

ALPINE CITY COUNCIL AGENDA

July 28, 2026

Mayor Pro Tem Brent Rummmler called the meeting to order at 6:05 pm.

I. CALL MEETING TO ORDER**A. Roll Call**

Mayor Pro Tem Brent Rummmler

The following were present at the anchor location, which constituted a quorum: Brent Rummmler, Sarah Blackwell, Chrissy Hannemann (arrived later), and Andrew Young. Mayor Carla Merrill and Jessica Smuin were excused.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Jason Judd, Chief Brian Gwilliam, Chief Brian Patten, and DeAnn Parry

Others: Lisa Benson, Robert Hanson, Lon Lott, Steve Burrows, Linda Mattfeldt, Rick Christensen, Karl Clegg, Larry Van Vactor, Julie Peterson, David Peterson, Kathy Bergen, Tom & Gayle Holdman, Leonard Hannemann, Bryce Bergen, Laurie Payne, Marvin Payne, Emily Maughan, Spencer Maughan, Caitlin Payne, Tom Andra

B. Prayer

Andrew Young

C. Pledge

Brent Rummmler

II. CONSENT CALENDAR**A. Approval of Minutes of July 14th City Council Meeting****B. Approval to Purchased Used Water Truck for Rodeo and Public Works Use – Ames Construction: \$18,500****C. Chip Seal and Seal Coat Payment – Andersen Asphalt: \$287,418.15****D. Clarification on Compensation for Municipal Executive Officers** *(moved from Action Items)*

Andrew Young commented that the chip seal looks great and asked about the additional \$10,000 in cost. He also wondered why the city sealed the road in Three Falls that receives almost no traffic. Andrew said he was pleased that the city found a used water truck to purchase.

City Administrator Shane Sorensen explained that traffic control for the chip seal was the reason for the additional cost. He also said when cars do not drive on a road, it deteriorates more quickly than travelled roads. A seal coat is the least expensive way to protect asphalt from oxidizing. Shane reported that Landon Wallace did a lot of hard work to find the water truck.

Motion: Sarah Blackwell moved to have Action Item A - Clarification on Compensation for Municipal Executive Officers, become Item D on the Consent Calendar. Andrew Young seconded the motion. The motion passed unanimously.

Sarah explained that when the original compensation motion was made a parenthetical section was omitted which made it confusing to interpret. The motion has been clarified so the council is on the same page regarding the intent. This clarification is as follows:

The Assistant City Manager's compensation will be a 2 percent increase in salary effective September 1, 2026. The Assistant City Manager is eligible for a 1 percent bonus upon completion of a performance review on or before March 31, 2027.

Motion: Sarah Blackwell moved to approve the Consent Calendar. Andrew Young seconded the motion. There were 3 yes votes 0 no votes, and 2 excused, as recorded below. The motion passed unanimously.

Yes

Andrew Young
Brent Rummmler
Sarah Blackwell

No**Excused**

Jessica Smuin
Chrissy Hannemann

III. PUBLIC COMMENT

Mayor Pro Tem Brent Rummeler explained that the council would not take public comments for items on the agenda because there is no public hearing scheduled tonight.

Larry Van Vactor – Allegheny Court, Alpine

Larry said is also speaking on behalf of neighbors along Canyon Crest Road and wants to request a reduction in the speed limit. Westfield and Canyon Crest Roads have been renamed as arteries, but he thinks this is incorrect because those roads are no wider than Alpine Blvd. He thought about why a 35 mph speed limit might be considered better than 25. However, it is harder to pull into traffic at 35 mph, harder to use the crosswalks (particularly if they are inadequately marked), there is more noise and rumble at 35, drivers typically go 45 in a 35 zone, and accidents at 35 are more hazardous than at 25. He hopes the council will consider lowering the speed on Canyon Crest and Westfield Roads so residents can enjoy a peaceful quality of life.

Chrissy Hannemann arrived at the meeting at 6:13 pm.

IV. REPORTS & PRESENTATIONS

A. Parks Master Plan Update – Lisa Benson, Landmark Design

Shane Sorensen said that we have been working on the Parks Master Plan for several months. Landmark Design meets with us regularly and has done an awesome job. Lisa Benson from Landmark Design is here tonight to give a presentation. Shane wanted the council to see the results of the survey and give staff directions for moving forward.

Lisa Benson, Landmark Design, shared some highlights with the council. They are working with staff members, the steering committee, the Planning Commission, and City Council. They are also incorporating the community survey responses. This survey generated 362 responses, which is high for this type of instrument. The majority of respondents were in the 35-54 age range, with 41 percent having children age 12-17 in their homes. Currently Alpine's population is around 10,500, and by 2050 it is estimated to be around 11,000. This growth is slower than in most communities.

The survey showed that Alpine residents use our parks more often than residents in other communities. Creekside and Lambert Parks are the most popular, and residents visit our parks because of close proximity to their homes and to use the trails. Natural surface hiking and biking trails were the most popular. The most requested improvements were trails for walking and jogging and improved playground equipment. Residents visit parks outside Alpine for swimming pools, large natural open spaces, and athletic courts. Suggested improvements for trails were additional paths, more connections with neighborhood trails, and installing better signage and markers.

