

**ALPINE CITY COUNCIL MEETING**  
on **Tuesday, February 22, at 6:00 pm**

Mayor Carla Merrill called the meeting to order at 6:00pm.

**I. CALL MEETING TO ORDER:** The following were present and constituted a quorum: Jason Thelin, Greg Gordon, Kelli Law, Jessica Smuin, Lon Lott

Staff: Shane Sorensen, Austin Roy, Chief Brian Gwilliam, Chief Brian Patten, Craig Hall, Bonnie Cooper

Others: Will Jones, Breezy Anson, Steph Betteridge, John Schiess

- A. **Prayer:** Greg Gordon
- B. **Pledge:** Jessica Smuin

**II. CONSENT CALENDAR**

- A. **Approve City Council minutes of February 8, 2022**
- B. **Final Bond Release – The Ridge at Alpine Phase 4: \$270,695.90**
- C. **Final Bond Release – The Ridge at Alpine Phase 5: \$390,304.24**
- D. **Bond Release No. 2 – Layton Alpine Subdivision: \$28,546.98**
- E. **Central Utah Water Conservancy District Payment: \$109,971.00**

City Administrator Shane Sorensen explained that item E is the first bill from CU. This payment has been added to the amended budget and future payments will be on future budgets.

**Motion:** Lon Lott moved to approve the consent calendar as proposed, with the edits made to the minutes of February 8, 2022, by Lon Lott and Greg Gordon. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

**III. PUBLIC COMMENT**

*Stephanie Cotton-Betteridge - Board Secretary  
Mountainville Academy -Board of Trustees/School Community Council  
195 S Main Street*

*Stephanie Cotton-Betteridge said Mountainville Academy will be holding their annual fund raiser in connection with Earth Day. The school group would like to help clean out Legacy Park or to help the city if you have another project.*

Shane Sorensen said in early spring the irrigation will be replaced in Legacy Park so there will be trenches. He said he will check with Parks Director Cal Christensen to see when the improvement will start at Legacy Park. He suggested Burgess Park would be a great alternative if Legacy Park is not available.

**IV. REPORTS AND PRESENTATIONS**

None

## V. ACTION/DISCUSSION ITEMS

### A. Public Hearing – Resolution No. R2022-10: Amendment to the Impact Fee Facilities Plan and Impact Fee Analysis for Culinary Water

**Public Hearing** – No public comments were made

Shane Sorensen introduced John Schiess with Horrocks Engineering who came with a presentation on the study they have been working on and to answer any questions the council had. John Schiess said he would be covering Alpines culinary water and pressurized irrigation system. Each of these systems have a master plan, impact facility plan, and an impact fee analysis. They are set up this way because of state statutes. When he looks at a systems master plan, he analyzes the system as it exists right now. Considering the demands that are on the system and look what kind of level of service is being provided. He recommends future improvements based on projecting future population and consider the demands placed on the systems. This would fix any deficiency as well as to meet the needs of the residents. Horrocks Engineering had put together a schedule and cost analysis for the future improvements. He also gave the council a recommended amount of \$1,162.99 for the culinary water system per residential connection (based on an average size residence). There are areas of Alpine where pressurized irrigation is not available, and those residents still use culinary water for outdoor use. These residents use twelve times more water, so their impact fee will be twelve time the recommended amount. The recommend amount of \$5,555.89 for pressurized irrigation system per residential connection based on equivalent residential unit.

City Council member Greg Gordon asked for clarification on the impact fee for pressurized irrigation and if it was based on the property size not what zone it is in. John Schiess said it is based on the zone basis first and adjustments are made after that depending on the size of the individual lot. Mayor Carla Merrill asked if the city is charging the residents who are currently using twelve time the culinary water for their usage or is it just a flat hook up fee. Shane Sorensen answered no. John Schiess said there is a difference between the impact fee and connection fee. City Council member Lon Lott said those residents are paying five times more right now. City Council member Jessica Smuin asked for clarification between impact fee versus hookup fee. Mayor Carla Merrill said an impact fee is when you are building a new home it is part of the building permit. John Schiess said a hookup fee is the actual cost to hookup the meter and connect it. The impact fee is to fund the necessary improvements to the city's future system.

