

July 26, 2005

Minutes of the Public Hearing and City Council Meeting held on Tuesday, July 16, 2005 at Alpine City Hall, 20 North Main, Alpine, Utah 84004 as follows:

The following members were present and constituted a quorum:

Mayor – Philip D. Barker

City Council Members: Kimberly Bryant, Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby (via telephone connection)

Staff: Ted Stillman, David Church, Jeff Robb, Janis H. Williams, Shane Sorensen and Jay Healey

Others: Jannicke Brewer, Dale Porter, Jim Tracy, Tracy Wallace, Craig Skidmore, Sue Stratford, *The Herald Extra (Citizen)*, Rob Clauson, Lynn Wootton, Caryn Wootton, Jared Wootton, Ross Beck, Joanne Beck, Kyle Neill, Ula B. Hemingway, Bob Hemingway, Will S. Jones, Larry Brown, Mark Wilkenson, David Pierce, Matt Rasband, Greg Nield, Scott Moeller, Kim Moeller, Chad Wageman and Tyler Merritt

7:00 - PUBLIC HEARING: The Public Hearing is for the purpose of receiving public comment regarding the Street Master Plan, Street Capital Facilities Plan and Street Impact Fees. Mayor Phil Barker called the Public Hearing to order at 7:050 pm and welcomed those in attendance.

Ted Stillman said it has been a number of years since we have updated the Street Master Plan. One of the main purposes of the Transportation Improvement Program is to recommend a street classification system that will serve Alpine's transportation needs for the next 20 years. The Transportation Improvement Program indicates which improvements will be needed at particular times, provides a planning level cost estimate for each improvement, and identifies potential funding sources. This can be a valuable tool to City officials in the budgeting and planning process as it outlines the anticipated timing, costs, and potential funding sources for transportation improvements. As development continues throughout Alpine, the Transportation Improvement Program should be consulted to identify improvements that may benefit from work or funds required by individual developers.

Shane Sorensen said the last update to the City's transportation system was in 1997 and that in order for the Transportation Improvement Program to work as designed, it must be reviewed and updated on a continual basis. Mr. Sorensen suggested a good time for an annual review and update is in January as this gives enough time for any changes to be incorporated into the budget planning process for that year and continual maintenance is critical for the Transportation Improvement Program to remain effective over time. This would ensure that the correct amount of right-of-way is preserved as well as identifying projects that the developer may be required to construct or contribute to as part of his or her required on and/or off-site improvements.

Jannicke Brewer had some corrections in the text of the document as follows:

1. That High Bench Road be referred to as a local road and not a collector road
2. Suggested that on page 16 under 3.2.1D that "Alpine City Master Plan" be changed to read "Alpine Transportation Master Plan."

There were no public comments.

The Public Hearing adjourned at 7:10 pm.

CITY COUNCIL MEETING – Immediately following the Public Hearing

I. CALL TO ORDER. Mayor Phil Barker called the City Council Meeting to order at 7:10 pm and welcomed those in attendance. Mayor Barker said that Councilmember Hunt Willoughby will be listening and participating in the City Council Meeting via telephone.

II. PRAYER/ OPENING COMMENTS – Phil Barker

III. PLEDGE OF ALLEGIANCE. Kyle Neill led the audience in the Pledge of Allegiance.

IV. PUBLIC COMMENT. Time has been set-aside for the public to express their ideas, concerns and comments on items not on the agenda.

Kyle Neill, a member of troop 1120 presented his proposed Eagle Scout project. Mr. Neill wanted to identify all the trails in Lambert Park and build a kiosk by the Rodeo Grounds. Mayor Barker asked him to review this project with staff and the Trails Committee. Craig Skidmore said the City is already on top of a having an updated trails map, but felt said there was in great need of the kiosk. Mr. Skidmore suggested there be three kiosks constructed. One at the Rodeo Grounds, one by the water tank and one on the road at the entrance to Lambert Park by the Alpine North Stake Center.

Kimberly Bryant introduced Ross and Joanne Beck as the Grand Marshals for the Alpine Days Parade. Both are old-timers as they were born and raised in Alpine. It was noted that Joanne Beck's maiden name is Carlisle. Joanne Beck was on the first Planning Commission in Alpine and Ross Beck has been on the Fire Department.

Thomas Whitchurch said it has been brought to his attention that those in the audience cannot hear the Council Members if they don't use the microphones in front of them.

