

**Alpine City Council Meeting
Alpine City Hall, 20 N. Main, Alpine, UT
June 28, 2016**

I. CALL MEETING TO ORDER: The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer.

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

Mayor Sheldon Wimmer

City Council Members: Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond

Others: Trent Grosbeck, Brock Elison, Amy Lundquist, Brit Jenkins, Sue Gillespie, Austin Gillespie, Ashley Day, Rachel Saxey, Ellie Lysenko, Sydney Kimball, Cannon Farr, Tana Wihongi, Sydney Turner, Cooper Larsen, Ashley Wither, Mary Jane Wilkes, Alison Langford, Daisy Schellenberg, Jacob Newell, Jake Tadge, Kajsia Jenkins, Isaac Yamada, Loraine Lott, Emily Peterson, Miriam Schawnania, Robbie Swanson, Caleb Hanssen, Jackson Enloe, Breanne Layton, Camrin Tenney, Kim Sorensen, Lucy Barnes, Ron Beckstrom, Paul Bennett, Jonathan Bradshaw, Nena Slighting, Will Jones, Gale Rudolph, Karl Wild, David Josse, Melanie Ewing, Marlo Anderson, Rachel Rossi, Deborah Richardson, Jessica Smith, Ashley Downs, Chelsie Thackeray, Dylan Sorensen, Angie Duty, Darell Duty, Marla Rogers, Nancy Brown, Ross Welch.

B. Prayer: Roger Bennett

C. Pledge of Allegiance : Paul Bennett

II. PUBLIC COMMENT

Trent Grosbeck said his Eagle Scout project was to build a split rail fence on two sides of the Old Lambert Homestead in Lambert Park. The fence would be along the two sides of the house that were gone. He would also place a monument at the site.

Brock Elison said his Eagle Scout project would be to restore the bell tower on City Hall and stain the benches in the park. He would sand the bell tower and caulk the gaps, paint it and restore the wood post. He said he could either use wood or use long lasting vinyl and fiber material and then paint it. The vinyl would be more durable. He was working with a metal artist who also did woodworking. Rich Nelson said the City would contribute to the restoration of the bell tower since they had been planning to repair it anyway. Roger Bennett advised him to be careful while working on the roof.

III. CONSENT CALENDAR

A. Approve minutes of City Council meeting on June 14, 2016

B. Payment to B. Hansen Construction for 600 North Sewer and Storm Drain - \$164,642.00

C. Truck Purchase for Public Works Department – Cab & Chassis \$36,084.10

Service Bed - \$14,736.30

D. Payment to Carlton, Inc for Alpine Boulevard waterline replacement project - \$8,480.00

MOTION: Lon Lott moved to approve the Consent Calendar with the minutes as corrected. Roger Bennett seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

IV. REPORTS AND PRESENTATIONS

A. Swearing in of the 2016-17 Alpine City Youth Council: Kimberly Bryant, City Council representative to the Youth Council, asked the adult leaders of the Youth Council to introduce themselves, and thanked them for all the time they put into serving the youth. The adult leaders were Amy Lundquist, Brit Jenkins, and Sue Gillespie. Kim Bryant said the youth who applied for and served on the Youth Council were the cream of the crop. Among other things, they attended conferences to learn about the workings of government, and were involved in numerous service activities including putting up the flags in the cemetery and along Main Street for

different events and holidays. They had 58 members this year because there were so many who wanted to participate.

Rich Nelson introduced Judge Douglas Nielsen who swore in the members of the Alpine Youth Council.

V. ACTION/DISCUSSION ITEMS

A. Ordinance No. 2016-07 Open Space Ordinance and Map Amendments: The City Council and Planning Commission had been working on updates to the open space ordinance and map for some time. Jason Bond had presented several options for the map. The Planning Commission had recommended option 2 which differentiated between different types of open space. Staff had recommended option 1 which was more generic and just identified the open space without addressing the differences between private open space, public developed open space, and public natural open space. Jason Bond said that if the Council adopted option 1 as recommended by staff, they would have to amend the PRD Ordinance because the calculations for density bonuses differed between private and public open space and whether that space was developed or left natural. If the Council decided to adopt option 2 as recommended by the Planning Commission, they wouldn't be able to adopt the ordinance that evening because it was written for option 1.

Troy Stout asked what the differences were in the PRD Ordinance between the different types of open space. Jason Bond said natural open space would receive a bonus of 1% of the base density whereas developed open space would receive a bonus of 3%.

