

ALPINE CITY COUNCIL MEETING

September 8, 2026

Mayor Carla Merrill called the meeting to order at 6:03 pm.

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

Mayor Carla Merrill

The following were in attendance at the anchor location, which constituted a quorum: Brent Rummmler, Jessica Smuin, Sarah Blackwell, and Andrew Young. Chrissy Hannemann joined by Zoom later in the meeting.

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Patten, DeAnn Parry

Others: Marilyn & Richard Thomsen, Raya VanTassell, Julianne Rowley, Tami Seipert, Jill Nilson, Addy Squires, Ellery Squires, Richard Ashcraft, Bryan Pyfer, Kristen Trelz, Wayne Sleight, Stephanie Thacker, Monica Shipp, Kip Thompson, Ben Ellsworth, Heidi Smith, Kurt Flygare, Annette Flygare, Michael Sullivan, Christine Sullivan, Carla Sleight, Janelle Palmer, Victoria O'Hare, Jenny Bautista, Karen Munson, Steve Burrows, Jenny Smith

B. Prayer

Brent Rummmler

C. Pledge

Jessica Smuin

II. CONSENT CALENDAR**A. Approval of Minutes of July 9th Work Session and August 25th City Council Meeting****B. Partial Payment No. 1, Fire Station Project: SIRQ Construction - \$233,488.96**

City Administrator Shane Sorensen explained that the cost of the fire station has increased because brick is more expensive now.

Motion: Jessica Smuin moved to accept the Consent Calendar as proposed. Brent Rummmler seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

Yes

Brent Rummmler
Jessica Smuin
Sarah Blackwell

No

Andrew Young

Excused

Chrissy Hannemann

III. PUBLIC COMMENT

Addy Squires – Grove Drive, Alpine

Addy said that she sent a letter pointing out that when the City Council approved their budget for traffic measures, they agreed to have a discussion, presentation, and vote on any measures taken. Now traffic measures have been taken without a vote or explanation. She asked the council for transparency, remedy, and a public process moving forward on the traffic issues She has heard from more than one source, including in a meeting, that the goal is 100 percent on-site pickup at Mountainville Academy (MVA). This is not good public policy. More cars at the school are bad for traffic and safety. That is why there is so much legislative record encouraging biking and walking to school. Alpine residents have decided to meet at the park, and she does not understand the public policy of driving families away from the park. It might work better for some families to move somewhere else, but the city should not use their police power to move them away from a public gathering place. Under the rights of the Open Public Meetings Act (OPMA), during public comment we can request agenda items for approval from the mayor or two council members. She wanted to request an agenda item and public action on the traffic issue.

Mayor Carla Merrill suggested that Addy speak with two council members offline to seek their support.

Monica Shipp – Grove Drive, Alpine

Monica reported that on Wednesday she dropped her child off at a church activity on Grove Drive. When she drove back home, she saw two kids on bikes and three large dump trucks barreling towards them. She was

concerned about the kids' safety, so she pulled into a neighbor's driveway to let the trucks pass. Monica read from an email that was sent to City Council members in April about road improvements on Grove Drive, suggesting sidewalks, stop signs, and crosswalks. She quoted council member Sarah Blackwell as saying, "I live off Grove Drive, and I know exactly what section you're talking about. I used to run up that section all the time until I almost got hit." Monica is glad that Sarah has the option to avoid that section, but her own children do not. Eight weeks ago, a little boy was hit there. She asked the council to please prioritize this action and expedite the warrant study.

Wayne Sleight – Adam Circle, Alpine

Wayne said he supports Monica's comments. He lives near the intersection and agrees that it is very dangerous, especially with all the construction going on in town. Wayne also wanted to comment about the lack of a crossing guard at MVA on August 28. The police department recognizes that the taller delineators make it harder to see the children, and he requested shorter delineators so the children can be seen.

Andrew Young and Jessica Smuin said they support Addy Squires' request for an agenda item.

Attorney Steve Doxey explained that an agenda item or discussion would have to be duly noticed ahead of time.

Kip Thompson – Alpine Blvd, Alpine

Kip lives at the corner of Alpine Blvd and Grove Drive, and he was there when a child was hit. This is not the first accident. He has witnessed many crashes and accidents and there are weekly near-misses. Something needs to be done. This could be a roundabout, or a 2-way or 4-way stop. We need to do something to avoid more serious incidents. He knows there is a process, but this needs to be on the front burner to get serious attention quickly.

Ben Ellsworth – Bermuda Drive, Cedar Hills

Ben addressed the MVA traffic situation and said he went through meeting minutes to compile his notes. On September 2, 2025, staff told the Planning Commission the school had submitted an application and site plan for a STEM building. The commission tabled that request. This file is a year old, and the issues behind it are at least two years old. Citing Utah code, Ben said the charter school is a permitted use in every zone. The city may apply objective rules on setback, height, bulk, parking, curb cuts, and traffic circulation. It may not withhold approval for aesthetics, an enrollment cap, buses, or new conditions.