Chad Wageman presented his proposed Eagle Scout project and said he will be staining some benches and the fascia at the South Pointe Park.

Jannicke Brewer said she went up to the Rodeo Grounds and said the new bleachers look very good. Mrs. Brewer asked how the PRO Committee was functioning, especially the Rodeo subcommittee and if they are working on another parking lot. Mayor Barker suggested that we look at this and have the suggested area graded prior to Alpine Days. Ted Stillman said that next Monday the lower part by our pond was going to be graded and striped with chalk so it will be ready for Alpine Days.

V. CONSENT CALENDAR –

Business Licenses:

Lyn Bonner – CURRANT CREEK DEVELOPMENT; 283 S. Alpine Drive
Ken Walker – WALKER and SONS; 383 East 300 North
Dan Griggs – ALPINE REMARKETING, LLC; 500 S. Oak Lane

Bond Releases:

David Moon – DAVID MOON SUBDIVISION, Phase II - \$8,499.84
Mark Peterson – DRY CREEK ORCHARDS, PLAT A - \$19,052.61
Will S. Jones – DRY CREEK ORCHARDS, PLAT B - \$10,788.35

Payment Requests:

Todco Masonry – Main Street Bridge Truss Rock Work - \$3,790.95
Ken Gordon Homes and Concrete – Gazebo Concrete Work - \$5,335.60

Ted Stillman said that since there will not be a City Council Meeting for another month, he wanted authorization to pay Carlton Excavation not to exceed \$70,000.00 for construction of the Storm Drain project on Alpine Drive. Shane Sorensen said the gazebo foundation looks good as well as the work done on the Main Street Bridge.

MOTION: Kent Hastings moved to approve the Consent Calendar with the addition of a payment up to \$70,000.00 to Carlton Excavation. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

VI. SCHEDULED ITEMS

E. RACHEL McTEER PARK. Mayor Barker asked that we move item E up on the

agenda to be dealt with now as Rob Clauson has to leave. Ted Stillman said that Rob Clauson, one of the developers of the Alpine Commons Subdivision suggested that the park in that subdivision be renamed to Rachel McTeer Park. Rachel McTeer, Assistant to the City Administrator and Planner was killed in an automobile accident on June 18, 2005. Mr. Clauson plans to have a monument honoring Rachel McTeer constructed at the park and would like the City to contribute \$1,200.00 towards the monument. Thomas Whitchurch asked Rob Clauson if he had any idea what the monument would look like. Rob Clauson felt we needed to pay tribute to Rachel McTeer as he said Rachel was a hard worker, humble, was willing to help anyone and everyone and had an incredible smile. This is the type of person Alpine should want to recognize. Mr. Clauson had talked to Rachel's parents and he wanted to make a likeness of Rachel's face on the front of the monument. Kent Hastings voiced his concerns about setting a precedent in case another employee passed away. Mayor Barker asked Rob Clauson to bring in a sketch of the monument so the Council can see what he wanted to do and what it would look like.

A. FEMA HYDROLOGIC REPORT. Shane Sorensen said that FEMA has given the City a new Flood Hazard Map with some major changes. Mr. Sorensen said the hydrology report is the basis for the proposed changes to the flood plain. One of the changes on the FEMA map is that Dry Creek Orchards, Plat A is now in the Flood Plain along with other areas that were taken off the map by letters of map amendment. Concerns have also been raised about the hydrologic calculations used by FEMA and to address those concerns the City has hired Bowen & Collins, Engineers to evaluate the hydrology of the FEMA study.

MOTION: Thomas Whitchurch moved that the City Council acknowledge the review from Bowens & Collins Associates, Inc. dated July 25, 2005 stating that the calculations used by the U.S. Army Corps of Engineers Alpine City Flood Insurance Study Hydrology Office Report dated August 2004 are not correct. Hata Puriri seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Thomas Whitchurch and Thomas Whitchurch. Nays: 0. Motion passed.