Lon Lott said the Council had reviewed this item at the last meeting but Troy Stout was participating by phone and it was sometimes hard for him to hear the discussion. He wanted to discuss it again when Councilman Stout was present so there was better communication and understanding. He said he felt there should be a little more definition on the open space in some areas in order to avoid future confusion.

Troy Stout said one of his biggest concerns about making changes to the open space map was to do so without understanding what the future ramifications of those changes might be. He felt strongly that many if not most of the people who lived in Alpine chose to live here because of the trails and open space.

David Church said that if the map didn't reflect what the Council wanted it to reflect, they had the ability to make decisions about it with the exception of open space that was acquired with a deed restriction such as the Beck property in the Three Falls subdivision. If the Beck property wasn't used as specified, it would revert to the original owners. Other pieces of open space, such as Lambert Park, were acquired by the City as an investment for the future. Even though the ordinance required a super majority vote to change the use of open space, a future city council could change that rule. A current city council could not tie the hands of a future city council. He said they could decide how much detail they wanted on the open space map. Some cities didn't have a map at all. Mr. Church said the map became an issue when the City started talking about building a maintenance building on the open space on 300 North. It became apparent that the map was out of date.

Steve Cospers said the Planning Commission preferred option 2 because it was more informational. They felt option 1 was a little bare-bones, and the feedback they were getting from the public was that they preferred something with more information. However, that didn't change what the City Council could do.

MOTION: Troy Stout moved to reject Ordinance No. 2016-07 as written and look toward adopting the Open Space Map Option 2 as recommended by the Planning Commission. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Troy Stout, Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott voted aye. Motion passed.

B. SOCCER DISCUSSION. Sheldon Wimmer said the City Council had held a special meeting the previous week on June 22nd and met with the different soccer entities to discuss the issues. Alpine City had limited resources and limited fields. Scheduling was a problem. He said he came out of the meeting with five salient talking points which were:

1. A time restriction on park use for soccer between the hours of 8 am until 5:30 pm.
2. Parking signs that restricted soccer parking to certain areas.

3. Establish a users' committee for scheduling.
4. Sign a master soccer agreement with all parties; include trash removal as part of the agreement.
5. Utilize a possible scheduling tool.

The Council discussed item 1. Shane Sorensen said the City had a noise ordinance that prohibited construction before 7 am. David Church said that if they restricted the hours on park use they would need to change it for everyone. Troy Stout said he didn't completely agree with that. There was a difference between people walking through the park in the morning and people playing soccer.

Ramon Beck pointed out that it didn't get dark until 9 pm. Lon Lott said there was a concern that closing the park to soccer at 5:30 pm was too restrictive because in the fall the kids were in school and it left very little time for soccer. Roger Bennett said he was leaning more toward 7 am to 7 pm for organized sports.

Sheldon Wimmer said he was thinking of people who got home from work and wanted to enjoy the park. Troy Stout said that at the soccer meeting someone had mentioned the possibility of having soccer on alternate days so both the residents of the neighborhood and the soccer teams could use the park.

David Josse said that during the school years, the games usually started at 6 pm so if the park closed at 5:30 pm, that would basically eliminate soccer.

Will Jones pointed out that 5:30 pm wasn't a realistic time for coaches because most of them worked and were just getting home. He said they built the Smooth Canyon Park to play soccer and if they weren't using it, then someone else would be. He coached the younger teams and said he didn't have anyone on his team that didn't live in town. It was their own Alpine residents that were using the Alpine parks. If they closed the park, their kids would have to go somewhere else to play.

Troy Stout asked what they thought about handing the park back to the residents one or two nights a week.

Will Jones said that when he developed Smooth Canyon subdivision, he wasn't building a park for people in 20 homes to use. They were building a park for everyone. There were kids in those houses that played soccer in the park.

Paul Ewing said that according to Dave Josse numbers, almost 700 kids in Alpine played soccer versus the kids living in the 20 homes by the park. He added that Creekside Park was not available because it was not a sport park.

Item 2 dealt with parking, and was discussed next. Troy Stout suggested that if they could resolve the parking problem, it would take care of a lot of grief in the neighborhood.

Karl Wild said he lived across from the park and the teams played two games a night on that park. With teams coming and going, it became a zoo. If there was a way to restrict the park to one game a night, that would help. He said he'd lived there for 15 years and the last 4 or 5 years had become a nightmare. David Josse said they could perhaps space the games differently and have the perception of fewer people.