City Council member Jason Thelin asked a follow-up question to Mayor Carla Merrill's question about if those residents that are using culinary water for outside use and using twelve times more than the average resident are they getting charged for that usage. Shane Sorensen said the residents are paying for what they use. The rates for culinary water its based on how many thousand gallons of water a resident uses. Jason Thelin asked if those residents that are not able to hook up to pressurized irrigation and must use culinary for their outside use given any kind of discount on their rate. Shane Sorensen said when irrigation system was put in to place there was a water aid. Those that did not have the opportunity to have pressurized irrigation were left on the old rate. Once we have the rate study complete, we want to come back and review these old rates. There were separate rates for Box Elder, Three Falls and Willow Canyon because 100% of the water must be pumped to a tank. John Schiess said in the city's previous impact fee those areas mentioned were paying five times the current impact fee.

John Schiess explained that the new meter system was used to prepare these reports. Lon Lott said he understood the impact that will occur starting now and going forward is based on the fact of a source as a well. So, if the city does not have a source and we have to drill another well, that impacts the system currently. Then the amount to drill that new well should not be placed upon those who exist right now but, should be covered by future residents needing to connect to the system. Shane Sorensen said that is correct. Lon Lott asked if this is proposing that if a lot hasn't been developed even though it was anticipated in the future that they will now have to pay the current impact fee. John Schiess said yes. Shane Sorensen said the impact fees that have been calculated are for the next ten years of growth. Shane Sorensen said the city will review the fees every five years. Jason Thelin asked if the Heritage Hills well was considered an existing well or a new well in this proposal. John Schiess said Heritage Hills well would be a new well.

Jason Thelin asked in coming up with the new fees did it just include Alpine or did it include potential annexation areas as well. John Schiess said in the city's current annexation declaration you say a certain elevation can be serviced by the existing system. The areas that are in Alpine City's annexation plan or under that elevation are all included in this proposal. Shane Sorensen said in the city's ordinance it says if an area is above an elevation of 5350, they will have to build a water system. Greg Gordon said based on growth, this proposal said the city will be gaining 1100 additional undeveloped lots. He asked if the 1100 lot were factored into the proposal for future impact fees. Johns

Schiess said no, It wasn't based on 1100 actual new lots but was based on water factor calculation, including adjustments for lots that are not expected to received secondary water. Greg Gordon asked about the fire flow availability. John Schiess said he believes all areas have the fire flow needed. Lon Lott asked if in doing this study will it provide an equitable fair and legal defensible cost. We are going to have some residents affected because of the difference in what they have been paying and building here to what they will be paying. Craig Hall said he did not know about the exact dollar amount, but the methodology of the study follows the state statutes. Shane Sorensen said it will be important to review this every five years. We have had the Utah Valley Home Builders Association contact us saying Alpine's impact fees are the lowest.

Lon Lott said with the new meters the city will know exactly which residents are using water and how much is being used. Shane Sorensen said previously the city was only reading culinary water twice a year. Now we have more information with the new meters. John Schiess said we can also monitor how much pressurized irrigation water each homeowner is using. This will help us determine what kind of improvement we will need to make. Jason Thelin asked if a portion of our water bill goes towards these improvements. Shane Sorensen said yes, for projects but not new growth projects.

Greg Gordon said in the proposal the replacement plan of the entire system and would cost \$1.5 million a year. He asked if the assumption was that we will not have to replace the whole system in 80 years. John Schiess said he put the replace value in the proposal so that the council would know the actual cost. The pressurized irrigation system is fairly new, but the culinary system is not and will need to start being replaced. Shane Sorensen said part of being able to charge an impact fee and having this minimum level of service we are expected to bring the rest of the existing system to that minimum level of service. We have known we have an aging system and every year we have done a water line replacement project at least once a year.

Lon Lott said we are talking about two different things. First, impact fee that are now moving forward doesn't impact current resident in town now. Secondly the city's next step will be rate increases based on the rate study. Our next step is rate increases. Shane Sorensen said to do an effective rate study they need a good capital facilities plan. Lon Lott wanted to clarify that with this proposal we are just deciding on the impact fee. We haven't decided on rates yet. Shane Sorensen said yes, and identifying deficiencies in the current system that need to be corrected. Jason Thelin asked if the boosters were for water pressure. John Schiess explained that if you have a dry year, the booster will take it from wells if needed. It will not increase the pressure. Shane Sorensen said some years you may not have to touch a well depending on snowpack. Jason Thelin asked about annexations and how that affect the city and futures decisions. John Schiess said the area south of Lambert Park that could be annexed into the city has always been in his plans. Mayor Carla Merrill asked if Horrocks Engineering had looked at areas above Lambert Park. John Schiess said yes, but did not include them because they were not in the city's master plan.