B. PIERCE SUBDIVISION. Ted Stillman said the approval of this subdivision was held over from last City Council Meeting. The Pierce Subdivision received concept approval on February 15, 2005, consists of 3 lots on 4.01 acres and is located off Watkins Lane (600 South) at approximately 1095 East. There are existing homes on lots 2 and 3 and the development is in the CR-20,000 zone. The City Council reviewed the proposed subdivision on May 24, 2005 and asked that the Planning Commission be watchful of the water drainage issues. The Planning Commission granted Final Approval to the Pierce Subdivision at their meeting of June 21, 2005. Mayor Barker said he was going to be living across the street from this subdivision and Kimberly Bryant said her property is adjacent to this new lot. Shane Sorensen said he received some information this afternoon showing where they would use some fill to channel the water to the north for drainage. Mr. Sorensen said that when the property to the north develops then eventually the drainage will continue to the storm drain pipe in the Moon Subdivision. To date the water would do just what it is doing right now, draining to the north. Kent Hastings had a question about satisfying the water policy. Thomas Whitchurch asked David Church if the City is liable by approving this lot if this home ever floods. David Church said the City would not be liable; however, the homeowner would look to the City first. We are only liable if the City caused the flood. Matt Rasband's engineer said the chance of this home ever flooding was very minimal.

MOTION: Hata Puriri moved to grant Final approval to the Pierce Subdivision based on the engineer's recommendations and make a note on the plat regarding the City's concern about the flooding potential on this lot. Thomas Whitchurch seconded. Ayes: Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 2. Kimberly Bryant and Kent Hastings voted nay. Kimberly Bryant voted nay because she is an adjacent property owner and Kent Hastings voted nay because he felt the subdivision could have been designed differently. Motion passed.

Thomas Whitchurch said he voted aye because this was a property-rights issue for him as this subdivision meets all our city's current ordinances. Councilman Whitchurch said that if our ordinance needs to be changed then we need to address this issue. The sidewalk was discussed as to whether it would be constructed now and whether the trees were going to be removed.

Hunt Willoughby terminated his phone connection at this time, but said he wanted to vote Aye on item J.

C. OPEN SPACE ENCROACHMENT – SCOTT MOELLER. Ted Stillman said that Scott Moeller constructed a new home at 642 S. High Ridge Lane and is now installing his landscaping and swimming pool. Mr. Moeller has been using City property to construct his landscaping, store rocks, etc. and is requesting permission to use City Open Space to complete his landscaping but then restore it. The Planning Commission reviewed Mr. Moeller's request at their meeting of July 19, 2005 and recommended approval of the request. Ted Stillman said that Qwest had already used this access and tore up our Open Space. It was asked how Qwest did this without the City knowing about it.

MOTION: Hata Puriri moved that Scott Moeller be allowed to use the adjacent public open space to complete the landscaping and construction on his building lot provided he restore the open space to its natural state before the end of 2005 with appropriate grading and reseeding with natural plants. Kimberly Bryant seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

D. LON NIELD COMMERCIAL DEVELOPMENT. Ted Stillman said that Lon Nield is planning a commercial development on the northeast corner of the roundabout. The development plan consists of a mixed use commercial development with office buildings, a gas station/convenience store, a fast food establishment and a bank. Shane Sorensen said a drive-thru window is proposed to be included with the fast food establishment which requires a traffic study. The developer has submitted a revised layout with the suggestions made in the traffic analysis being incorporated into the revised layout. However, the drive-thru window exit at the bank is shown with its own point of egress onto Main Street, rather than sharing the ingress/egress provided near the gas station/ convenience store. With the close proximity of the roundabout, proposed egress for the bank, and the ingress/egress near the gas station, and based on the recommendations of Horrocks Engineers, we feel that all of these facilities should share the same point of ingress/egress to Main Street. Shane Sorensen further stated that with multiple points of access in close proximity to each other, it seems that there are more points of conflict with turning movements and the use of the two-way left turn lane than has been recommended.

Thomas Whitchurch said there was a driveway across the street and was concerned with the concept presented with their driveways. Mayor Phil Barker said we need to do whatever is required to make sure it works with the roundabout at that intersection. Kent Hastings said that in our town we have very limited commercial space and asked that as a city is there a way we can encourage the developer to put in retail rather than more office space. Ted Stillman said that Main Street Village is building two more buildings and they are planning on retail stores on the first floor. Kimberly Bryant said that even though this might meet our commercial ordinance, she felt the developer was trying to put in too many buildings in such a small space. Mrs. Bryant felt there were too many gas pumps shown on the drawing. Mayor Barker said that since this was the gateway to our town, he hoped the Gateway Historical Committee would look carefully at this proposal as this needs to be an attractive entrance to our town. Kent Hastings felt that Alpine cannot support two gas stations and Mayor Barker was afraid that if there was a gas station put in this development, this could force the Junction to go out of business. Greg Nield said they wanted to put in a nice gas station, one that was clean; however, Kimberly Bryant said she feels the Junction has a small-town feeling.