Regarding parking, Rich Nelson said they had been focusing on the parking on the stub street. They were proposing a sign that said "Neighborhood Parking Only."

Nena Slighting said that when they bought their home in Smooth Canyon, they were told there would be a lovely park behind them. They were never told it would be a soccer field. The City sent out a questionnaire asking residents what they would like to see in the park. Up until a few years ago, they could go out in the evening and play with their kids. That had been completely taken away. She said she agreed with putting up signs. She felt the Council had an obligation to come up with a compromise between the residents' needs and soccer. She added that the problem was not the games. It was the soccer camps. She felt that to say it was planned as a soccer park all along was the wrong approach.

Troy Stout asked if they had budgeted for playground equipment in Smooth Canyon Park. Mayor Wimmer said it was in the budget next year. Mayor Wimmer said he was not saying they should take the park away from soccer. There needed to be some days where families could use the park and soccer teams could use the park.

Relating to signage, Troy Stout said he would like to request that the police be there twice a week to write tickets for illegal parking. David Church said the problem would be telling the difference between a soccer car and neighborhood car, unless they had parking stickers. The police wouldn't feel good about writing a ticket unless they saw soccer players actually getting out of a car. Troy Stout said that was why they needed a police presence for two hours. Sheldon Wimmer said the police would be working overtime hours since they didn't have enough officers to dedicate to one area for that long. David Josse said they could make soccer pay for the increased enforcement.

Melanie Ewing said they were not addressing the actual problem. There was no parking. Where were the people going to park? There was a sliver of land just north of the church parking lot in the Stonehedge subdivision. Could that be made into a parking lot?

Troy Stout said that he saw the streets overcrowded with parking and the church parking lot was empty. The soccer teams had permission to use the church parking lot for soccer games. It was suggested that maybe people didn't know they could park there. The "No Parking" signs could direct people to the church parking lot.

The 3rd item was establishing a Users' Committee to do the scheduling. Sheldon Wimmer said the people who were using the park would need to work out their conflicts rather than having Alpine City issue edicts about how it would be used. The competition and recreation leagues would have to figure it out.

Paul Ewing said that other places had a central repository for scheduling. A user could click on a time slot and register. It was available to anyone, families, churches, scout, and sports teams.

Marlo Anderson said she was a resident of Alpine and felt it would be appropriate to include Healey Park in the scheduling. Whoever was in charge of scheduling should be a resident of Alpine.

Item #4 was to have the teams sign an agreement that would include trash removal.

Item #5 was to utilize a scheduling tool such as the software program Paul Ewing mentioned.

MOTION: Troy Stout proposed that Alpine City provide signage at Smooth Canyon Park in the following manner:

- 1) Place a sign at the end of the stub street indicating "No Soccer Parking."
- 2) Place a sign indicating that there was overflow parking available at the church parking lot on Healey Boulevard.
- 3) Paint a crosswalk from the church on Healey Boulevard to the Smooth Canyon Park.
- 4) Place a stop sign at the exit from the park.
- 5) Ask the police to patrol for parking violations twice a week.

Kimberly Bryant seconded. Ayes: 5 Nays: 0. Troy Stout, Kimberly Bryant, Ramon Beck, Roger Bennett, Lon Lott voted aye. Motion passed.

MOTION: Kimberly Bryant moved to establish a scheduling group with a representative from the City Council (Troy Stout) and sign a Master Agreement with all the parties and implement a scheduling tool, then revisit this in a year to see how it was working. Troy Stout seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Troy Stout, Lon Lott, Roger Bennett, Ramon Beck voted aye. Motion passed.

Nena Sliding asked if the City would still block out time for residential use. Troy Stout said that is what he would try to do as part of the scheduling committee.

Regarding the hours of usage, Kimberly Bryant said she would like to discuss that further.

David Church said he had researched the Municipal Code and the curfew wouldn't apply to games. The curfew applied to unaccompanied minors. He said the City could specify hours for organized sports. It would be an enforcement issue. He said it was not a problem unique to Alpine. It was a problem everywhere which was part of the reason schools were kicking the teams off the fields.