John Schiess said Shane Sorensen has been working on ways to get more water with CUP. Greg Gordon asked when this is built out if this will address the city's low-pressure issue. John Schiess said we will try to set a level of service of a minimum PSI of 40.

**Motion:** Jason Thelin moved to approve Resolution R2022-10 adoption the Culinary Water Impact Facilities Plan and Impact Fee Analysis as presented. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

**B. Public Hearing – Resolution No. R2022-11: Amendment to the Impact Fee facilities Plan and Impact Fee Analysis for Pressurized Irrigation**

**Public Hearing** - No Public Comments were made

Greg Gordon asked if the ERU calculation was same for the PI (pressurized irrigation) even though the higher elevation lots wouldn't have PI but use that same number and you factor that differently. John Schiess said the ERU and the ERC numbers are different. Shane Sorensen said the PI one would only apply if the resident had the ability to

receive PI. Lon Lott said ERU is based on the square footage. He voiced concern that a quarter acre and half acre lots were only \$200 difference and then a one-acre lot is a \$2000 difference. Shane Sorensen said we sampled a few lots and based it on what percent irrigated area they had. John Schiess said we took the actual use to do the measurement for an ERU connection and averaged it. Lon Lott asked what the staffs opinion is on the proposal. Shane Sorensen said he is glad to see this, and this may force the residents to conserve. This is based on the usage right now. Mayor Carla Merrill said she believes it is time to move forward with the proposal.

**Motion:** Jason Thelin moved to approve Ordinance R2022-11 adopting the Pressurized Irrigation Impact Facilities Plan and Impact Fee Analysis as Presented. Lon Lott seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

### **C. Public Hearing – Ordinance 2022-06: FY2021-22 Mid-Year Budget Amendment**

Public Hearing – No public comments made

Shane Sorensen explained the following items on the amended midyear budget:

Purchase of new truck for code enforcement \$30,000  
 PI Bond Projects \$565,000  
 CUP Filter Building - CUP Water Payment \$110,000  
 ARPA Funds Revenue Loss - Administrative Wages \$220,000, Administrative Benefits \$92,900, Planning & Zoning Wages \$118,600, Planning & Zoning Benefits \$58,300

Shane Sorensen said we have a report to be filled out for how ARPA funds will be spent. By spending half this fiscal year and the other half the next fiscal year and keeping funds used less than \$700,000 the city will not have to do a second audit. Mayor Carla Merrill asked if staff had heard anything regarding ARPA grants for infrastructure. Shane Sorensen said he has not yet.

**Motion:** Lon Lott moved to approve Ordinance R2022-06 amending the FY2021-22 budget as proposed. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

### **D. Resolution No. R2022-12: Trail Master Plan Update – Proposed amendment to the Trails Master Plan to include changes to trails in Lambert Park**

City Planner Austin Roy said the trail committee is proposing changes to the trail system in the south end of Lambert Park, the area around the water tank. The proposed changes are primarily to improve sustainability of the trail system, create better trails for the users of the park, and to design trails in such a way to discourage shooting activity on forest land. The changes to the trail system would include the creation of two new flow trails (downhill bike only), one hiking only trail, and one mixed use trail. Other existing trails that are not sustainable would be reclaimed and revegetated. Utility roads would not be impacted by the proposed changes. The Planning Commission held a public hearing and reviewed this item on February 15, 2022. The Planning Commission unanimously recommended to approve the proposed update.

Austin Roy said more trails do not always mean better trails. So, we may lose some trails here but over all this will improve the trail system. Jason Thelin asked if this proposal will connect the walking trail. Trail Committee Chair Will Jones said yes, it will loop all the way around eventually. We do not have all the money yet. Jason Thelin asked

if the trail to the east could go right up to the property line. Will Jones said the forest service has already marked their property so he can make those adjustments. Jason Thelin suggested putting a sign at the north location. Shane Sorensen said there is a sign there now. Trail Committee member Breezy Anson said labels on the sign could be added. Jason Thelin wanted to know Chief Brian Patten's opinion regarding the proposal. Shane Sorensen said we have to maintain a way so a brush truck can get up there in case of fire. Jason Thelin suggested revegetation to help with ruts in the road and do something to deter residents from driving up there. Chief Brian Patten asked if vehicles were going up in that area. Jason Thelin said vehicles driving up above the water tank, but they are not supposed to be. Shane Sorensen said he has seen less and less vehicles. He suggested he and Chief Patten would go look at the access for the fire department. Jessica Smuin asked how this project was being funded. Lon Lott said that will be covered in item E of the agenda.