For city events, Alpine Days led the way with 90.6 percent of respondents attending. The rodeo, poppy fields, and Trucks & Tunes were also popular. For new activities, residents suggested outdoor concerts and performances, markets or vendor fairs, and movie nights, among others. Respondents were asked where they would choose to spend \$100 within the community. Upgrading existing parks and playgrounds led the list, with additional trails, natural open spaces, and athletic courts following.

At the public open house, 54 percent of attendees said our parks and trails are good, and 52 percent like to walk to these locations. Suggested new amenities were connecting trails, a bicycle pump track, a disc golf course, a climbing park, and an all-abilities playground.

Lisa explained that the Level of Service (LOS) for our parks system at the current population is 7.3 park acres per 1,000 people, and Alpine is high compared to other communities. If we do not add additional parks by 2035, our LOS will drop to 7.1. Alpine would still be at the top of the range. With no additional parks our LOS in 2050 will be 6.8.

Some cities build parks as recreation destinations (like St. George). Alpine, however, favors a quiet community. The study provided maps of existing parks and types along with proximity for walking. It also showed gap-areas without parks. If the city acquires new land for parks, it should be in those gap sections.

Shane Sorensen asked the council for their ideas about the LOS and if they want to increase park acreage. If so, funds will need to be raised through impact fees and other means. Staff would like to know the direction for the future.

Mayor Pro Tem Brent Rummmler thanked Lisa Benson for her presentation and Landmark's good work on the plan. He was glad to see that we are at the high end of LOS, even without counting Lambert Park. Trails are very important to Alpine. Brent felt that the best financial decision is to improve our existing parks and playground equipment. He asked staff about the potential for small parks as part of a PRD. Cedar Hills City has some beautiful small parks in their neighborhoods.

Shane Sorensen said we typically call these "pocket parks." Interestingly, they are quite a bit more expensive to maintain because a crew has to haul a bunch of equipment around just to mow an acre of grass. Many of these pocket parks are not used heavily by the neighbors. Shane mentioned Silverleaf Park, which is located in the middle of the homes. It gets mowed twice a week by the city, but he never sees anyone using that space. Annie Park at The Ridge is our newest park, and has a parking lot, restrooms, and a playground. It is a nice park but does not see much use either.

Mayor Pro Tem Brent Rummmler mentioned that even if we do not acquire more land to create parks, we still have good LOS numbers. Over the next several years it is important to work on upgrades at the Creekside and Peterson Parks, in connection with the Canyon Crest Road improvement project

Lisa Benson said that the initial report was conducted at a high level. The consultants will also evaluate each park and give specific recommendations. The next step is to create the master plan and identify which special amenities are best for each location. They also want to involve the community in the design process.

Sarah Blackwell wants to maintain our current parks. If adjacent land becomes available, we can consider a purchase then. Acquiring land for new parks (unless they are in a PRD), does not seem necessary to have a good LOS, because we are already at the high end. Because our residents value our trail system, she asked for additional trail insights from Lisa.

Lisa Benson said that trails are different from parks. The focus should be on destinations and finding the gaps. It is not really a LOS situation, but more about addressing the upgrades that the residents would like.

Chrissy Hannemann said she appreciated the visual presentation. She also asked about approximately 1,000 acres in the city outside the definition of LOS.

Lisa Benson said they do not recommend calculating an LOS for open space because that land is acquired based on opportunity. Trails are about connections, and the Trails Committee handles those details. Most trails are about destinations or experiences, so assigning numbers is not helpful. Landmark can give us a list of tools to help decide on future acquisitions. She recommended that the council formalize the ordinances regarding sports fields, and designations like community, neighborhood and local parks.

Chrissy Hannemann commented on annexations. Because of our topography, most new subdivisions are on hillsides, which are not great places to build parks. Our actual LOS may decline slightly over the coming years, but we may not have the opportunity to put more parks in usable spaces. It would be wise to make better use of the parks we have. She and Brent Rummmler attended a conference and spoke with a park equipment representative. He recommended that city park equipment be different from what is located on the school grounds so children can enjoy the variety. This might include climbing walls, an arch, or other activities.

Lisa said that a higher-level design for playgrounds would be provided for the city. Landmark is in the middle of the draft process for the master plan.

Andrew Young asked about open space, which is not included in the LOS calculation.

Shane Sorensen responded that Alpine City consists of about eight square miles. Of that, about 20 percent is some type of open space.

Andrew Young thanked Lisa Benson for the report. He said that connecting trails and upgraded playground equipment are the most common resident requests. He would like the city to care for the current large amount of open space rather than acquiring new land for parks. He also mentioned that parks in Highland and Pleasant Grove have been donated by generous residents. This is a great alternative, and he would encourage Alpine residents to consider donations. Andrew was okay with our LOS dropping to 6.8 by 2050, because we are still high in the range and already have lots of land to care for.

Sarah Blackwell said she is also comfortable with the future 6.8 LOS. Residents have said they want upgrades rather than more space. She would always like more trails, and they are well used by residents.

Chrissy Hanneman commented that open space is not included in the LOS calculations, but we still have to maintain those areas

Shane Sorensen explained that city employees maintain the asphalt trails in the city but do not spend time on gravel trails. The Trails Committee and volunteers do a great deal of awesome work on those. A few times a year they might request materials for a bridge or delivery of a load of gravel. Because they have willing individuals, staff are not generally required to complete these improvement projects on the gravel trails.