C. Walters Subdivision: This item was postponed at the request of the developer.

D. Three Falls Drive Parking: David Church said Fort Canyon Drive in the Three Falls subdivision was a public road but some of the buyers in Three Falls, who were building multimillion dollar homes, had requested that parking not be allowed along the road in their subdivision. While Sliding Rock would not be public property and would not be available for public use, there were areas of public open space and trails. The developer was planning to build a parking lot at the entrance to the subdivision where people who were hiking or biking or riding horses could park and visit the open space. However, the buyers were concerned it might not be enough space and people would still park along the road. Since parking along Fort Canyon Road was already prohibited, they would like the City to extend the "No Parking" signs up into the subdivision.

Will Jones said the paved, lit parking lot would have restrooms and a drinking fountain with about 25 parking spaces. It would be useful to have signs that directed the cars to the parking lot since the road would be open and people could just drive through. Presently the road was closed because of the construction, but eventually it would be open.

Daryl Duty said he lived in Fort Canyon and the parking lot was in his front yard. He didn't know the parking lot was going to be lit. Will Jones said only the restrooms would be lit. Mr. Duty questioned if there was going to be enough parking because last summer they had at least 100 cars with people going to Sliding Rock. It was pointed out that Sliding Rock would be closed to the public.

E. Fort Canyon Retaining Wall Design. Shane Sorensen said retaining walls would need to be built along Fort Canyon Road. They didn't have a definite start date on construction but they wanted to update the Council on the aesthetics of the walls. They would be similar to the retaining walls in Provo Canyon and Spanish Fork Canyon. There were ways to dress it up so it didn't look like a concrete wall. One of the things that had been proposed were gabion baskets which were wire baskets tied to the wall filled with rocks. He said he didn't recommend them, however, because they added a lot of weight, they were expensive and didn't always work the way they were supposed to. There was a potential for failure.

Kimberly Bryant said she would like to see retaining walls that had the most natural looking rock and natural color. Lon Lott said he was opposed to using the gabion baskets.

Daryl Duty asked how traffic would be handled when they were widening the road and building the walls. He traveled up and down Fort Canyon Road five times a day at least. Would there be another way to get out? He thought there was supposed to be a road through Alpine Cove.

Shane Sorensen said the road through Alpine Cove wouldn't be built at that time. There would be some inconvenience. Utility service would still be there but they would be shut off from time to time. If there was an emergency, that would take precedence over construction.

Will Jones said he intended to meet with the residents in Fort Canyon when they had a time table so they knew what to expect.

Jonathan Bradshaw said he lived in Fort Canyon. He and a neighbor wanted to redo their driveways and wondered if they had any idea when the plan would be presented to the residents. He said he liked that parking was not allowed in Fort Canyon. He didn't see how parking could be allowed in Three Falls and not have it bleed down into Fort Canyon.

Shane Sorensen said work would probably begin in the next three weeks. The Fort Canyon Road plans were being processed. They would start on the west side and build the retaining wall to create extra width and allow more passage. The road would be open to local traffic only. Not all the work would be done this year.

F. City Offices Alpine Monument Address Sign. It was proposed that the City put up a monument sign in front of City Hall to identify it. The design was submitted to the Council for approval. It would be three feet tall and five feet wide, made of a light gray granite with the Alpine City logo and address engraved on it. Shane Sorensen said they would locate it on the south side of the sidewalk coming up to City Hall. The Council agreed it should be engraved on both sides so traffic coming from either direction could read it.

MOTION: Roger Bennett moved to approve a monument sign for Alpine City Hall and have it engraved on both sides. Kimberly Bryant seconded. Ayes: 5 Nays: 0 Roger Bennett, Kimberly Bryant, Lon Lott, Ramon Beck, Troy Stout voted aye. Motion passed.

G. Pine Grove Annexation Petition: Patterson Construction submitted an annexation petition for the property known as Pine Grove which lay northeast of Alpine. It consisted of 159.79 acres. It was explained that accepting the annexation petition would only begin the process. It would not obligate the Council to annex the property. The decision to approve or deny would come at the end of the process. David Church said the next step after accepting the petition was for the city recorder to check the map and petition and certify that it met the minimum requirements. If certified, it would be noticed in the newspaper and there would be a 30-day protest period. Protests would go to the boundary commission. Then it would go to public hearing. At that point the Council would vote to approve or deny the annexation.

David Church said the Pine Grove property was not currently shown in Alpine City's Annexation Declaration Area. If the Council wanted to annex the property, they would need to amend the Annexation Declaration which would be a two-step process. If the Council did nothing that evening, the petition would be consider accepted.

Troy Stout said the property had been approved by Utah County for rezoning. He asked how many lots that would be.