Utah code also requires MVA's charter agreement with the State Charter School Board to state a maximum enrollment. That agreement, not Alpine zoning code, is the cap. On September 2, 2025, the school told the Planning Commission that the approved cap is 750. Raising the cap takes a state amendment, not a city condition. The proposed building is for students already on campus. Part of the reason for tabling was to review the traffic study and other components. On March 10, 2026, the school supported the Fehr & Peers study, which recommended moving the crosswalk and placing bollards in the median. This leads us to think that you have already accepted the traffic studies because you have implemented some of the recommendations. Ben said he will send an email to the council.

Ben Pyfer – Quail Hollow Lane, Alpine

Ben said he is pleading for a 4-way stop on the corner of Grove Drive. A traffic study was done years ago, but since then The Cove, The Ridge, and Cherrypoint have continued to develop. All the neighborhood kids want to ride their bikes and there is not a good place for them to cross the street. He moved to Alpine because most streets in the city have a 25-mph speed limit. Then his son got hit at this intersection, which caused a head and lung injury. He just got out of his wheelchair last week. Mr. Thompson has witnessed five accidents on that corner, and the previous residents there moved away after their dog was hit. The mayor has mentioned getting bids for the warrant study. He would like to see this prioritized to keep our kids safe.

Kristen Trelz – Cedar Hills

Kristen has worked at MVA for 18 years and is currently a third-grade teacher. MVA is not just a charter school, it is a public school and the safety of the children should be everyone's absolute priority. Recent traffic decisions, specifically barring left-hand turns and the signs restricting parking at Legacy Park, create more dangerous conditions for the children.

Kristen is troubled by the disconnect between these actions and the city's own records. In April 2026, the traffic consultants hired by the city highlighted MVA families using Legacy Park as a successful park-and-walk strategy. The report praised this habit for reducing idling, cutting pickup times, and supporting Alpine's friendly neighborhood feel. The report encouraged more park-and-walk activity. Now the city has barred access to a park right when families need it and funneled traffic into a single congested flow.

Restricting a public park does not eliminate traffic, it displaces it into surrounding residential streets, increasing the risk for walking students. She would like to see transparency behind who actually approved these changes. Did the City Council vote on this in a public meeting? MVA has been a part of this community for 20 years, and they share the city's goals of having safe streets and safety for children. If the concern is safety, let's target unsafe driving behaviors and not eliminate a strategy that the city's own study recommended. She requested the council review the restrictions, align city actions with the April 2025 traffic plan, and uphold their City of Kindness designation.

Stephanie Thacker – Fox Meadow Lane, Alpine

Stephanie thanked the council for the time and effort they put into their positions and for creating a great place to live. Stephanie moved in five years ago and has always thought that the Grove Drive intersection is unsafe. You cannot see cars coming because trees block the view and the hills on the north and south also decrease visibility. A pedestrian crosswalk will not be enough, so she is asking that a 4-way stop be created with flashing lights installed before the intersection.

Karen Munson – Pleasant Grove

Karen's son is a first grader at MVA. When he was in kindergarten, the students crossed to 120 South, which worked well for pickup. Since the traffic changes, she has tried picking him up on 100 South, which is too narrow. They have also tried pickup on Red Pine, but there is no sidewalk on the south side of the school so this is not safe either. Karen spoke at the last City Council meeting and opened a case with the Attorney General's office because she felt the traffic changes violated OPMA. Changes in the traffic flow also prevent emergency responders from driving where they are needed. She knows the City Council does not want to wait until accidents happen in front of the school.

Marilyn Thompson – Alpine Cove Circle, Alpine

Marilyn represents the Daughters of the American Revolution. Many years ago, the group persuaded Congress to set the week of September 17 as Constitution Week. Mayor Merrill signed a proclamation this week, and Marilyn read from that document: "Now therefore, I, Mayor Carla Merrill, on behalf of the City of Alpine, Utah, proclaim the week of September 17 through 23 in Alpine, Utah, as Constitution Week and encourage all citizens to study the Constitution and reflect upon the privilege of being an American with the rights and responsibilities which that privilege entails, remembering that rights lost are difficult to regain."

Marilyn said that this week the Daughters of the American Revolution will be passing out Constitution books to all of the fifth graders in Alpine. She expressed her gratitude to the council.

Andrew Young wanted to clarify some points of information from the public comments.

Mayor Carla Merrill encouraged him to follow up with the commentators after the meeting. The City Recorder has the contact information they have provided.

IV. REPORTS & PRESENTATIONS

A. Financial Report

Shane Sorensen reported that the first two months of the fiscal year have passed, which is 16 percent of our budget year. He referenced a new Summary Report which is three pages, instead of the 58 in the Financial Statement.

The first page of the summary outlines revenues and how they relate to the annual budget amount, the monthly actual, and the year-to-date actual. The total percent of budget is listed on the side. Shane explained that interest is allocated quarterly. Right now, interest shows at 138 percent, but at the end of

this month Finance Director Dave Sanderson will allocate interest to the various funds. The second page shows the annual budget expenditures and the enterprise funds status, while Capital Projects (fire station and the Canyon Crest Road and roundabout project) and other notes are on Page 3.

