

ALPINE CITY COUNCIL MEETING MINUTES

Tuesday, January 23, 2024

Mayor Carla Merrill called the meeting to order at 6:02 pm.

I. CALL MEETING TO ORDER

A. **Roll Call:** The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, Kelli Law, Chrissy Hannemann, and Jason Thelin

B. **Prayer:** Jason Thelin

C. **Pledge:** Chrissy Hannemann

Staff: Shane Sorensen, Ryan Robison, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, and DeAnn Parry

Others: Valerie Carlisle Goodrich, Gary B. Goodrich, Ardice Lorscheider, Heidi Smith, Wayne Sleight, Jennifer Wadsworth, June Wadsworth

II. CONSENT CALENDAR

A. **Approve City Council minutes of January 9, 2024**

B. **Final Payment No. 6 - Grove Drive Realignment: \$110,950.41**

Motion: Jason Thelin moved to approve the Consent Calendar as proposed. Kelli Law seconded the motion. There were 5 yes votes, 0 no votes, and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

III. PUBLIC COMMENT

Valerie Carlisle Goodrich

1223 E. Preston Drive, Alpine

Valerie Goodrich has lived in Alpine for 22 years. She is sickened at the thought of losing the Carlisle historical ground and home. She has served in various positions in the community and has taken children and youth to the historical parts of Alpine: Burgess Farms, the cemetery, and Moyle Park. Valerie feels that to lose the Carlisle home is to lose the history of Alpine. She would like us to honor our heritage and keep this home on Main Street to benefit our children. It would be a shame to tear down something that would bless the lives of the children who will take care of this community in the future.

Gary Goodrich

1223 E. Preston Drive, Alpine

Gary expressed gratitude for the service provided to our great little town. When he was a young man in Bountiful, his father was a local leader in The Church of Jesus Christ of Latter-day Saints and had to decide the fate of the Bountiful Tabernacle. Gary is grateful that before the demolition of the building, the community realized what a gem it was and came together with funding and volunteer service to rebuild it. The Carlisle home is even older. Gary would like to see this building saved, and the artifacts that were carried across the plains and brought by ship from Denmark preserved. Gary offered to match the first \$200,000 in a public-private partnership to preserve the home. Gary encouraged us to be the city that burnishes our history instead of the city that burns it.

Ardice Lorscheider

49 S 600 E, Alpine

Ardice and Dr. Lorscheider have lived in Alpine for over 15 years, and Ardice served on the planning committee for Creekside Park. Alpine is dear to their family. The Lorscheider children have been students at Mountainville Academy and Ardice is currently on the Vision Committee at the school. Mountainville Academy is also dear to their family. In October 2022, Ardice invited her father, a retired architect with years of experience in preserving historical buildings, to tour the home and property. Her father said that the Carlisle home was a gem that needed to be preserved, along with the trees in front. Ardice later learned that two of those trees were carried across the plains as saplings. Ardice has studied the Carlisle family history and is in awe of what they stood for. She has been trying to work with the Mountainville Academy Board and community members who want to support the preservation of this home. Ardice reported that Mountainville Academy has decided to sell the property, and hopes that we can bring the past, present, and future together.

Jennifer Wadsworth

188 Parkway West, Alpine

Jennifer Wadsworth previously spoke to the council at the January 9 meeting representing a non-profit group but represented herself tonight. In November 2023, she was interviewed by the Salt Lake Tribune for an article about the Carlisle home and its fate. Since then, many people have reached out in support of preserving the home. Individuals have offered service, products, and financial support. Jennifer said that she does not expect the city or the taxpayers to take on the restoration. People are very invested in this project and are willing to help. Jennifer explained that we have a unique opportunity to give the citizens a chance to be part of this and to raise funds> Jennifer encouraged the council to trust the citizens and let them show us what they can do.

IV. REPORTS AND PRESENTATIONS

V. ACTION/ DISCUSSION ITEMS

A. Ordinance 2024-02: Code Amendment to Chapter 4 of the Alpine Development Code regulating the Subdivision Review Process

City Planner Ryan Robinson reported that the state now requires all local governments to modify their subdivision ordinances to comply with the process described in the statute. These new requirements remove the City Council from reviewing purely administrative subdivisions (those that do not require an exception or zone change, for example). The concept application review is now optional and can be done at the request of the applicant. The Planning Commission will be the reviewing body for the preliminary plan, focused lot sizes, frontage, subdivision, and road layouts as well as uses. A public hearing can be held at this point if the city chooses to require one. The final plat approval on engineering will be done by the Development Review Committee (City Administrator, Engineer, Planner). This review will be completed within 20 business days of receiving preliminary plan approval. These changes only apply to single-family residential subdivisions. The city does not currently allow multi-family dwelling units.