**Motion:** Jason Thelin moved to update the Trail Master Plan be approved as proposed with the additions of clarifications that the trail system of crossfire that crosses the property line into the entrance of federal land be moved closer to the property line and that a sign placement be established at the intersection of the forest service land showing Lambert Trails as well as the trails going into the federal land and that we consult with the Fire chief to determine if we can revegetate the roads above the water tank. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

**E. Approval of the Lambert Park Flow Trail Proposal**

Austin Roy said this proposal goes hand in hand with the proposed update to the Trail Master Plan via Resolution R2022-12. The total estimated cost of the project is \$89,495.60. Shapeshift Terrain Parks would be doing the trail work. The Trail Committee is proposing changes to the trail system in the south end of Lambert Park, the area around the water tank. The proposed changes are primarily to improve sustainability of the trail system, create better trails for the users of the park, and to design trails in such a way to discourage shooting activity on forest land. The changes to the trail system would include the creation of two new flow trails (downhill bike only), one hiking only trail, and one mixed use trail. Other existing trails that are not sustainable would be reclaimed and revegetated. Utility roads would not be impacted by the proposed changes.

Mayor Carla Merrill said she thought the bid was supposed to be around \$65K. Will Jones said as a trail committee we met and did not see anything we thought we could eliminate. That is why we are here tonight to get approval for a higher amount. Shapeshift will be giving us a \$5K discount. If there is something that the council wants to take out of the proposal than we can do that. Breezy Anson said the prices in this bid are about half of what you would normally see. We will get some help from the schools and mountain bike teams. Will Jones said they would be doing most of the work by hand themselves. Mayor Carla Merrill asked how much we have in the budget for this project in Lambert Park. Shane Sorensen said the city has budgeted \$100K. Thanks to a person who personally funded Three Falls trail we can have that much. Breezy Anson said he has a resident that wants to donate \$50k for Judy's trail. We will be setting up a 504C charity. Lambert Park is the crown jewel of Alpine we need to start treating it like that. The 504C to hold any donations from a corporation or individual person and earmark the donation for a specific purpose. Craig Hall said donations made to the city are not tax deductible.

**Motion:** Greg Gordon moved that the flow trail proposal from Shapeshift Terrain Parks be approved and not to exceed \$85K. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

**F. Resolution No. R2022-13: Amendment to Alpine City Standard specifications and Details – Canyon Crest Widening**

City Engineer Jed Muhlestein said the next three items on the agenda will allow the city to move forward with a MAG (Mountainland Association of Government) grant funded project to widen Canyon Crest Road an amendment to the standard specifications and details must be adopted, which provides a new detail for major arterial streets. Canyon Crest Road is one of Alpine City's main arterial roads and means of ingress/egress outside the city. During peak hour morning and afternoon time periods this road sees significant traffic congestion. In 2018 Alpine, Highland, and Lehi teamed together and submitted a proposal to MAG to do a North Utah County/SR-92 traffic study. The purpose of the study was to identify projects that would alleviate traffic congestion north of SR-92. The proposal was accepted, and the study was completed shortly thereafter. The study looked at all the major intersections along SR-92, from I-15 in Lehi to the mouth of American Fork Canyon. The study shows a need to add lanes at the intersection of 4800 W / SR-92 and extend those improvements northward into Alpine. This means expanding the current cross section of Canyon Crest Rd from a three-lane road to a five-lane road. The expansion would result in two travel lanes in both directions with a middle turn lane.

Jed Muhlestein said the project will be proposed to be phased into three parts. The first phase is what the council would be approving tonight. The first phase would include intersection improvements at the intersection of 4800 W / SR-92 and extend those improvements (adding lanes) to Healey Boulevard in Alpine. If approved, the project would be funded in next five years and constructed shortly thereafter, assuming all required right-of-way is purchased. The estimated cost for Phase 1 is \$8,944,000 (2025). There is a 6.77% match requirement. Alpine City would only be responsible for matching the portion of roadway costs that is constructed in Alpine City limits which would be less than \$100K. In order for the project to move forward, Alpine City's General Plan must support a 5-lane arterial road at this location. The General Plan itself does not need to be modified, but several documents it references would need to be. Changes must be made to the Transportation Master Plan Map, Standard Specifications and Details, and Development Code. MAG requires these changes to be made prior to Final Concept Application due date on March 17, 2022.