We generally receive most of our property tax revenue starting in January, with the remainder trickling in after that. Sales tax has a two-month delay in allocations throughout the year, and we are still receiving a little bit from last year's revenue.

We are currently paying for fire station construction from various funds. Once the bond is finalized, we will use that money. Parks and recreation expenses are a little bit high because of all the overtime worked by the staff during Alpine Days. The cemetery budget is higher because of overtime during the summer and insurance expenses.

Our annual audit began last week, and everything went well. We are providing the auditors with some additional information, and they will give their full report at a future City Council meeting, likely in October or November.

Chrissy Hannemann had suggested this summary format would be easier to follow, and the council could review a full report on a quarterly schedule. Shane invited feedback from the council on the format.

Sarah Blackwell asked about the court expenses.

Shane explained that when people are issued traffic citations and appear in court, we pay a percentage of the judge's wages and administrative expenses for Highland City to operate the court.

Andrew Young had questions about the totals in the different funds and wondered about the lawnmower that was recently approved and how he would know which funds were used.

Shane explained that sometimes purchases are paid from a capital equipment line item, but other times equipment expenses are split among several funds because we share between departments. Shane said he could include Page 1 of the large Financial Statement as an attachment to the monthly summary.

B. Alpine Running Club – Crystal Anderson

Sarah Blackwell reported that Crystal was on still her way to the meeting.

Motion: Sarah Blackwell moved to have the presentation of Reports Item B, Alpine Running Club, heard after Action Item A, Approval of the Exterior Building Materials for the Fire Station. Andrew Young seconded the motion. The motion was approved unanimously.

V. ACTION ITEMS

A. Approval of Exterior Building Materials for the Fire Station

Shane Sorensen explained that SIRQ Construction, in cooperation with Babcock Design, provided actual samples of the exterior building materials. The brick samples have been on display at City Hall and are a very close match to the ones made available during the design process. The previous samples were from an online vendor, but selecting the brick material from a local supplier will save money for the city. Council members were encouraged to review the brick materials in advance of the City Council meeting. Shane said that this item was on our last meeting agenda but needed to be postponed so the council could review the brick choices. Shane displayed the two brick samples.

Sarah Blackwell confirmed that the contractor can get both the traditional and thin brick in the preferred color.

Motion: Brent Rummmler moved to approve the Summit Brick Co Pueblo Plant 451T Heritage Hills brick sample. Sarah Blackwell seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

Yes

Brent Rummmler
Jessica Smuin
Sarah Blackwell

No

Andrew Young

Excused

Chrissy Hannemann

IV. REPORTS & PRESENTATIONS

B. Alpine Running Club – Crystal Anderson, Main Street, Alpine

Crystal reported that running club was held at Burgess Park this summer, which was a great location because of all the shade and the park was not crowded that early in the morning. They mapped out a circular track so kids did not have to cross the street and could start at the little playground and go around the parking lot on the sidewalk for one-third mile. Kids were given cards that were hole-punched after each lap. When a card was completed, they received prizes. Small children rode trikes, and one child ran 150 miles this summer!

There were three levels of membership so all ages could participate, and popsicles were provided after every run. The free membership tier provides a donut from Lehi Bakery for completing a card. The middle tier included a T-shirt and a prize selected from a box. Premium tier participants could earn a hoodie, sunglasses, and a sweatshirt.

This was a come-when-you-can event, and approximately 30-40 kids attended each day, when their families were not traveling for sports and vacations. Parent volunteers helped with the logistics, and everyone is excited to do it again next summer. Crystal also thought it would be great to encourage the running club to participate in the Alpine Days 5K.

Crystal commented that Heidi Smith (Communications) was helpful with everything and super responsive, but half the registrations came in after the summer started. This made it hard because Crystal could not order more clothing items mid-season. It would be good to get the word out to more families earlier.

Brent Rummmler said he thinks the running club is awesome and suggested Crystal coordinate with Heidi Smith to advertise in the *Newsline*. Brent said he can help Crystal contact the cross-country coaches at Lone Peak, schools could send out information to the families, and running stores could be approached about sponsorships.

Jessica Smuin suggested involving the Highland Alpine Chamber of Commerce and offered to help with that.

Sarah Blackwell commented that this is a great community program. She thanked Crystal for providing an activity where there are no barriers to participation.

Andrew Young suggested that parents be asked to park in the lots or at Timberline to keep cars off the street.

Crystal explained that they did not come close to filling the parking lots because many parents dropped their kids off and other participants rode scooters to the park.

B. Ordinance 2026-16: Detached ADUs

City Planner Caden Lyon explained that the City Council discussed this topic in the work session before their last meeting. Because Senate Bill 284 passed, by October 1, 2026, Alpine City is required to have a detached accessory dwelling unit (ADU) code adopted to meet new State requirements. With the recommendations from the Planning Commission and City Council over the last few weeks, staff have

brought together a detached ADU ordinance for the City Council to review and consider for approval. This is the third iteration of the code.