Mayor Pro Tem Brent Rummeler recommended that we get Jessica Smuin's input on this topic as well.

Shane Sorensen said that some of our open spaces come from PRDs and development agreements. Any donations of land would be brought to the City Council.

B. Sculpture Garden Report – Bob Hanson, Heritage Arts Foundation

Bob Hanson said the committee will be bringing some design elements and the planting plan to present to the council in August. Alpine residents Tom and Gayle Holdman were in attendance to talk about the proposed gazebo and share some updates.

Tom Holdman commented that it has been wonderful to learn about the history of Alpine and quoted the adage, "We are warmed by fires we did not start, and we drink from wells we did not dig." He said we also do this for future residents. Tom displayed a rendering of the proposed gazebo and explained the design, which uses light to depict stories, show the passage of time, and demonstrate how Alpine will endure.

Gayle Holdman explained that the design style is patterned after Norman Rockwell, which invokes a sense of nostalgia and a safe and trusting community. The color scheme uses warm hues to suggest summer and early fall. After speaking with council members and the Heritage Arts Committee, they made sure to include representations of men, women, and children, along with Alpine's iconic architecture. Tom then displayed large mockups that showed the actual size and detail of the proposed dormers. He said that if a picture is worth a thousand words, all of these are worth a million words.

Gayle said the art design is intended to educate visitors about their roots and instill gratitude and appreciation for what has been, what is, and inspire them regarding their own contributions. Each panel will have a title highlighting the values of Alpine.

Bob Hanson said there have been many discussions about the sculptures and their locations. He presented a slide with the titles and pictures of the 13-14 proposed sculptures, with some being larger pieces and some smaller. A 3D virtual tour is almost complete. He also referenced the graphic dashboard slide that shows progress.

Bob emphasized that no tax dollars will be spent on this park because it will be privately funded. They have a pending donation from a family for \$1.5M, and things are moving in a positive direction. They hope to unveil the park and garden during Alpine Days in 2027, and many things will need to happen for that to occur. Next month the City Council will be able to review the planting plan, irrigation, lighting, and gazebo design. Naming opportunities have been approved, but updates to the policy may be needed. They are very excited about the progress.

Sarah Blackwell said this is very beautiful and a great thing for our community. She thanked Bob Hanson and Tom and Gayle Holdman for all their work.

Chrissy Hannemann has been working with the committee and is grateful that Alpine resident Tom Holdman has lent his imagination to this effort. The garden space has evolved over time, and Chrissy specifically asked that some sculptures be placed so they can be seen from the Council Chambers at City Hall. The committee emphasized that this should be an all-season, all-abilities location, and they want to make sure that Alpine seniors have good access from the Community Center.

Bob Hanson displayed some maps showing shrubs that will likely be removed, and older trees that will need to be felled for the gazebo construction. The general landscape plan has already been approved by the Planning Commission and City Council, but there have been questions about the three trees by the circular cement pad. The gazebo will not fit if the trees remain.

Shane Sorensen wanted to make sure that the council understands the proposal is for 25+ year old trees to be removed. Everything there will be taken out. Removing the overgrown bushes is an improvement, but the loss of trees may not have the same effect. This is a council decision and must be made soon in order for the group to meet their timeline. He was not sure the Planning Commission clearly understood that the mature trees would be taken out.

Chrissy Hannemann clarified that the City Council gave the Sculpture Garden Committee permission to design the space but did not suggest specific elements that should remain.

Mayor Pro Tem Brent Rummier agreed that the plan is beautiful and that Tom Holdman is very talented. This is an underutilized area in the city block, and the garden along with the new fire station and the Community Center will add value for our residents. He thought it would be okay to remove trees to have a more beautiful and useful area.

Sarah Blackwell asked about planting new trees. If older trees are replaced with new ones, it would take a while for that shade area to grow. She would like to walk in the area again before she decides.

Bob Hanson said the detailed planting plan has all the specific details about the trees, and he can send it to the council.

Chrissy Hannemann said she hates to lose the trees, but we will be gaining new trees, and more visitors will come because of the additional features.

Andrew Young said the sculpture garden will be really nice for the Alpine community, and he appreciates the inclusion of historical elements. It will help preserve Alpine's identity through artwork for our kids and grandkids. He suggested that the wood from older trees might be used in building the gazebo.

Shane Sorensen mentioned the October 26 site prep excavation date and said if funds have not been committed by that time, he is hesitant for the project to move forward. He wanted council to give input on this issue.

Bob Hanson said that he has 40 years of fundraising experience, including very large projects, and there is a precedent for this approach. You do not count the money until you have a legal, signed gift agreement, but currently they have \$1.5M pending, and gatherings that will be held from September

to December should raise 90 percent of the remaining funding. Some people will make multi-year commitments and pledges.

Shane Sorensen compared the project to a new house that may not have landscaping for a few years. He is not trying to put a damper on the project but would like to have confirmed funding for basic landscaping before the ground is disturbed. This will prevent the city from having a large dirt field between the new Community Center and City Hall for an extended time.

Bob Hanson clarified that the October date is just for clearing the ground. Other work will begin in the spring.

