

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main, Alpine, UT
August 28, 2012

I. CALL MEETING TO ORDER: Mayor Hunt Willoughby called the regular meeting to order at 7:00 pm.

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

Mayor Hunt Willoughby

Council Members: Troy Stout, Will Jones, Bradley Reneer, Mel Clement

Council Members not present: Kimberly Bryant was not present.

Staff: Rich Nelson, David Church, Shane Sorensen, Jay Healey, Jannicke Brewer

Others: Ross Welch, Diana Mills, Jim Tracy, Andy Spencer, Brody Spencer, Ben Bradley - Fire Marshal

B. Prayer: Will Jones

C. Pledge of Allegiance: Brody Spencer

II. PUBLIC COMMENT: Brody Spencer proposed an Eagle Scout project to replace the water pumps in Burgess Park with drinking fountains and put pavers around them to prevent them from becoming mud holes. The City would install a drinking fountain by the tennis courts and one by the ball diamonds. Brody Spencer would coordinate the effort to put pavers around the fountains.

III. CONSENT CALENDAR

A. Approve the minutes of August 14, 2012.

MOTION: Mel Clement moved to approve the minutes of August 14, 2012. Bradley Reneer seconded. Ayes: 4
 Nays: 0. Motion passed unanimously.

IV. REPORTS AND PRESENTATIONS

A. Alpine Days Review: This item was postponed.

V. ACTION DISCUSSION ITEMS

A. River Meadows Senior Housing PRD - Final Approval - Patterson Construction: The proposed expansion to the River Meadows Senior Housing development consisted of 24 units on 3.39 acres at 199 E. Red Pine Drive. The units would be individually owned and occupied by residents 55 years and older in at least 80 percent of the units. The Planning Commission had reviewed the proposed development at their meeting of August 21, 2012 and granted preliminary approval and recommended final approval subject to a number of conditions.

Several items were discussed including density. In Article 3.18 Senior Housing Overlay in the Zoning Ordinance, Section 3.18.7, item E. stated the maximum density should be 8 units per developed acre. There were 24 units on 3.39 acres so it complied with the density requirement.

There was a question about the fire hydrants. Fire Marshal Ben Bradley said he could not approve the plat because the streets were too narrow for the ladder fire truck used by the Lone Peak Safety District to get into the area and turn around. There was a lengthy discussion about this. It was pointed out the Article 3.18 allowed private travel ways in the development to be 20 feet wide. The Fire Marshal said that if the trucks couldn't get into the development, the individual units needed to have overhead sprinkling systems.

David Church said that the proposed development complied with the City's development code and the state code. Neither the development code nor the state fire code required wider roads. Mr. Church said that the Fire Marshal could deny the application because the roads were too narrow in his opinion. Patterson Construction would then

have the option of appealing that to the State Fire Marshal. However, the Council was bound by the City ordinances in their decision making.

Will Jones then led a discussion about whether the east entrance to Red Pine Circle up to the first bend in the road should be changed from a private drive to a public road. He felt that this would be more advantageous to the City. Considerable discussion followed and several motions were made.

MOTION: Will Jones moved to approve the River Meadows Senior Housing PRD subject to the conditions:

1. That the CC&R's as amended by the City Attorney be included.
2. The buildings be constructed with the design and materials approved by the Planning Commission.
3. The cross easement be provided each way between the River Meadows Sr. Housing and Assisted Living developments.
4. That the HOA maintain the sewer system within the development due to recommendation of staff.
5. The Fire Chief review and approve the project.
6. The size of the laterals be limited to $\frac{3}{4}$ inch.
7. A land disturbance permit be obtained prior to construction.
8. The plat be reviewed for accuracy by the City Engineer.
9. The existing sidewalks on Red Pine Drive be removed prior to installing the new driveways on those units.
10. The water policy be met.
11. Red Pine Circle be built as a partial width public street.

Bradley Reneer seconded. Ayes: 2 Nays: 2 Will Jones and Bradley Reneer voted aye. Mel Clement and Troy Stout voted nay. Mayor Willoughby broke the tie vote and voted nay. Motion failed.