Below is the Planning Commission's motion recommending approval of the ADU code update from the most recent Planning Commission meeting:

MOTION: Planning Commission member John MacKay moved to recommend approval of the Detached ADU Code Amendment and amendments to 3.14 of the Alpine Development Code as proposed with the following change:

1. We recommend removing item four addressing maximum lot coverage because it is not a meaningful measure in any circumstance after the maximum size of the ADU has been changed to be 1,200 maximum living square feet. Previously when we were considering this item, we thought that there may be instances where larger lots could build meaningfully larger ADUs. We were trying to make sure that those could not get out of hand.

Item four, as written, further introduces challenges for city staff to manage in identifying what constitutes a permanent structure that would be included in that calculation. Because the ADU size is now limited to 1,200 square feet of living space, that issue is no longer relevant. Troy Slade seconded the motion. There were 4 Ayes and 2 Nays. The motion passed.

Caden Lyon said we can see the Planning Commission's recommendations in Exhibit A, and the council reviewed this at their work session on August 25, 2026. Staff used the State requirements to create the proposed detached ADU code. Some items are required and some are elective.

Exhibit B is our proposed code. It includes the definition for a detached ADU taken from State code, the definition for living area, which is the total enclosed floor area devoted to or contained within a residential unit which is all rooms, hallways, closets, storage areas and similar enclosed spaces not including garages. A purpose statement was added to indicate that ADUs are meant to assist in the creation of new housing units, support a more efficient use of existing housing stock and infrastructure, and provide housing that responds to changing family needs, smaller households, and increasing housing costs while maintaining the residential character of existing neighborhoods and minimizing impacts on adjacent properties.

Staff assumed that most people would only want one ADU on their parcel, but Brent Rummeler suggested allowing a second ADU to be built but to only allow one to be rented. If we move forward with this, we will need to address a definition for "rented" and determine how Alpine will deal with family members living/renting an ADU space, along with how increased demand on utility infrastructures will affect our systems.

The mayor, council, and staff discussed the following points:

- Parking - If one of our goals is to reduce or mitigate traffic, we could limit an ADU to one per parcel (with two required parking spots), whether internal or external. All cars must be parked off the street in the winter. The city plans to require just one spot for a small ADU (650 sf).
- Number of ADUs - Families may want to have an ADU for aging parents even if they have a potential apartment in their home. The 'family' designation would be hard to enforce so we will have to rely on people to comply. Also, ADUs will bring more families into neighborhoods and Alpine is not the place for high density.
- Property rights - It is overreaching to tell people how to use their property and who can live in their home. Renting out an ADU could help aging residents stay in their homes. On the subject of owner occupation, homes owned by trusts along with other issues could be addressed in the ADU application as an administrative function.
- Infrastructure - ADUs will mean adding more users to an existing line. Our current sewer system is adequate, but ADUs could tip the scale. The 24" sewer lines are very expensive to install or replace. We could consider allowing one ADU per lot as a test for infrastructure. Currently Alpine has 178 registered accessory apartments, which are required to renew each January. When the State originally required cities to allow internal ADUs they prohibited charging extra impact fees. At the recent TSSD Board Meeting cities were encouraged to charge impact fees for ADUs. This still needs

to be researched. We can consider fees in connection with our rate studies too. Any impact fee decisions will need to be part of the ordinance.

- Height restrictions - The suggested height restriction for an external ADU is 25 feet. If someone has an existing garage that is taller, we need to decide if they can convert the interior to include an ADU. They are already allowed to build a taller garage without an ADU.
- Living space – Opinions varied on whether we should limit the total living space to 1,200 sf or restrict an ADU to a percentage of the lot coverage, whichever is less. Staff based their proposed numbers on Holladay City’s code, with some edits. Square footage will almost always be the lesser of the two, but we want to avoid crowding a parcel so there is no grass. The city may want a separate ordinance on lot coverage that is not part of the ADU requirements and would apply to all lots.
- Small lot ADUs – The Planning Commission wanted to allow an ADU on lots less than 11,000 sf. Construction costs and setback requirements would ensure that these are small units.
- State requirements - Internal ADUs have helped us comply with the State’s Affordable Housing act.

Caden Lyon reported that Chrissy Hannemann joined the meeting on Zoom at 7:19 pm.

Steve Doxey commented that Alpine has a definition of structures that includes pools and horizontal surfaces. It would make sense to deal with impervious surfaces (like sports facilities), and vertical structures separately. The purpose of impervious surface restrictions is to allow water to get back into the ground. Alpine must adopt an ADU ordinance before October 1, then we can refine additional restrictions in the future. If we spend too much time in the weeds, we will not be ready to pass it.