Chrissy Hannemann asked if the landscaping can be completed in phases. The hardscapes, walkways, and sprinklers could be installed first, after funding is secured.

Bob Hanson said there is some flexibility. They are asking for voluntary donations, which is not the same process as it is for budgeted funds. The process can be accelerated or slowed down, and they could also set fundraising benchmarks that are communicated to the City Council.

Mayor Pro Tem Brent Rummeler asked about any drawbacks in delaying the project until landscape funding is obtained.

Bob Hanson said that landscaping is a big part of the project because it is essentially an outdoor gallery. There are rocks, walls, stone walkways, and a variety of elements that are not inexpensive. This is by design because we want it to last. We could establish benchmarks for funding and the initiation of certain stages. Bob would not suggest doing anything in October if the money has not been raised. This project is donor driven.

Sarah Blackwell liked Chrissy Hannemann's suggestion of phasing in the installation when funding benchmarks are met. She wondered why site preparation would happen in the fall when construction would not begin until spring.

Bob Hanson said they would like to get the ground ready for work in the spring, before any [hoped for] snow falls.

Mayor Pro Tem Brent Rummeler appreciated Shane's concerns about having funds available before beginning the work and said that the grand opening at Alpine Days 2027 may need to be delayed. He wondered if funding is available in October, would it affect the fire station project?

Shane Sorensen said that they plan to have the fire station parking lots completed in mid-October. Sculpture garden machinery may need to enter from Center Street, but it should not interfere with the current project.

C. Utah Growing Water Smart Workshop Report – Council Members Hannemann and Blackwell

Sarah Blackwell made the introduction and said that Water Committee Chair Steve Burrows and City Engineer Jason Judd will also help with the report.

Steve Burrows said as chair of the Water Citizen Advisory Committee, he appreciates working with Sarah Blackwell, Jeff Davis (a hydrogeologist), Will Jones, Bryan Irving, Clyde Stauffer, and Sullivan Love. They attended a three-day conference in Heber City in June with two council members and three staff. Numerous experts and division representatives were there to provide information. The Alpine team was able to meet with facilitators to create a water plan, and they learned a lot together. The conference was big learning curve, and they saw the power of collaborative discussion.

The city water vision statement is: "Alpine City will be self-sufficient by protecting finite water resources through collaborative teamwork and resilient strategies." There are no more water sources.

Water comes from the sky and the ground. We cannot make it. The Central Utah Water Conservancy District (CUWCD) is planning for the year 2100. This is important because of our continuous drought.

Water issues and land use decisions are the same, and the use of land equals the use of water. The Colorado River levels are declining. We can negotiate with Lehi City and CUWCD for our portion, but we will also need new user rate structures. We should plan for 10-20 years and keep revising our plan.

Reservoirs are like our savings account and the water coming down from the mountains is our checking account. In Utah, about 95 percent of our water comes from snowpack. On July 20th of this year, our reservoirs were at 35 percent of capacity. This is lower than in previous years. The average temperature is five degrees higher than normal this year with less precipitation.

Sarah Blackwell referenced an article that Steve sent her which talked about the heritage of Utah and the pioneer spirit. The early pioneers felt that they should work hard and sacrifice for the good of others. Community welfare was considered a neighbor-to-neighbor responsibility rather than the responsibility of government. We can adjust user rates and do other things, but it really comes down to us being good neighbors and looking out for each other. Sarah said she enjoys working with this committee and thought the conference was great.

The group will share the three goals they set for Alpine. She will present the first one, and Chrissy Hannemann and Jason Judd will explain the second and third goals.

Goal 1 - Unify Alpine's stakeholders via communication and education to support the vision. Outcome: Remove friction for a more coordinated and unified effort to support the vision in a timely manner.

Achieving these goals will require collaboration with the residents, city staff, Alpine Irrigation Company, U.S. Forest Service, Central Utah Water, and Lehi City. If Grove Spring water were ever unavailable, we could access our culinary wells. The water committee has sponsored three education nights for residents, all with different topics.

Chrissy Hannemann explained **Goal 2** - Adopt policies and ordinances to protect water resources and facilitate responsible land use. Outcome: Sustainable resilient policies and ordinances that will outlive us to protect our resources.

Chrissy is now working for six water districts and has learned how water is provided and the effects of land use. Alpine is in a good place because we are at the headgates. We have many projects that are on-going, such as park improvements, Alpine Days, and street maintenance, but we cannot survive without water. It is a modern miracle to turn on our taps and have clean drinking water and we need a long-term strategy for sustainability. The City Council is responsible for ensuring that this goal is achieved. There are experts on our staff and residents with specific knowledge that can help.

Surface water is important but underground water is even more so. This water is filtered by roots and stones and can be stored long-term. We can also pass landscape ordinances, implement follow-up procedures for landscape permits, create a drought response plan with trigger points, and set revised tier rates to help residents be aware and adapt. We have rate studies underway and need to consider that information while balancing it with the effect of rate increases on our residents.

Impervious surfaces do not permit water to get into the ground, so we need permeable surfaces. We currently only allow single-family homes in Alpine. One way to save water is to increase density by a factor. The state recently allowed ADUs on certain size lots.