Alpine City was eligible for grant money from the State to hire a consultant. Alpine hired a consultant from the pool provided by the State at no cost to the city to help complete this work.

The Planning Commission held a public hearing during their January 16th, 2024, meeting. After a review of the proposed code amendment and potential changes, it was recommended that a public hearing not be required for purely administrative subdivision reviews. Public hearings in these cases give the public the mistaken idea that the city can deny a subdivision purely on the basis of public opposition. If the subdivision meets our ordinances, we must approve it. The Planning Commission discussed several options the city could implement to inform the public and accept public comments outside of a hearing.

Ryan Robinson clarified that any exceptions to our existing code (such as zoning, PRDs, and overlays), would require a legislative decision and would still be brought before the City Council, which is the land use authority for that purpose. Staff cannot grant exceptions or zone changes.

Council members had a detailed discussion on points such as PRDs, future multi-family units, parks and trails, the city Master Plan, sensitive lands, flood plains, conditional use permits, and the need to inform the public about what is happening around them. For information purposes, a webpage like Highland City's was suggested, where residents can read about current development projects.

Motion: Kelli Law moved to approve Ordinance 2024-02 amending Title 4 Subdivisions of the Alpine Development Code while keeping the public hearing requirement. The motion failed for lack of a second.

Motion: Brent Rummmler moved to approve Ordinance 2024-02 amending Title 4 Subdivisions of the Alpine Development Code as proposed. Chrissy Hannemann seconded the motion. There were 3 yes votes, 2 no votes, and 0 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummmler	Jessica Smuin	
Chrissy Hannemann	Kelli Law	
Jason Thelin		

B. Ordinance 2024-04: Code Amendment to Section 2.03.030 adding a timeframe to variance requests for applications that have been denied before reapplying

C.

The Utah State Code (10-9a-702) defines a variance as a modification of a zoning requirement made necessary because some unique aspect of a parcel makes the requirement burdensome or unfair. As variance requests have increased over the last year, city staff have suggested a requirement that a variance application that has been denied must wait six (6) months before reapplying. Once denied, the application process would begin again, which requires a public meeting, notification of neighbors within 300 feet of the proposed property, staff reports from the city, and the review by the appeal officer to decide to grant or deny the variance. This waiting period will help staff deal with repeat applications by allowing for a thorough assessment of the proposed variance, and give the applicant enough time to address any concerns or issues raised during the previous application review process. This time restriction only applies if the applicant would like to apply for a variance with the city's appeal authority. If the applicant would like to appeal the decision to the District Court, there are no restrictions on doing so. The Planning Commission held a public hearing on this proposed amendment on January 16, 2024. The discussion was focused on the difference between a code amendment (or exception) and a variance. A variance is not a favor to be granted but an injustice to be solved. It is different from a code amendment, which allows an exception to be granted in certain circumstances.

Motion: Jason Thelin moved to approve Ordinance 2024-04 amending chapter 2.03.030 of the Alpine Development Code requiring a denied variance applicant to wait six (6) months before applying for another variance. Brent Rummmler seconded the motion. There were 5 yes votes, 0 no votes, and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummmler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

D. Resolution R2024-05: Update to the Consolidated Fee Schedule for Pressurized Irrigation Rates, Sewer Rates for Timpanogos Special Services District (40 percent increase), and Cemetery Fees

City Administrator Shane Sorensen presented background on the proposed fee increases.

Pressurized Irrigation User Rates: After an extensive study, the City Council adopted a new user rate format in early 2023 that considers metered usage. As part of the plan, a 3 percent increase was approved for both the base rate and usage rate for the years 2024-2027. The base rate will increase from \$40/acre per month to \$41.20 acre per month. The usage rate will increase 3 percent for each tier. Shareholder rates will also increase by 3 percent.

Sewer Fees: Timpanogos Special Service District (TSSD) notified the city of a 40 percent increase in fees effective January 1, 2024. When this notification was received, the city was in the final stages of a rate study. The proposal is to include a \$7/month temporary TSSD surcharge for each account on the February utility bill, and continue until the increase is worked into the rate model being finalized by LRB Public Finance Advisors

Cemetery Fees: The new cemetery expansion is basically complete. We still lack the monuments needed to locate graves and are working through a software update process. Alpine City's plots (at \$985) are the cheapest in Utah
CC 1/23/2024

County now (see table below). The north section of our cemetery was expensive to develop and will be expensive to maintain. The proposal is to raise the cost of a cemetery plot to \$1,700, limit the purchase of plots to Alpine residents, and enact a purchase limit of three plots. The opening and closing fees would also increase by \$200 in each category. Shane Sorensen said that Greg Kmetzsch, Cemetery Supervisor, recommended that we first sell the 200-300 plots around the perimeter of the expansion, to give the middle section more time for the grass to become established.