MOTION: Mel Clement moved to grant final approval to the River Meadows Senior Housing PRD subject to the conditions:

1. That the CC&R's as amended by the City Attorney be included.
2. The buildings be constructed with the design and materials approved by the Planning Commission.
3. The cross easement be provided each way between the River Meadows Sr. Housing and Assisted Living developments.
4. That the HOA maintain the sewer system within the development due to recommendation of staff.
5. The Fire Chief review and approve the project.
6. The size of the laterals be limited to $\frac{3}{4}$ inch.
7. A land disturbance permit be obtained prior to construction.
8. The plat be reviewed for accuracy by the City Engineer.
9. The existing sidewalks on Red Pine Drive be removed prior to installing the new driveways on those units.
10. The water policy be met.

Bradley Reneer seconded. Mel Clement and Bradley Reneer voted aye. Troy Stout and Will Jones voted no. Mayor Hunt Willoughby voted nay and broke the tie. Motion failed.

MOTION: Troy Stout moved to table the issue until all the parties involved with the River Meadows Senior Housing development could meet and come to resolution. Will Jones seconded. Ayes: 2 Nays: 2 Troy Stout and Will Jones voted aye. Mel Clement and Bradley Reneer voted nay. Mayor Willoughby broke the tie and voted nay. Motion failed.

Ross Welch addressed the Council. He expressed his feelings that the proposal met the City ordinances and should be approved.

MOTION: Mel Clement moved to grant final approval to the River Meadows Senior Housing PRD subject to the following conditions:

1. That the CC&R's as amended by the City Attorney be included.
2. The buildings be constructed with the design and materials approved by the Planning Commission.
3. The cross easement be provided each way between the River Meadows Sr. Housing and Assisted Living developments.
4. That the HOA maintain the sewer system within the development due to recommendation of staff.
5. The Fire Chief review and approve the project.
6. The size of the laterals be limited to $\frac{3}{4}$ inch.
7. A land disturbance permit be obtained prior to construction.
8. The plat be reviewed for accuracy by the City Engineer.
9. The existing sidewalks on Red Pine Drive be removed prior to installing the new driveways on those units.
10. The water policy be met.
11. Red Pine Circle be designated a private road.

Bradley Reneer seconded. Ayes: 3 Nays: 0. Mel Clement, Bradley Reneer and Will Jones voted aye. Troy Stout was not present at the time of the motion. Motion passed.

B. Recreation Issues

1. Lambert Park -long-range plan - Troy Stout: Councilman Troy Stout read the following statement concerning Lambert Park.

Lambert Park is a rare asset, a "crown jewel" in a proud family of Alpine parks. It's a place where the people of our community can enjoy multiple activities such as horseback riding, hiking, trail running, mountain biking, rodeo events, photography, ATV riding and more. It provides one of the most beautiful suburban settings in the state, and possibly the whole country, with its views of the Wasatch peaks and Utah Lake. It is one of the things that sets Alpine apart from other communities.

As residents of Alpine, we are not exclusive in our appreciation and use of Lambert Park. People from all over Utah and Salt Lake Counties frequent the open space, bringing their mountain bikes, horses and even ATV's. I've had multiple conversations with visitors who express concern for the park's future and a willingness to contribute to its long-term viability as a "wild" open space.

The recent fire served as a harsh reminder of the delicate nature of this area. Natural dangers like wildfire may not always be within our control, but I do believe that there are many things which we can do to preserve this great asset in our city. A great deal of gratitude is due to those who originally made the land available and to those who've worked so hard to create and preserve it. Because of their efforts, we have a beautiful park today. However, I submit that we can do more to manage, preserve, and perhaps grow the park for the future. Economic cycles, special interests, development and other factors can create pressure on open spaces that jeopardize their existence unless careful planning and complete commitment to the concept are well established.

I hope that we can begin a thorough discussion about the management of Lambert Park, which will lead to its preservation as a center for outdoor activity and recreation in a naturally beautiful environment for generations to enjoy.