Motion #1: Andrew Young moved to table consideration of the detached ADU code amendments to 3.14 of the Alpine Development Code as proposed to a future meeting in order to allow additional time for revisions and/or additional information, including whether to allow detached ADUs on lots smaller than 11,000 square feet, the final maximum sizes of detached ADUs, whether or not impact fees are relevant, the definition of living space and if garages are included, the percentage of lot coverage, the definition of hard structures, impermeable surfaces, and permanent structures, how many are allowed in both quantity and in use, to have a defined purpose statement, to determine if setbacks for detached ADUs will correlate with accessory buildings or the setbacks of primary residences, and to create a definition of family living in detached ADUs.

With no second, the motion failed

Substitute motion #2: Brent Rummler moved to approve the detached ADU code amendments 3.14 of the Alpine Development Code as proposed subject to the following changes: we go forward with the recommendation from the Planning Commission to remove Item 4 addressing maximum lot coverage because it is not a meaningful measure in any circumstance after the size of the ADU has been limited to 1,200 maximum living square feet; 2) to amend number 5 of the detached ADU language to allow a property that already has a potential internal dwelling unit to be able to have a detached ADU, with the condition that only one will be permitted to be used as an accessory dwelling, with the requirement to register and pay the appropriate fee. Chrissy Hannemann seconded the motion.

Chrissy Hannemann suggested an amendment, because Item 4 was removed, and that the council will revisit lot coverage for all applicable building structures and surfaces at a meeting to be held within 12 months from today.

Brent Rummler agreed to the amendment.

The council and staff discussed that if residents have an existing garage, it might already be the height of their home. If they are building a new external ADU, they would have to follow the lower height guidelines at 25 feet. A concern was expressed about large garages being converted to ADUs.

Caden Lyon responded that a conversion would be prohibited if the garage was taller than 25 feet.

Amended motion #3: Brent Rummler moved to approve the detached ADU code amendments to 3.14 of the Alpine Development Code as proposed subject to the following changes: 1) that we go forward with the recommendation from the Planning Commission to remove Item 4 addressing maximum lot coverage because it is not a meaningful measure in any circumstance after the size of the ADU has been limited to 1,200 maximum living square feet; 2) that the council will revisit lot coverage for all applicable building structures and surfaces at a meeting to be held within 12 months from today; and 3) to amend number 5 of the detached ADU language to allow a property that already has a potential internal dwelling unit to be able to have a detached ADU, with the condition that only one will be permitted to be used as an accessory dwelling, with the requirement to register and pay the appropriate fee. Chrissy Hannemann seconded the motion.

The council then voted on the amended motion. There were 2 yes votes (Brent & Chrissy) and 3 no votes, as recorded below. The motion failed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler	Jessica Smuin	
Chrissy Hannemann	Sarah Blackwell	
	Andrew Young	

Substitute motion #4: Sarah Blackwell moved to approve the detached ADU code and amendments to 3.14 of the Alpine Development Code as proposed, subject to the following condition: that Item 4 be retained until we have a solid ordinance on lot coverage. Jessica Smuin seconded the motion.

Brent Rummler suggested we increase the allowed coverage on lots of 10,000 square feet or less to have up to 50 percent impervious surface coverage.

Sarah Blackwell agreed to Brent's suggestion.

Brent Rummler asked if she would allow a property that already has a potential internal dwelling unit to be able to have a detached ADU, with the condition that only one will be permitted to be used as an accessory dwelling, and with the requirement to register and pay the appropriate fee.

Sarah Blackwell did not accept Brent's suggestion.

Andrew Young said that because of the uncertainties about garages, family members, trusts, and who can stay there and who cannot, he wondered if Sarah would be willing to table this for better definitions and to have more time for such a consequential decision.

The council discussed:

- This ordinance can be amended in the future
- The ADU rental application can be used for screening as an administrative action, rather than including it in the code.

Andrew Young said that when you grant something it is very hard to take it back. When it becomes administrative, council cannot touch it. Andrew wanted to table the code change.

Substitute Motion #5: Andrew Young moved to table the motion to approve the code changes. With no second the motion failed.

Mayor Carla Merrill called for a vote on Sarah's substitute motion to approve. There were 2 yes votes and 3 no votes, as recorded below. The motion failed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell	Brent Rummler	
Chrissy Hannemann	Jessica Smuin	
	Andrew Young	

Amended Motion #6: Brent Rummler moved to approve the detached ADU code and amendments to 3.14 of the Alpine Development Code as proposed, subject to the following changes: that we keep Item 4 for the time being with lots that are 10,000 sf and below allowed to have 50 percent coverage, with the understanding that in the next six months we will work on maximum lot coverage and height restrictions for all residential zones, and to amend Number 5 for detached ADUs to allow someone with a potential internal ADU to have the option of a detached ADU on the condition that they can only use one as an ADU and that it requires a permit and payment of the fee. Jessica Smuin seconded the motion.

Substitute motion #7: Andrew Young moved to table this for the next two weeks so we can define and really think it through until we vote on September 22. Sarah Blackwell seconded the substitute motion.

The mayor called for a vote. There were 2 yes votes and 3 no votes, as recorded below. The substitute motion failed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell	Brent Rummler	
Andrew Young	Jessica Smuin	
	Chrissy Hannemann	

Shane Sorensen clarified the 50 percent mentioned in the motion, saying that the code language says, “aggregate building coverage of all permanent structures,” but the 50 percent in that zone is impervious area. So, for the TR 10,000 Zone they could have 35 percent buildings and another 15 percent of driveway, sports courts, etc. He wanted to make sure the council understood what was being proposed.