Trees provide shade and cool the temperature around them. Interestingly, xeriscape actually creates a hotter environment and makes it hard for plants and animals to survive because any precipitation that falls cannot permeate the hard ground. Grass requires a lot of water, but it does cool the area. The state does not encourage the installation of rock, as wood mulch is a better way to retain moisture and keep

plants cooler. A landscape ordinance could address these factors by encouraging or mandating certain elements.

Riparian buffers (trees and shrubs growing along a stream) are also important. In Alpine we have Dry Creek and Fort Creek. There is a guide for city planners in Utah, and we could choose to adopt the ordinances recommended in that publication. We also need to protect our watershed by prohibiting animal waste and chemicals that could poison the water system. This is a matter of educating our residents, and we can work with the U.S. Forest Service on this.

Chrissy Hannemann summarized by saying the future is not something you enter, it is something you create.

Jason Judd addressed **Goal 3** – Developing and maintaining infrastructure to prepare the city for growth, correct water system deficiencies, and ensure water system redundancies. Outcomes: Ensure reliable sources of culinary and irrigation water for the current population and future growth.

The city has completed water studies, and we will continue to conduct them as we plan for the future. Currently most of our drinking water comes from Grove Spring, so we need a plan in case that source dries up. We also need redundancy for our PI system.

A more robust Supervisory Control and Data Acquisition system (SCADA) would help. This is software and hardware that helps our staff monitor and control critical water infrastructure. Greg Kmetzsch and Jaymes Salo have discovered and fixed some bugs in our current system, and will continue with these efforts. The bond for the Heritage Hills Well will be on the agenda at our next council meeting in August.

Jason said they were given a large quantity of printed information at the conference, and it is available to anyone who is interested.

Sarah Blackwell commented that there is information on low-water plants and books in Caden Lyon's office that are available as well. The committee is enthusiastic about public education on this topic.

Mayor Pro Tem Brent Rummier thanked Steve, Chrissy, Sarah, Jason, and the water committee for all their hard work. Because this is not an action item, if council members have additional questions, he encouraged them to seek answers outside of the meeting.

D. Revenue Overview – Chrissy Hannemann

Chrissy Hannemann began by handing out booklets titled *Municipal Budgeting 101: A Pocket Guide for Utah Local Officials*. She commented that the City Council just finished the budget process for FY2027, but it is difficult to learn everything in two months right before the budget vote. She appreciates her Finance Committee members and wants the council to understand how city revenues work. Tonight's presentation will not include utilities or enterprise funds, which operate differently.

The three main recurring revenues are property taxes, sales taxes, and fees. These are supplemented by one-time money used for projects, usually from grants and impact fees. Sound financial principle requires that recurring expenses not be paid from one-time money.

Sales and Use Taxes are the largest source of revenue for the city and are collected on most goods and some services for purchases made inside the state, and items shipped from outside the state. The sales tax laws changed in 2018 to allocate taxes from e-commerce. This was a significant boost for local cities.

Property tax is the second largest source of revenue and is based on the real value of property. This is the most stable and predictable source of revenue for the General Fund. The Certified Tax Rate is designed to give the city the same amount of revenue as the previous year, plus a percentage for new properties. While sales tax grows with the population and inflation, property tax is not affected by

population. When property values increase, the tax rate is automatically reduced to keep revenue the same. When residents receive their property tax statement, 86 percent of their tax goes to agencies outside the city, with the majority of the money going to schools.

Chrissy addressed truth in taxation, which is the procedure required if a city wants to raise property taxes. It is an involved process that requires direct mailing to residents and public hearings.

Andrew Young shared what he has learned about property tax increases. Each year a city can decide if they will raise property taxes, and Alpine has not raised property taxes in the last few years. The tax rate stays the same unless the City Council votes to change it, so residents may see a small adjustment in their county assessment, but there are no big changes without a vote.

Mayor Pro Tem Brent Rummmler said that this can be confusing to residents. Utah is unique because increased property values do not automatically increase property taxes. Alpine City property taxes have only been raised twice in the last 12 years. The other increases have come from County assessments and the school district.

Shane Sorensen explained that the first tax increase in 2020 was because Cedar Hills withdrew from the public safety district, so Alpine and Highland had to cover all the costs. In 2023 we raised our property tax rate for public safety funding and some important projects. Alpine has been able to balance the budget each of the other years without an increase.

Mayor Pro Tem Brent Rummmler said that when property taxes are increased, that number applies every year after that. Because of the truth in taxation laws in Utah, we can only increase city revenue by increasing taxes. Construction and personnel costs continue to increase, along with general inflation. At some point the city will need to implement a property tax increase if we want to maintain the current level of service.

Chrissy Hannemann continued her presentation, stating that the third source of revenue is fees, licenses, and permits, which must be based on actual costs. Because there is no truth in taxation process for these charges, some cities have quietly implemented larger fees to increase their revenue. This is not transparent and is not allowed. She referred to the state transparency website where the public can view all the data.

Chrissy explained that the Utah Taxpayers Association creates a report of the top 50 cities in Utah. Because Alpine has a smaller population, she asked for our data and that of our neighboring cities. Alpine residents pay \$865 per capita, Highland residents pay \$731, and Cedar Hills residents pay \$832. Our per capita amount is higher but so is our median income. Because Alpine does not have many retail businesses, a greater portion of our income comes from property taxes. Cedar Hills gets about 40 percent of their sales tax from e-commerce, while Alpine is at 80 percent. Highland City charges their residents \$15.26 for public safety and \$18.50 for transportation on their household utility bills each month. This generates more than \$2M from these fees, although recent legislation may put an end to this.