F. McDANIEL BOUNDARY LINE AGREEMENT. Ted Stillman said that Craig McDaniel owns a five-acre parcel adjacent to the south border of Lambert Park. Mr. McDaniel is selling his property and has found there is a discrepancy between his property line and the City's Lambert Park property line. Craig McDaniel has had the property surveyed and has prepared a Boundary Line Agreement changing the boundary where the City has thought the line was; however, he emailed staff and asked that this be put off until the meeting in August.

G. CITY HALL PARK RESTROOM BID AWARD. Ted Stillman said that Ula Hemingway of the Daughters of Utah Pioneers has asked that outdoor restrooms be constructed on the City Park grounds. These restrooms would also be used by joggers, children and parents playing in the park and

during Alpine Days. The estimated cost of the restrooms was \$46,000 and we received and opened two bids last Thursday as follows:

1.	Chad Broderick Construction	\$79,800.00
2.	Ken Gordon Construction	\$81,118.00

Ted Stillman said the bids came in double of what was estimated and suggested two alternatives one being that we bite the bullet and do it and the other one to put this off until spring when we can combine it with the Smooth Canyon Park facility. Shane Sorensen indicated we might not save that much more money

Kimberly Bryant said several residents came to her with their concerns about the restroom facility being across the street from the park. Most people play in the park and if we build the restroom by the Police Station then the children would have to cross Center Street to use the facility. Mrs. Bryant showed some pictures of pavilions that have attached bathrooms and suggested that we use the existing pavilion in the park primarily for safety reasons. Ula Hemingway said she liked Kimberly Bryant's suggestion, but the pavilion needed to be extended.

MOTION: Hata Puriri move to reject the bids as listed above for the City Hall Park Restroom facility. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

H. STREET MASTER PLAN, CAPITAL FACILITIES PLAN AND IMPACT FEES.

Ted Stillman said that Alpine has updated the City's Street Master Plan which will likely become part of the General Plan that the Planning Commission is currently working on. Staff suggested that the Planning Commission review the update and recommend it to the City Council as part of the Capital Facilities Plan. Later when the Planning Commission updates the General Plan this element could be included. The proposed schedule for updating the Street Master Plan is as follows:

July 19, 2005	Planning Commission's recommendation of Street Master Plan to the City Council
July 26, 2005	City Council Public Hearing on the Street Master Plan
August 23, 2005	City Council adoption of the Street Master Plan

Shane Sorensen said the text of the Master Street Plan will incorporate Jannicke Brewer's suggestions and all typographical errors corrected. The Impact Fees will go up a couple hundred dollars and we are planning on funding the reconstruction of Westfield Road 50% from Impact Fees.

I. UDOT ROAD TRANSFER PLAN.

Shane Sorensen said that he and Jay Healey have discussed the possible transfer of SR-74 from UDOT to Alpine City and made the following assessment:

- The current pavement is in good condition. Their concern is having sufficient funds for future maintenance of this section of road. Transfer of this road to Alpine City would add about 208,000 sq. ft. of pavement to our pavement maintenance program which is about 2/3 the total area of the 2005 Overlay Projects that we will be constructing in August at a cost of about \$200,000. The funding allocation proposals from the State for the additional road maintenance should be given careful consideration.
- There is existing curb and gutter for this entire stretch of road; however, there is about 2,245 lineal feet of sidewalk that is needed on the west side and about 930 lineal feet on the east side. The lack of sidewalk in this area poses an unsafe situation for pedestrians. We have applied for safe sidewalk funds in previous years to improve the situation but have not been successful in obtaining the funds. We feel that consideration should be given to funding the sidewalk in this area.
- Street lighting also appears to be deficient in this area. Consideration should be given to providing funds to the City to upgrade street lighting.
- How the title to the right-of-way will be transferred needs to be discussed in detail and a definite time frame for the transfer needs to be determined. UDOT has still not transferred the title to the section of SR-74 that the City took jurisdiction of in

conjunction to the roundabout.

- **Benefits of Transfer:** Eliminates requirement of dealing with UDOT on construction of utilities and approval of developments; City controls and access management; and meet City standards rather than those of UDOT.
- **Negative Aspects of Transfer:** Move pavement, curb and gutter, and sidewalk to maintain without knowing what funding will be available for the maintenance; lack of certain safety improvements if UDOT is not willing to fund them with the transfer. Some improvements could be constructed by future development, but some would not and would have to be funded by other means.