Brent Rummler said that if Shane, Caden, and Steve Doxey agree that the two ordinances are abundantly clear, we should be okay.

Amended Motion #8: Brent Rummler moved to approve the detached ADU code and amendments to 3.14 of the Alpine Development Code as proposed, subject to the following changes: that we keep Item 4 for the time being, with the understanding that in the next six months we will work on maximum lot coverage and height restrictions for all residential zones, and to amend Number 5 for detached ADUs to allow someone with a potential internal ADU to have the option of a detached ADU on the condition that they can only use one as an ADU and that it requires a permit and payment of the fee. Jessica Smuin seconded the amended motion.

Jessica Smuin then asked if Brent’s amended motion included the “lesser of the two” statement. It did not. Jessica Smuin wanted to add a statement regarding the lesser of the two for maximum square footage of livable space and lot coverage.

Brent Rummler accepted that amendment to include the “lesser of the two” language.

Amended motion #9: Brent Rummler moved to approve the detached ADU code and amendments to 3.14 of the Alpine Development Code as proposed, subject to the following changes: that we keep Item 4 for the time being, with the understanding that in the next six months we will work on maximum lot coverage and height restrictions for all residential zones; and to amend Number 5 for detached ADUs to allow someone with a potential internal ADU to have the option of a detached ADU on the condition that they can only use one as an ADU and that it requires a permit and payment of the fee, and that the lesser of the two, whether it be maximum square footage of livable space for the ADU, or the maximum applicable lot coverage, be applied to a property seeking a detached ADU. Jessica Smuin seconded the amended motion.

Sarah Blackwell clarified that a property owner could have a family member living in one ADU and still rent out the other one.

Brent Rummler said that was his intent.

The council discussed that adequate parking would be part of the approval for an external ADU.

Mayor Carla Merrill called for a vote. There were 3 yes votes and 2 no votes, as recorded below. The motion passed.

Yes

Brent Rummeler
Jessica Smuin
Chrissy Hannemann

No

Sarah Blackwell
Andrew Young

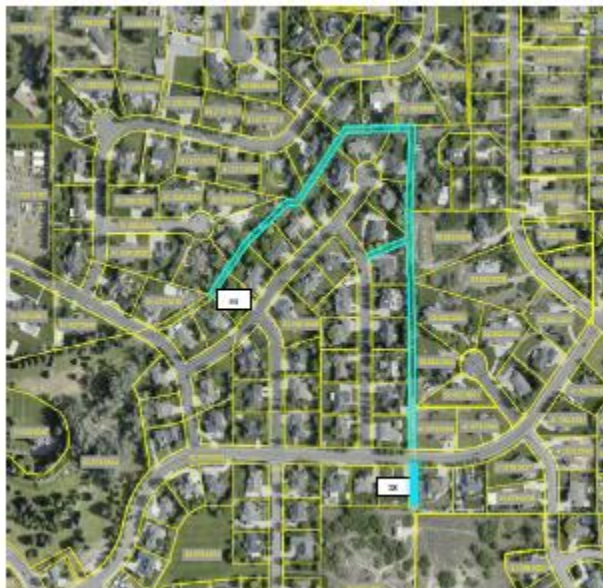
Excused

C. Consideration for Approval: Silverleaf Plat B Plat Amendment

Caden Lyon explained that several months ago this item came to the council. Silverleaf Plat B comprises Lots 25-56 and is located off Red Pine Drive and Ridge Drive, to the north of Silverleaf Park and northeast of Peterson Park. The three roads that encompass Plat B are Silverleaf Drive, Ponderosa Drive and Wood Drive.



The applicant is requesting that the Alpine City Council approve a new plat, Silverleaf Plat B Amended. This amended plat proposes to eliminate the common area owned by the owners of record of the plat that immediately abuts lots 28-44, which was originally planned as a trail through the area for the benefit of all owners of record of Silverleaf Plat B, and revert it to the immediate adjacent property owners of lots 28-44, respectively. The highlighted blue area shows the common area described.



Under Utah Code §10-20-812, the City Council may approve the amendment of a plat, if they find that:

- (a) There is good cause for the vacation or amendment; and
- (b) No public street or municipal utility easement has been vacated or amended.

The common area on the east side of Lot 28 has a city waterline and storm drain line and is used by the city to access the Silverleaf Well. Therefore, the city would request that this area be dedicated as a municipal utility easement as well as a public access easement so that infrastructure access may be continued.

Neither the Utah State Code nor the Alpine Development Code define the term “good cause” for purposes of a plat amendment. Therefore, whether good cause exists is determined on a case-by-case basis by the land use authority (City Council) based on the specific facts and circumstances of each request. It has been clearly demonstrated that this area is not city property but is owned collectively by the owners of record of Silverleaf Plat B. This could be a factor that supports the city in making the decision to approve the plat amendment.