Chrissy referenced Shane's comment that we have only raised taxes twice in 12 years. Some cities raise the rate a little bit each year for inflation. When this was discussed at the Utah League of Cities and Towns, some cities thought it better to implement small increases to keep up with inflation rather than a big jump to catch up. The new legislation means that fees as a revenue source are off the table, so the council needs to balance their responsibility to provide services with the burden of property taxes on the residents.

Caden Lyon addressed how land use affects our budget. He discussed two parcels, one a small lot in the BC Zone and the other a one-acre residential lot. The business lot was 23 times more valuable in property tax revenues. Land use decisions affect the revenue generated from parcels, so balancing mixed-use with residential needs is important for a financially resilient city. Also, the State of Utah provides a 45 percent reduction in taxes for residential homes, while commercial properties are taxed at 100 percent of their value. Commercial uses bring in much more revenue to the city.

Caden explained the difference between a mixed-use commercial building with residences on top and a big box store, like Walmart. Box stores require more land, but the mixed-use application brings in more property taxes per acre, higher retail taxes, more jobs, and allows more residents per acre. We must decide the best way to use our land by balancing both residential and commercial needs.

Chrissy Hannemann said when we annex land we need to coordinate with the Tax Commission, so the city receives those additional revenues for property and sales tax. Alpine residents are not in favor of much retail business, and the sales tax from Burgess Orchards is low. The council considers many factors: annexations, density, zoning, height, setbacks, parking, design, trails, and slopes, but we also need to consider the impact of the revenue that can be generated by different uses.

Mayor Pro Tem Brent Rummier said that when an annexation petition came before the previous City Council, he and Chrissy voted in favor. He recognized the value of the property taxes but was not aware of the e-commerce sales tax revenue from 58 lots that would benefit the city.

He encouraged council members to relay questions and ideas outside of the meeting, as this is not an action item tonight.

Chrissy Hannemann concluded that property taxes, sales tax, and fees are the city's ongoing stable revenues. Grants are wonderful but they are a one-time thing. She reminded the council that "The future is not something you enter, but something you create."

Andrew Young spoke to an assessor who mentioned that other states are using the lottery to bring in revenue. Additional options include mines and city utilities to take the burden from residents for sales and property taxes. These are probably not in our wheelhouse, but maybe we can come up with some creative options.

V. ACTION ITEMS

A. Site Plan Approval – Long Range Shooters of Utah

Caden Lyon explained that the Long Range Shooters of Utah Commercial Site Plan is proposed for parcel number 02:011:0045 off 200 North and Main Street. The building is to provide space for a small retail gun shop (rifles, accessories, bipods, etc.), a warehouse, space for an office, and a space in which to film content for the shop. The building will also include a one-bedroom apartment above the office area.

The City Council tabled the item at the last meeting to provide time for the applicant to get an exception to the parking lot code for Stall 1 on the site plan, and to provide a swept path analysis for parking. Parking Stall 1 (90-degrees) requires 42ft with 24ft of aisle space for backing out. The applicant has changed their site plan since the last meeting and now meets this requirement. Additionally, a swept path analysis was performed by staff and an engineering consultant. The results of the analysis demonstrate the ability for vehicles to back out of parking stalls and exit the site in a forward motion as required by code.

The previous motion required that the applicant return to the Planning Commission to receive the parking lot exception in §3.24.030 of the Alpine Development Code. As mentioned above, since the motion was made, the applicant has shifted the site plan to meet all code requirements and therefore is no longer in need of an exception, and so a return to the Planning Commission would be ineffective. Per the Alpine City attorney's suggestion, the City Council should consider entertaining a motion to recognize the swept path analysis performed and excuse staff from sending the application back to the Planning Commission so that the council may consider the site plan at this meeting without a parking lot exception.

GENERAL PLAN REFERENCE:

- General Plan Land Use Goal #2 Policy 2.2

CITY CODE REFERENCE:

- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08
- Alpine Development Code 4.10

PUBLIC NOTICE:

This item does not require a public hearing but has been posted as an action item on the Planning Commission and City Council agendas, as applicable.

Mayor Pro Tem Brent Rummmler said he received an email from the applicant today which responded to the neighbors' concerns about vehicles backing up onto the sidewalk. Mr. Bergen has added metal planters between the parking stalls and the sidewalk to prevent this.

Caden Lyon confirmed that the new planter boxes are shown on the updated plan in the packet for tonight. The landscaping plan was provided after the original packet was posted on Thursday.

Mayor Pro Tem Brent Rummmler said this is the third time we have considered this application. He was out of town during the last City Council meeting but listened to the discussion from two weeks ago. He asked for clarification on the language for a decision.

Attorney Steve Doxey said the language reflects this as an administrative decision, and the council does not always get involved in administrative decisions. He would advise them to ask if this application meets the code or not. They should not decide based on aesthetics or other reasons. The decision is about whether it meets the code.