Ross Welch, representing the property owner, said a certain portion was zoned TR-5 by the county for one-acre lots. The remaining area was one home per 20 acres. They anticipated a density of 36 lots.

David Church said that typically a development this large would have a development agreement. If it was annexed into the city, the Council could assign it any zone they wanted, assuming the petitioner didn't withdraw the petition. He said a naked annexation didn't give any development rights and the county zoning disappeared.

MOTION: Roger Bennett moved to accept the Pine Grove annexation petition. Ramon Beck seconded. Ayes: 5 Nays:0. Roger Bennett, Ramon Beck, Troy Stout, Lon Lott, Kimberly Bryant voted aye. Motion passed.

H. Lambert Park Estates aka Box Elder South Annexation: Patterson Construction submitted an annexation petition for a development previously known as Box Elder South which was approved in Utah County and recorded. It consisted of 43.9 acres and was included in Alpine City's Annexation Declaration Area. David Church said there was a provision in state law that a property of less than 50 acres could be annexed without a petition if it met certain criteria. In 2015 Alpine City had initiated the annexation process for the same property but the owner protested the annexation. Now the owner was back with a petition.

Jason Bond said the property was shown in the Declaration Policy as open space and wondered if that would need to be amended. Mr. Church said it would not. It just needed to show the area proposed for annexation.

In response to questions about the number of lots and infrastructure, David Church said the development was a recorded plat with existing lots of record. The infrastructure had been designed to meet Alpine City standards. Shane Sorensen said the City staff watched the construction of the infrastructure.

MOTION: Lon Lott moved to accept the Lambert Park Estates annexation petition. Roger Bennett seconded. Ayes: 3 Nays: 2. Lon Lott, Roger Bennett, Ramon Beck voted aye. Troy Stout and Kimberly Bryant voted nay. Motion passed.

VI. STAFF REPORTS

Rich Nelson said that according to the most recent census, 39% of population in Alpine was under 18 years old, and 25% of the youth played soccer. He also reported that the City would have kids put out notification stickers on water usage the same as the previous year.

Shane Sorensen said the Council had discussed the possibility of a restroom on the south end of Lambert Park. He had talked to Patterson about doing it when they built their development. He wanted to know if the Council was in favor of building the restrooms because after the end of July, the price would increase. He wanted to bring it to the Council sooner rather than later. The Council indicated they were in favor of having the restrooms built. Vandalism would probably be an issue but it was an issue with the restrooms in town as well.

Jason Bond said he had been working with an engineering firm about the transportation study for the General Plan. In the process, they discovered that the current Transportation Master Plan, which was done in 2005 included traffic projections to 2030. Before the City spent more money on a study, he wanted to see if the Council wanted to use the study they already had since they were not significantly changing their transportation needs. The new study would cost about \$10,000.

Steve Cospers said the Planning Commission could work with the current plan and tweak it. The Council indicated they were in favor of that.

VII. COUNCIL COMMUNICATION

Troy Stout had several items:

- He rode his bike from his house to Lambert Park and noticed an encroachment on the public open space by the house between Preston Drive and 300 North. They had built a wrought iron fence and landscaped the open space and were watering it. It was most noticeable because it was flooding the trail and causing erosion. He would like the City to start enforcing encroachments.
- He also had a question about water pressure where he lived because there were times when his sprinkler wouldn't run. He had cleaned his filter.
- People were still speeding down the trails in Lambert Park. They needed signs telling riders to control their speed or indicate one-way traffic as the case may be.

Kimberly Bryant said Melanie Ewing was in charge of Alpine Days and had picked Jay and Julia Healey to be the Grand Marshals. The Alpine Days committee received nominations from 15 people and 7 of them were for the Healeys.

Lon Lott reminded the Council that they were invited to a meeting on June 30th with residents of Alpine Cove. There was quite a bit of interest and talk about the annexations going on.

VIII. EXECUTIVE SESSION

MOTION: Kimberly Bryant moved to go into executive session to discuss litigation. Ramon Beck seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Ramon Beck, Troy Stout, Lon Lott, Roger Bennett voted aye. Motion passed.

The Council went into closed session at 9:50 pm.

MOTION: Kimberly Bryant moved to return to open session and adjourn. Ramon Beck seconded. Ayes: 4 Nays: 0. Kimberly Bryant, Ramon Beck, Roger Bennett, Lon Lott voted aye. Troy Stout was not present at the time of the motion. Motion passed.

The meeting was adjourned at 10:45 pm.