Other reasons there might be good cause are listed below:

- The existing common area trail is not very accessible (or not at all accessible) due to overgrowth and lack of maintenance.
- This action could help resolve long-standing ownership questions.
- This action could allow more practical use of the land.

There might be reasons that good cause is not found by the land use authority, such as those listed below:

- The common area would be eliminated.
- All lots on the plat would lose a granted amenity.
- Lots 25-27 and 45-56 would gain no real property.

As a reminder, the reasons stated above are not meant to be a comprehensive list of reasons either for or against finding good cause for the amendment.

If approved, the official amended plat may not be submitted to the County Recorder unless it is:

- (a) Signed by the land use authority; and
- (b) Signed and dedicated by each owner of record of Silverleaf Plat B

STATE/CITY CODE SECTIONS:

- Utah State Code 10-20-811 Subdivision Amendments
- Utah State Code 10-20-812 Land use authority approval of vacation or amendment of plat – Recording the amended plat
- Alpine Development Code 4.04.100 Amendments to Recorded Plats; Vacation of Public Streets
- Alpine Development Code 4.06.040 Subdivision Amendments

PUBLIC NOTICE:

A public hearing is required as part of this proposal for an amended subdivision plat. The hearing was held as part of the City Council meeting on July 14, 2026.

Attorney Steve Doxey reminded the council that the original approval of the plat was administrative. This decision tonight is a legislative discretionary decision. If the applicants meet the requirements you have to approve it. If a motion is made to approve or deny the petition, it should state good cause for the reason.

Brent Rummmler confirmed that if the council approved the plat amendment it would not preclude a private citizen from exercising the right to a prescriptive easement. He wanted to have this entered on the record.

Motion: Sarah Blackwell moved to approve the Silverleaf Plat B Amendment as proposed, finding good cause for the amendment because the County Records Office determined that this is not city property but is owned collectively by the owners of record of Silverleaf Plat B; the existing common area trail is not very

accessible due to overgrowth and lack of maintenance; and the amended plat could help resolve long-standing ownership questions and allow more practical use of the land. Approval is subject to the condition that a notation be made on the plat which dedicates a 20-foot wide municipal utility and public access easement on the east side of Lot 28. Chrissy Hannemann seconded the motion.

The council discussed:

- Many of the owners have already signed the mylar, but it did not have the notation for a public access. One of the owners is in Honduras for three years, so we will need to research how to move forward regarding new signatures and speak with the County Recorder.
- The city will work with Mr. Jacobson (Lot 28) to formalize the easements. He likes Alpine and wants to be a good neighbor. Shane Sorensen and Scott Ross have already spoken with him.

Mayor Carla Merrill asked for a vote. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Brent Rummler	Jessica Smuin	
Sarah Blackwell		
Chrissy Hannemann		
Andrew Young		

Attorney Steve Doxey was excused from the meeting at this point.

VI. DISCUSSION ITEMS

A. Small Area Plan Edits

Caden Lyon reported that we had a great round of meetings that were set up by Chrissy Hannemann. There was participation from every council member and most of the Planning Commission. Andy Spencer, resident and traffic engineer, was also involved with the traffic discussions. These committees met to finalize edits to the Small Area Plan. The draft in the packet included comments from those meetings. Tonight the council will determine which changes will be implemented. If there are no comments listed in the margins, it means the section was determined to be adequate. Staff have already requested that the consultants correct the setbacks for the Town Residential zone.

The council and staff discussed the following details:

- The Field character area, currently zoned residential, could be defined as flex housing or residential flex. The Planning Commission (PC) recommended flex housing, which would be a mix of housing types with missing middle-income housing, and allow some retail.
- Flex housing should be primarily residential. If we call it mixed use commercial, it is more likely to be commercial because the ROI is better on commercial land. We could be specific, like allowing 80 percent residential and 20 percent business. Alpine residents do not want a lot of commercial entities here. Businesses along the highway would provide a buffer for residential homes further west.
- We do not currently have zoning for multi-family units in Alpine.
- The orange area on the map needs to be corrected because the Alpine Art Center is not in a flex housing area but is commercial.
- The map shows zones, but these are character areas. Developers would have to rely on our ordinances.
- Mixed use can have the character of residential.
- The consultants suggested bigger setbacks. The Alpine Art Center already has large setbacks and fits with that idea.

Motion: Brent Rummler moved to extend the meeting past 9:00 pm, but no later than 9:45 pm. The motion was seconded by Andrew Young. The motion passed unanimously.

The council and staff continued their discussion:

- Whether we call it flex housing or residential flex, some retail would be allowed. A definition would be important, as well as where the commercial entities would be allowed. Medium-density housing could transition to lower density as the development moves west from the highway.

- The Field is a gateway to our city, and this would be a good place for an entrance monument. The council wanted monuments to be at the actual borders, not on the curve of Canyon Crest Road as suggested by the consultants.