Mayor Pro Tem Brent Rummmler commented that the plan was tabled for a specific reason, which has since been addressed.

Sarah Blackwell mentioned that some residents have not been able to speak about this issue yet and she wondered if they could offer comments tonight.

Mayor Pro Tem Brent Rummmler said he would defer to the mayor's policy in past meetings.

Steve Doxey said the decision about public comments would be up to the Mayor Pro Tem. Residents have already submitted emails, and council members say they have reviewed those comments. If the Mayor Pro Tem wants to consider additional statements during the meeting, he can allow that.

Mayor Pro Tem Brent Rummmler said he read every single email, and he appreciates the points that were made. He also appreciates the applicant considering the requests of the neighbors. Mr. Bergen has done a commendable job of working with the neighbors. Resident Marvin Payne recommended a two-foot wall along the sidewalk and the applicant added metal planters to address that concern. He will continue with Mayor Merrill's policy.

Sarah Blackwell said as a representative of the residents, she wanted to have their concerns entered in the public record. The primary concern expressed has been safety. Other questions include:

- 1) Is it possible for a vehicle longer than 19 feet to exit the parking lot correctly?

Caden Lyon explained that the industry standard is 7 x 19 feet according to ASSHTO engineering guidelines, and those numbers were used for the swept path analysis.

- 2) Is the developer required to provide a visual barrier between the property and the neighbors?

Caden Lyon said a barrier is only required where the parking exists, not on the other lot boundaries.

- 3) What are the setbacks for a residential home?

Shane Sorensen explained the minimum setbacks for a home: front 30 feet, rear 20 feet, and a minimum of 10 feet on each side for a total of 22 feet.

- 4) What changes have been made to the size of the building footprint?

Caden Lyon said the original building was reduced by 789 sq ft from the original proposal.

- 5) This application does not need to be returned to the Planning Commission because the applicant is no longer seeking an exception to the parking requirements, is that right?

Caden Lyon said that was correct.

- 6) Will the applicant receive deliveries from large trucks, and if so, how will they navigate the parking lot?

Caden Lyon said they will not need large delivery trucks. Deliveries will be the same as at a typical residence, using UPS, Amazon, and FedEx box trucks.

Applicant Bryce Bergen said the swept path analysis was conducted using the largest UPS truck dimensions. Delivery trucks will park in the parking lot, instead of on the street like they do in neighborhoods. He also mentioned that they ran this business from their home for ten years and one of the neighbors recently commented that she never noticed anything going on. This will not be a giant warehouse.

- 7) How tall are the metal planters?

Bryce Bergen said they will be about 36 inches, depending on what is available on the market. They need to be narrow because of the placement but should still prevent trucks from backing onto the sidewalk.

Sarah Blackwell provided context. Her purpose was to represent the residents and to ensure that city procedures and codes are followed. If the applicant meets the requirements, regardless of any personal feelings, the council is obligated to follow the code. If the City Council does not follow the code, the applicant can appeal through a hearing officer.

Shane Sorensen explained that there is an application fee charged to the appellant, and if the hearing costs exceed that amount the city must pay the remainder.

Sarah Blackwell said she thinks the reason this has come to council three times is because we are working through ambiguities in our code. A few things have come to light through this, such as a need to review our zoning plan, revisit the parking codes, make procedural clarifications, look at bulk and massing, and update the historic design guidelines to be more precise. These are takeaways that will help the council with future decisions.

Andrew Young asked if he could allocate his response time to residents for their questions or comments.

Mayor Pro Tem Brent Rummeler said he would stick with the mayor's policy.

Chrissy Hannemann commented that we are having a public meeting among the council members. It is a meeting the public can attend, but it is not a public hearing. There is a difference between those functions.

Andrew Young asked if the council was missing any information that had not been covered.

Mayor Pro Tem Brent Rummier said the discussion had been thorough but asked if there was a required setback for a trash dumpster.

Caden Lyon referred to the site plan and said the building will not use a dumpster. Instead, the owner will have traditional rolling trash cans which will be kept inside an enclosure for aesthetic reasons. Code requires a dumpster location to be indicated on the site plan, but there are no requirements for location. Caden drove around town and noticed that many businesses have dumpsters placed within the setback area.

Motion: Chrissy Hannemann moved to extend the meeting until 9:20 pm. Sarah Blackwell seconded the motion. The motion passed unanimously.

Andrew Young said we have similar situations in several areas in Alpine. In one case the residents found a compromise, and both sides are very happy. They did this after the council vote was finalized. In another case, appeals were filed and lawyers became involved. The first way is much better.

In this situation we are supposed to make an administrative decision based on the code and to follow the law. It is supposed to be cut and dried. The laws are not perfect, but it does not mean we do not have to follow them. The way this could have been fixed was to go back and amend the zoning. We can do that after this. It is very difficult to try to amend the ordinances. They are trying to do it, and it is not working. We cannot help these residents fix this. The next problem will be in two weeks.

When Andrew sent suggested ordinances to staff, they come back changed, or it takes a long time (though Andrew acknowledged we had a period when we were trying to hire new staff). He said this creates a storm in parts of the city. We need to figure this out, so it is not reaction-based. Someone comes in with a crisis, and we try to change the ordinances afterwards to address it, but we are still blocked. We have been elected by people who are telling us what they want but the ordinances are blocking us.

