

ALPINE CITY COUNCIL MEETING
Alpine City Hall, 20 North Main St. Alpine, UT
November 27, 2012

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

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

Mayor Hunt Willoughby

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

Staff: Rich Nelson, Jason Bond, Jay Healey, Jannicke Brewer

Others: Mazie Reneer, Joey Wilkes, Brianna Bracey, Stephen Sowby, Diana Mills

B. Prayer: Hunt Willoughby

C. Pledge of Allegiance: By Invitation

II. PUBLIC COMMENT

The Alpine Youth Council presented a banner regarding drug awareness they had put together with their advisor Councilwoman Kimberly Bryant. They had invited members of the community during Alpine Days to pledge not to use drugs and sign the banner. Mayor Willoughby suggested they write an article about the program to put in the Newsline.

III. CONSENT CALENDAR

A. Approve the minutes of November 13, 2012

MOTION: Kimberly Bryant moved to approve the minutes of November 13, 2012 as amended. Bradley Reneer seconded. Ayes: 5 Nays: 0. Motion passed.

IV. REPORTS AND PRESENTATIONS: None

V. ACTION AND DISCUSSION ITEMS

A. East Bench Subdivision: The proposed East Bench subdivision consisted for 9.95 acres and was located at approximately 1350 East 900 North which was immediately south of Lambert Park, and east of the proposed Bennett Farms subdivision. The Planning Commission had reviewed the proposal at their meeting of October 16, 2012 and recommended it be a PRD. They forwarded a recommendation to the City Council who discussed it at their meeting of October 23, 2012. The Council determined that they would like to see the proposed layout of a PRD and sent it back to the Planning Commission. Stephen Sowby represented the developer, Patterson Construction, and presented a plan for a PRD to the Planning Commission at their meeting of November 20, 2012. The Planning Commission reaffirmed their recommendation that the project should be a PRD.

Jannicke Brewer said the Planning Commission had also reviewed the PRD ordinance at their previous meeting regarding the request from Councilman Will Jones that the minimum acreage requirement for a PRD be taken out of the ordinance. They would hold a public hearing at their next meeting on the proposed amendment.

Jannicke Brewer said that the East Bench property was long and narrow which limited the lot layout possibilities. Since the property was next to Lambert Park, the Planning Commission agreed it was important to have trail access to the park and would also like some open space. The plan submitted by the developer showed two trail accesses into Lambert Park plus an existing second road access into the Park. In addition to the trails, the plan showed an area of open space on the east end consisting of 2.4905 acres. She said the Planning Commission hadn't liked the idea of a second access road through Lambert Park but liked the trail access and open space. She said the PRD design would result in two more lots but she felt that was a reasonable exchange for access to the park and the mountains.

The Council asked questions and discussed the proposal.

Steve Sowby said the only thing they were really concerned about was the second access. Alpine City ordinance required a second access. Since Patterson didn't own the property to the south, the only other possible route for a second access was through Lambert Park.

Jannicke Brewer emphasized that the layout presented that evening was an idea sketch. It was not the final layout.

MOTION: Kimberly Bryant moved to accept East Bench Estates as a PRD, and approve an exception since it consisted of less than 20 acres. Troy Stout seconded. Ayes: 5 Nays: 0. Motion passed unanimously.

VI. STAFF REPORTS

Jason Bond reported that the hearing on amending the stub street ordinance was held at the previous Planning Commission meeting but the Planning Commission decided to wait to make a recommendation until David Church was present. Mr. Bond also reported that he and Rich Nelson had an appointment to meet with the Bangerter family and discuss potential development of their property. The plan was a compilation of ideas that they would be showing them.

Rich Nelson said Jason had done a wonderful job on the concept and he appreciated his creativity.

VII. COUNCIL COMMUNICATION

Mel Clement said that at some point the Council need to take a long hard look at the garbage collection contract.

Kimberly Bryant said she wanted to thank the fire chief and police for escorting the Lone Peak Marching Band into town after they won state in St. George. He said they made a lot of noise and the band loved it.

Bradley Reneer said he had been thinking about enforcement of ordinances in Alpine since the last meeting. He worried that there were a lot of ordinances that weren't being enforced. It kept the honest people from doing something that other people just did because they didn't want to comply. It wasn't fair. Mel Clement agreed, saying he noticed such inconsistency in fencing around Alpine. It appeared that the fence ordinance had never been enforced. He suggested it might help if residents were given the fencing requirements when they got a building permit.

Rich Nelson said they only had a half-time code enforcement officer, and they responded to complaints. They didn't go out and patrol the streets, looking for offenses. They currently had offenders in court so they were enforcing the ordinance in situations where they were aware of it. He said when it was time to prepare a budget, he wanted to discuss code enforcement.

Bradley Reneer said he thought the ordinance needed to be enforced uniformly or taken off the books.

Will Jones said his comments also dealt with code enforcement. He had three issues: 1) parking along the streets; 2) accessory apartments where the main part of the home was being rented as well as the apartment; 3) temporary or seasonal businesses that didn't move their business when the season was over. He specifically mentioned the snow shack businesses. He wanted to know how they were going to handle those violations.

Troy Stout noted that it looked as if it would be another dry year and he wanted to know what the plan was for water conservation. Rich Nelson said the staff was working on water conservation measures and would have a discussion with the Council at a future date. Mel Clement said he had talked to Lon Lott who said he'd be happy to serve on a committee regarding conservation measures. He also suggested having several yards in town as models of water conservation landscaping.

Troy Stout also said the deer population in Alpine seemed to be increasing. Not only were they eating the landscaping, they were crossing roads and he was concerned about hitting them. He asked about a deer hunt in town.

Mayor Willoughby said that when he ran his article on the possibility of a deer hunt in Alpine, he'd gotten more response than he had on anything else. There had been a hundred emails so far and they were still coming in. About two-thirds were in favor of a hunt. Those opposed were passionate against it. He said it still hadn't been actually approved in Highland because they were waiting for the state to approve it.

Mayor Willoughby reported that Michael Kennedy who had been elected to the state legislature was holding a meeting on Saturday, December 1st in the Cedar Hills Clubhouse to discuss issues.

VIII. EXECUTIVE SESSION: None held

MOTION: Troy Stout moved to adjourn. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Motion passed.

The meeting was adjourned at 7:45 pm.