Long-term Protection

- a. *Currently open space park, per "supermajority" of the City Council*
 - *Multiple use: motorized, horse, bike, foot*
- b. *Propose permanent designation as a "wild open space" park*
- *Remove "supermajority" terminology*

Usage

- a. *Consider motorized issues*
- b. *No structures which do not provide directly needed services to the city (wells, pump stations, etc.), per approval process*
- c. *For-profit activities to be regulated*

- d. *Activities conducive to the spirit of a “wild” open space*
 - *What we allow vs. what is prohibited*

Access

- a. *Consideration for points of access, types of access*
 - *Barriers to motorized travel*
 - *Public vs. private access*
- b. *Accommodation for parking at access points*

Enforcement

- a. *Additional enforcement will be necessary. What does it look like?*
- b. *Self-funded possibilities*
- c. *Public safety issues do exist, and they will continue to grow with greater use.*
- d. *Usage issues*

Funding

- a. *Continued funding per current policies*
- b. *Addition funding opportunities exist*
 - *Designated fund set up for targeted public donations ---public awareness*
 - *Motorized permitting process*
 - *Voluntary bike tags (“Friends of Lambert”)*
 - *Enforcement revenues*
 - *Local races and events*
- c. *Appoint committee for fund raising*
- d. *Donation/Fee cans*

Education

- a. *Signage*
 - *At trail access points, parking areas, along trails*
 - *Trail rules, courtesy*
- b. *Maps*
- c. *Public awareness efforts*
 - *Through bike shops, local vendors, feed and tack, etc.*

It was suggested that the Council hold a special meeting to visit Lambert Park.

MOTION: Troy Stout moved that the Council formally approve a development and preservation plan for Lambert Park, and that they schedule a special meeting on September 18, 2012 at 6:30 pm to visit Lambert Park. Bradley Reneer seconded. Ayes: 4 Nays: 0. Motion passed.

2. Lambert Park - scheduling: Rich Nelson recommended that Ron Devey be given the responsibility to schedule race events in Lambert Park.

3. Usage of rodeo ground lights: The Rodeo Grounds Master Plan included language that said anyone who wanted to use the lights at the rodeo grounds, other than on Alpine Days, had to have permission from the City Council. Rich Nelson suggested the City Council set rules on the use of the rodeo grounds and the lights. City staff would schedule the use of the rodeo grounds. The Council directed Rich Nelson to find out how other cities handle this situation and report back.

4. Mass Gathering Ordinance: Rich Nelson said that as the City grew, the need for a mass gathering ordinance became more evident. The PRO Bike Tour that came through town on Alpine Days was a good example. He suggested the Council consider adopting a mass gathering ordinance, and recommended that the ordinance be drafted by the new city planner when that person was hired.

5. City Hall Usage: Rich Nelson said there had been a number of requests from for-profit groups to use Alpine City Hall for classes, etc. He recommended that the City allow the for-profit companies to rent the Council

Chambers for one meeting only. No additional meetings would be scheduled. He also recommended that a new rental fee be determined and added to the Consolidated Fee Schedule.

6. Signs in City Parks: Rich Nelson said the staff needed direction from the Council about signage in City Parks. There had been various suggestions for signs including "No Smoking" signs, signs that managed the use of the tennis courts, a list of what parks may be used for which sports, a list of mowing and watering schedules. The Council agreed they should move slowly on adding additional signs in the park to avoid clutter.

C. Personnel Policy and Procedures Manual: Rich Nelson asked the Council to give their comments regarding the personnel manual to him. He would consolidate the comments in order to concentrate the discussion on the areas of interest to the Council.

D. Resolution No. R2012-07 Amending the Consolidated Fee Schedule: Several months ago the Council approved an increase in the base fee charge for water usage from \$9 for the first 8,000 gallon to \$12. The Resolution would include the increase in the Consolidated Fee Schedule.

MOTION: Will Jones moved to approve Resolution No. R2012-07 Amending the Consolidated Fee Schedule to reflect the water rate increase from \$9 to \$12 for the first 8,000 gallons. Bradley Reneer seconded. Ayes: 4 Will Jones, Bradley Reneer, Mel Clement and Troy Stout voted aye. Nays: 0. Motion passed.

VI. STAFF REPORTS

Shane Sorensen reported on the progress on the street projects.

VII. COUNCIL COMMUNICATION

Will Jones suggested that the police start monitoring the crosswalks. They would station a plainclothes officer at a crosswalk and a warning would be given to offenders to remind them they needed to stop at crosswalks.

It was suggested that the ACE Disposal pickup schedule be posted on the Alpine City website, Twitter and Facebook.

Will Jones said he would like to have covered bridge on Main Street with a "Welcome to Alpine" sign.

VIII. EXECUTIVE SESSION: None held.

MOTION: Will Jones moved to adjourn. Troy Stout seconded. Ayes: 4 Nays: 0. Motion passed unanimously.

The meeting was adjourned at 10:30 pm.