Mayor Pro Tem Brent Rummier said that having practiced land use law previously, he knows that ordinances are not perfect. When we identify deficiencies, we work through the process to correct them. We can work on that with staff. He asked if Andrew had any questions specific to this decision tonight.

Andrew Young said he hopes the residents and the applicant can work together.

Chrissy Hannemann asked for clarification on language for the motion.

Steve Doxey said that if council wants to approve the site plan, he suggests a change to the motion to approve the site plan (instead of approving consideration of the site plan), and to recognize that based on the fact that the swept path analysis was performed, the applicant is no longer in need of a recommendation from the Planning Commission. Also, the site plan meets all applicable code requirements.

Motion: Chrissy Hannemann moved to approve the Long Range Shooters of Utah commercial site plan based on the fact that the swept path analysis was performed and the applicant is no longer in need of a recommendation from the Planning Commission for an exception to the parking standards found in code §3.24.030. Per staff review, the site plan meets all applicable code compliance requirements. Brent Rummier seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

Yes

Brent Rummier
Sarah Blackwell
Chrissy Hannemann

No

Andrew Young

Excused

Jessica Smuin

VI. STAFF REPORTS

Shane Sorensen said they submitted the application today for a \$1.5M grant to help build a PI storage reservoir by the North Stake Center. This application required a quick turn around and Horrocks Engineers helped them create a good application

Alpine also received a grant from the Division of Water Resources to help pay for resident education, including flyers and activities. This grant covers a three-year period.

The city is working to relocate the school crosswalk on Main Street. This is a much larger project than we initially thought, as a small change in grade required extra work to meet ADA standards. We will finish the last concrete pour tomorrow and then work on asphalt patching. New signs and lighting will also be installed.

Sarah Blackwell asked about the crosswalk location in relation to the Five.12 driveway.

Shane explained that the crosswalk is replacing a diagonal one to the north that interfered with the bank parking lot. Perpendicular walks are ideal, but we are very limited by driveway locations, so consultants at Fehr & Peers helped us meet the guidelines. The lighting package will ship August 4th and should be installed in time for school to start. If it is delayed, Police Chief Brian Gwilliam said they will still utilize the new crosswalk, but it will not have the flashing lights for the reduced speed zone. They are training crossing guards now so they will be ready.

Shane reported that this July is the third hottest on record, and it could potentially move into second place. Three of the highest temperature years have been in the last decade. We have done okay with our water supply so far, but creek flows are dropping quickly. Agricultural users will cut their use again.

Alpine Days preparations are in full swing. Heidi Smith is working very hard and everything is coming together.

The city is working with local church groups to decide on the projects for our 9/11 Day of Service, which will be held on September 12 this year. The projects will be publicized when they are ready.

There was a small delay with the electrical box for the fire station remodel because Rocky Mountain Power has been very busy lately. However, the project is going well and is on schedule.

Chrissy Hannemann asked if the city has been able to work with staff at the Mountainville Academy (MVA), so parents are aware of changes with traffic flow and the crosswalk.

Shane said they had a conference call with the MVA principal and the grounds supervisor, and the city is in communication with them. He explained that the city does not have a way to communicate with MVA parents, so we need their administration to do that. They have been good to work with us on a staging area for their students on the school site, but the Academy has concerns about the delineators in the middle of Main Street.

Chrissy Hannemann also asked about power poles north of the fire station.

Shane Sorensen explained that they investigated putting overhead lines underground, but that would require excavation of one block in each direction, which is prohibitive. The pole outside City Hall is still being evaluated.

VII. COUNCIL COMMUNICATION

Brent Rummler reported that LPPSD has had no agenda items lately, so they have not met. He reminded the council that we will not hold a City Council meeting on the second Tuesday in August because of Alpine Days.

Shane Sorensen clarified that we may need a short noon meeting to approve payments or contracts. The council will be notified if this is required.

Sarah Blackwell said that the Alpine Youth Council training retreat is coming up.

The water committee will not hold an education meeting in August. However, a meeting will be held on September 16th, with a lecture by Ben Abbot of BYU's Life Sciences. He will focus on the health of the Great Salt Lake and Utah Lake and how they affect snowpack and life in Utah. The water committee distributed informational door hangers by hand throughout city of Alpine. She appreciates those who helped with this effort.

Chrissy Hannemann said that neighborhood celebrations were held on July 5th to honor the 250th birthday of our country. They were lots of fun and a good way to celebrate America.

She informed the council that it is traditional for them to ride on the fire truck in the Alpine Days parade.

She also reminded the council that they are assigned to committees to compile feedback on sections of the Main Street Plan to pass to our consultants. The guidelines are still ambiguous, so we need to work hard to identify the details that will be needed for the future. The Planning Commission brought up flex housing, so she encouraged council members to be thorough in considering that. The council will vote on final edits in August or September.

Andrew Young commented that an eagle scout candidate wanted to paint crosswalks as a service project.

Shane Sorensen said that it is not safe to have young people working in the street.

Sarah Blackwell suggested another project of removing adhesive residue and painting restroom doors at city parks.

Andrew displayed some photos of home water storage tanks.

Motion: Sarah Blackwell moved to adjourn the meeting. Andrew Young seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 9:26 pm.