, he said it was critical that speakers be recognized by the mayor before speaking, and when they amended a motion, make sure it was clear.

10. Annexations. There were only two areas that might possibly be annexed where the zoning or density was not already decided. Box Elder South was zoned by the county. Pine Grove was zoned by the county. The Oberee annexation was in the process. The two areas left outside the Alpine City limits were the Melby property and the Fitzgerald property. He said the Council needed to figure out what they wanted to do with those areas. Although the Melby property could not be annexed without Alpine Cove because it would create an island.

11. Ordinances. Mr. Jones said they needed to believe in the City's ordinance. They were more restrictive than anywhere on the Wasatch front. It was when they wandered away from the ordinances that they got in trouble.

12. Alpine Cove. If the Cove was annexed they could create a special improvement district to handle their own water. The road were put in 30 years ago. If the county wanted to repave them then maybe they could consider annexation.

13. Survey. Mr. Jones said the City had a survey every two years and it was called voting. There were four times as many citizens who voted as responded to the survey. 47% was a good voter turnout. Some of the issues mentioned in the campaign flyers that went out were the same issues in the survey. Kimberly Bryant said she felt most people in Alpine voted for the person and not for their stand on issues. Troy Stout said he didn't think they should ignore the survey and trust the candidates or visa versa. They both needed to be considered.

14. Planning Commission. Will Jones said that when the last person was appointed to the Planning Commission, the Mayor promised the next one would represent the southwest quadrant. He said that when Brent Bateman trained the Planning Commission, he stated that the role of the Commission was to be non political. They needed people on the Planning Commission that the people trusted. Mayor Watkins disagreed that he'd promised that the next appointment would come from the southwest quadrant.

15. Water conservation. They would probably never get 100% of the people to conserve water but they still needed to encourage people to conserve. Even when the City started metering pressurized water there would still be people with money who used excess water.

16. Traffic. He said he had spent the last few week observing traffic by the charter school. There were some simple things they could implement to help the problem. They could ask the school to not allow people to park west of Main Street. The crossing guard was stopping traffic to let the children cross to and from the school to the west side of Main Street and traffic would be stopped all the way to the roundabout. He suggested they consider creating a route where traffic could go out through the basketball court and through the McGilvery property out to 100 South where they would turn right and head out of town from that direction.

## **VII. STAFF REPORTS**

Jason Bond said the City Council had previously approved the April Cooper office building but since that time the owners came in with some revised plans that showed an elevator shaft to the third floor which changed the roofline. He showed a rendering to the City Council of the revised plan. The Council indicated they did not have a problem with the elevator shaft.

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

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

The meeting was adjourned at 10:23 pm.