Mayor Carla Merrill explained that the consultants suggested character areas. Missing middle-income housing (MIH) was discussed at the same open house as the Small Area Plan. Because the MIH people and the Small Area Plan people were at the same meeting, residents were confused and thought The Field was proposed to be all high-density housing. It was a misunderstanding. Residents do not want apartments or condos as people enter the city, but mixed use can be done tastefully and fit the character.

The council and staff continued their discussion:

- The Field is a logical place for some commercial because it is on the south end of town and will not increase traffic through Alpine.
- Residents wanted commercial areas to be closer to the roundabout, where they already exist. Further south should be more residential.
- The council did not want a mini roundabout at Main Street and 100 South.
- The Active Transportation Plan could be part of this document.

Motion: Brent Rummmler moved to extend meeting in order to conclude this conversation about the Small Area Plan and any staff reports that cannot be communicated through email. Jessica Smuin seconded the motion. The motion passed unanimously.

The council and staff discussion continued:

- Residents wanted smaller front setbacks on Main Street to allow more parking behind the buildings.
- We could extend the commercial area north to 200 North Main. The Edward Jones building, the reception center, and the preschool would provide transition to residential.
- Primary and secondary exterior materials were discussed. Secondary materials can be used on the rear exteriors (not facing Main Street). Primary materials may also be used on secondary surfaces. Vinyl and aluminum siding are prohibited, and black framed windows are preferred.
- We may want a category for fencing that prohibits vinyl and chain link.

Andrew Young wanted to replace the setback example images in the document that look like apartments to make them more in line with our Main Street plan. Staff responded that we are at the end of the process, so we do not want to pay the consultants to replace the images. Andrew wanted to create a sample image as a proposal.

Andrew also suggested adding the word 'faith' to Alpine's identity on pages 2, 3 and 24, because it is one of the biggest pillars of Alpine.

Chrissy Hannemann suggested a larger font be used to call attention to the purpose statements.

VII. STAFF REPORTS & COUNCIL COMMUNICATIONS

Shane Sorensen reported that we have received a couple of proposals for a warrant study for the Grove Drive intersection, estimated to be around \$5,000.

Mayor Carla Merrill explained that we sent out the RFPs for the study and are moving forward, but we have a process we must follow.

Brent Rummmler asked if we can mark a crosswalk while we are waiting for the study to be completed.

Shane Sorensen explained that if we build something new it should be ADA compliant. The city can put an ADA ramp on Heritage Hills Drive and then cross to Grove Drive. There would not be a sidewalk yet, but we would have a ramp. Sidewalks would need to be added. The large utility box on the corner creates additional challenges with this intersection.

Andrew Young commented that he met with Street Supervisor Landon Wallace on site to look at options. Landon suggested that Rectangular Rapid Flashing Beacons (RRFBs) would be helpful at this location.

Jessica Smuin said that even if we do not have curb and sidewalks right now, the crosswalk would be an improvement as a visual reminder that pedestrians are crossing.

Chrissy Hannemann ended her Zoom connection at 10:35 pm because she has an early meeting with LPPSD in Highland tomorrow and still needed to drive home from Heber tonight.

Shane Sorensen reported that we are also requesting proposals for traffic-calming on West Canyon Crest Road.

Shane reminded the council about the Lone Peak Public Safety board meeting tomorrow morning at 7:30 am. He will send the remainder of his updates in an email.

Andrew Young said that he spoke to a Mountainville Academy (MVA) representative about the potential for another meeting. Ideally this would happen before their board meeting on September 17. There are more points to iron out, and Andrew thought we should recruit more crossing guards to act as substitutes.

Council members and staff discussed the Main Street traffic issue:

- The delineators are 42" tall because the shorter 36" version was not in stock.
- Residents are saying the city has cut off their access to the park or closed the park, but the city is actually limiting parking on Main Street.
- A bike lane has been considered for Main Street in the past. This would prohibit parking anyway, but the cost would be over \$100,000, so we have not moved ahead on this yet.

Shane Sorensen reported that MVAs principal sent an email today, and City Engineer Jason Judd will review it when he returns from vacation.

Mayor Carla Merrill visited city open space with Fire Chief Beck. We will create a priority list for fire mitigation in public open space, based on the Fire Department's advice.

Fire Chief Brian Patten requested a map of city open spaces.

Mayor Carla Merrill said she would bring the open space map to the LPPSD meeting tomorrow morning.

Fire Chief Brian Patten said they will not be burning debris from mitigation projects but will haul them to a non-dangerous area.

Andrew Young mentioned that two bridges need repairs and suggested these be approved as eagle scout projects.

Shane Sorensen explained that two bridges will be part of the annual Day of Service. The Trails Committee is coordinating those efforts.

Mayor Carla Merrill expressed appreciation to Shane Sorensen regarding the fire station. The construction required a rerouting of electrical power which would have been very expensive. Shane researched the terms of our franchise agreement, and it saved the city a lot of money.

Motion: Brent Rummler moved to adjourn the meeting. Sarah Blackwell seconded the motion. The voting was unanimous.

The meeting was adjourned at 10:47 pm.