	Cemetery Employees	Resident Lot Fees	Resident Upright Fees	Resident Open/Close Fees	Non Resident Lot Fees	Non Resident Upright Fees	Non Resident Open/Close Fees
Spanish Fork	3.0	\$ 1,000		\$ 550	\$ 1,300		\$ 850
Provo City	5.5	\$ 1,300		\$ 700	\$ 1,800		\$ 700
Springville	3.0	\$ 1,700		\$ 650	\$ 2,800		\$ 950
Orem	5.0	\$ 1,710		\$ 685	\$ 2,190		\$ 875
Lehi	1.5	\$ 1,000		\$ 500	\$ 1,300		\$ 850
Pleasant Grove	2.5	\$ 1,000		\$ 700	\$ 2,000		\$ 1,300
American Fork	6.0	\$ 1,500		\$ 700	\$ 1,500		\$ 700
Highland	3.0	\$ 1,210	\$ 75	\$ 600	\$ 1,690		\$ 950
Alpine City	1.0	\$ 985	\$ 75	\$ 600	N/A		\$ 1,000
Mean	3	\$ 1,267	\$ 75	\$ 632	\$ 1,823		\$ 908
Median	3	\$ 1,210	\$ 75	\$ 650	\$ 1,745		\$ 875

Motion: Jason Thelin moved to approve Resolution R2024-05 amending the consolidated fee schedule with increases in pressurized irrigation rates, sewer rates and cemetery fees, and limiting the purchase of plots to Alpine residents, with a three-plot limit. Kelli Law seconded the motion. There were 5 yes votes, 0 no votes, and 0 excused as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

VI. STAFF REPORTS

Police Chief Brian Gwilliam had nothing to report.

Fire Chief Brian Patten had nothing to report.

Ryan Robinson asked the council about their interest in a work session regarding the parking issues with the Burgess Orchards conditional use permit.

Council members mentioned that nearby residents are concerned about cars parking up and down their streets, and that customers are crossing the high-speed Alpine Highway to visit the country store.

Mayor Carla Merrill explained that the country store is bringing in a lot of customers. The city wants to support successful businesses while also improving safety. This meeting should be held sooner rather than later because residents are concerned about safety and parking. Council members agreed. Mayor Merrill explained that there would be no vote taken at the work session, but that the council would discuss information and options to improve safety with a parking plan.

The council will move forward with a work meeting on the issue.

Shane Sorensen reported that the glass recycling bins located near Alpine Elementary are causing problems for the school custodian, as students are breaking the bottles on the school grounds and creating a hazard. The city previously requested increased frequency of dumping the bins by Momentum Recycling, but that has not solved the issue. Shane will gather more background information before changes are proposed.

VII. COUNCIL COMMUNICATION

Brent Rummeler had nothing to discuss.

Jessica Smuin had nothing to discuss.

Chrissy Hannemann reported on her meeting with the American Fork Chamber of Commerce. The AFCC explained how they are utilizing the PARC tax to enhance the quality of life in their city. Alpine will receive our portion of the PARC tax for the first time this year.

Kelli Law had nothing to discuss.

Jason Thelin asked for an update on the parking lot improvements in Three Falls.

Shane Sorensen explained that the Three Falls lot is essentially complete but will need more gravel. The entrance is paved to prevent the tracking of gravel onto the road when it is wet. Signs are still needed on site. Currently, there are no plans to paint lines on the lot because paint on road base does not hold up well. Lines are not painted on the parking lot south of Lambert Park, and visitors have managed well. Shane also reported the Heidi Smith will be helping the city with signs at parks, the posting of rules, etc. Signs at the Three Falls lot would be part of that effort.

Mayor Carla Merrill reported that she met with Shane Sorensen and the County Commissioners about accepting the conservation easement and had a positive discussion. A group of residents who do not want the easement to be held by anyone has been sending emails and attending meetings. The mayor suggested that when the conservation easement is on the county agenda, we need people to attend that meeting and speak in favor of the easement. Mayor Merrill said that the applicable meeting would likely be held on February 21 or March 13 at 2:00 pm in Provo, at the building east of the old courthouse.

Motion: Jason Thelin moved to adjourn the meeting. Kelli Law seconded the motion. There were 5 yes votes, 0 no votes, and 0 excused, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummeler		
Jessica Smuin		
Kelli Law		
Chrissy Hannemann		
Jason Thelin		

The meeting was adjourned at 7:42 pm.

IX. EXECUTIVE SESSION: No executive session was held.