Ted Stillman said that on August 3, 2005 UDOT is holding a meeting and all City Council Members are invited. Thomas Whitchurch said that if we decide to take SR-74 over he hoped the State would come in and install the sidewalk. Mayor Barker suggested that we find out what Highland is going to do on that road.

J. FORT CREEK PRESSURIZED IRRIGATION PUMP STATION FILTER. Shane Sorensen said the City has had problems in the past few weeks keeping adequate pressure in the pressurized irrigation system on the west side of Alpine. This has been caused by the extremely high demand that we have experienced during the current hot weather. The filters at the Ft. Canyon pump station have not been able to keep up with the demand and have not been able to filter the Ft. Creek water. Because of the high water this year the Ft. Creek water has been very dirty and very hard on the filters. Shane Sorensen felt a new filter will increase the ability to serve the west side of the City. The estimated cost for the filter is \$18,000. Hata Puriri said this was an abnormal water year and asked if this was overkill. Ted Stillman said it costs \$1,000.00 a day in pumping costs and we will recoup our costs in less than a month. Shane Sorensen said we turned the Carlisle Well on just last week because of the complaints on low water pressure and the Carlisle Well water flows into our pressurized irrigation system.

MOTION: Kimberly Bryant moved to approve the purchase of a filter for the Ft. Creek Pump Station up to \$20,000.00. Thomas Whitchurch seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri, Thomas Whitchurch and Hunt Willoughby. Nays: 0. Motion passed.

K. ALLEGHENY SIDEWALK. Ted Stillman said that during the debate to resolve the Allegheny Trail situation, it was suggested that a sidewalk be placed in front of the homes west of the Carlisle Well to Cumberland. When the Allegheny trail was abandoned the City Council stated that at some point a sidewalk would be constructed on the south side of Allegheny. Three of the property owners are willing to let the City put in the sidewalk now as their landscaping is not in. The estimated cost would be \$5,500.00. Shane Sorensen said there would be some sprinkler work involved. Thomas Whitchurch asked if we were going to see this item again because the sidewalk ends at Cumberland and does not go down to the highway.

MOTION: Thomas Whitchurch moved to authorize the installation of a sidewalk in front of three homes on Allegheny Way with the cost not to exceed \$6,000.00. Hata Puriri seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

L. FINANCIAL REPORT. Ted Stillman said this will be the last Financial Report before the audit and indicated the city did not overspend in any department.

VII. COMMUNICATION

Mayor Phil Barker – Mayor Barker said the work done at the Rodeo Grounds makes this facility more useable and said the new bleachers look very good.

Kimberly Bryant – Complimented the staff in improving Burgess Park. By next City Council meeting there will be some information on street lights.

Hata Puriri – Asked if we couldn't put a sign on the backstop of that one field in Burgess Park stating "to be used for league playing only" as there was an incident last week where they were hitting the ball over the fence into a resident's yard. Thomas Whitchurch asked about the possibility of making the sidewalk wider by the north pavilion so one vehicle would be allowed to drive back there to deliver food and Jim Tracy said there would not be a place to turn around. Ted Stillman said the base of the sidewalk was not strong enough to hold the weight of the truck.

Thomas Whitchurch – Said that Tracy Wallace is doing a good job as Chairman of Alpine Days and asked the Council what they were going to ride in. Hata Puriri asked if we could double the amount of candy that is provided to be thrown out. Mr. Whitchurch was working on the Newline and this will be going to the printer this week. The Planning Commission is having a special meeting tomorrow night, July 27, 2005 at 7:00 pm and David Church will be there to address the issue of what a developer can do in a PRD. The Council was invited to attend.

VIII. EXECUTIVE SESSION to discuss Litigation, Property Acquisition and Personnel. An Executive Session was not needed.

IX. APPROVAL OF MINUTES:

Public Hearings and City Council Meeting of July 12, 2005

MOTION: Hata Puriri moved to approve the minutes of the Public Hearings and City Council Meeting of July 12, 2005 as amended and adjourn. Kent Hastings seconded. Ayes: Kimberly Bryant, Kent Hastings, Hata Puriri and Thomas Whitchurch. Nays: 0. Motion passed.

The meeting adjourned at 9:25 pm.