There were residents in the meeting questioning the council why they were not personally notified about the public hearing on widening of Canyon Crest Road. They said Highland City notified their residents that would be impacted the most by the widening of the road. Austin Roy explained that Highland City has different ordinances than Alpine City. We send out letters to residents affected by zone changes that are within a 300-foot radius. Austin explained that the council would be voting on three items tonight in regards to the Transportation Master Plan. Shane Sorensen explained that the city did notice the public hearing properly according to our city ordinances and state law. Jason Thelin said in order to apply for the state funding, the council would have to pass two resolutions and one ordinance. Mayor Carla Merrill reminded everyone that tonight was not a public hearing. The public hearing took place last week at the Planning Commission. Austin Roy said the Planning Commission meeting was not well attended. Shane Sorensen said typically our city meetings were not well attended. One resident in the audience said if residents knew a five-lane highway was going in he was sure there would have been greater attendance at the public hearing. Shane Sorensen said there are only three ways in and out of Alpine. Everyone agreed Alpine needs to address the current traffic issues.

Mayor Carla Merrill explained that the road expansion would be done in three phases. The first phase could last the city 10-15 years or more and the second and the third phases may never happen.

**Motion:** Jason Thelin moved to approve Resolution 2022-13, amendment to Alpine City Standard specifications detail Canyon Crest Widening. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

**G. Resolution No. R2022-14: Amendment to Transportation Master Plan Map – Canyon Crest Widening**

**Motion:** Greg Gordon to approve Resolution R2022-14 amendment to Transportation Master Plan Map – Canyon Crest Widening. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

#### **H. Ordinance 2022-04: Design Standards and Sub. Definitions - Canyon Crest Widening**

Austin Roy said this ordinance will update the development code to allow for a 58-foot paved road. Shane Sorensen said this funding from the state would not be available for five years if we get approved. Mayor Carla Merrill said the city may not get approved for these state funds. We need to look ahead to the future and the bigger picture. With state funding most of this project to help with our infrastructure we need to look ahead at the future. Shane Sorensen said the width of the road on the Alpine will be smaller than Highland City side. Austin Roy said at first, we wanted bike lanes, but we saw how that would affect the neighborhood and changed to make the road width as small as possible but still gain more lanes. Shane Sorensen said once the city has funding, we could come back to City Council because spending the funds would need to be approved. Mayor Carla Merrill said approving the spending of the funds would not be a public hearing.

**Motion:** Jessica Smuin moved to approve Ordinance 2022-04 amendment to Design Standards and Subdivision Definitions as proposed. Kelli Law seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	
Lon Lott	

#### **I. Ordinance 2022-03: Accessory Structures and Swimming Pools**

Austin Roy said the city's setbacks standards are divided into two separate categories, main buildings, and accessory buildings. Main buildings include homes, office buildings and barns. Accessory buildings include all other structures and building types. However, the code is not clear on how setbacks apply to structures that might not be defined as a building. For example, swimming pools, water slides, diving platforms, waterfalls, pergolas, etc. do not necessarily meet the definition of a building but they should still be regulated by setback standards.

Austin Roy said staff is recommending changes to the Development Code to make it more clear how setbacks apply to swimming pools and accessory structures. The language needs to be adjusted to include pool houses, sheds etc. Please see attached proposed ordinance for recommended changes. There are a few spots in the ordinance where we will still refer to accessory buildings if they are less than 200 square feet. We are adding some new language pertaining to swimming pools. Having your swimming pool in your backyard with the following set back and this would be in all the residential areas zones. Swimming pools would be ten feet of the rear and side property lines and 40-feet from a front property line. This would mean you would not be able to put your swimming pool in your front yard. Planning Commission held a public hearing and reviewed the proposed ordinance on February 15, 2022. The Planning Commission unanimously recommended approval of the ordinance as proposed.

Jason Thelin asked why 40 feet and not 30 feet. Shane Sorensen said the setback for the main building or home is 30-feet from property line. The ordinance has said 40-feet for a very long time. Jason Thelin said with a pool it is in the ground and not obstructing anyone's views and has to have a fence around it. Lon Lott said the ordinance we are voting on is not changing any setback its simply changing the verbiage of the definition of an accessory building. He would be willing to address setbacks at the next meeting. Austin Roy said right now for a swimming pool a homeowner could follow our exception criteria and try to get their pool closer to the property line. Shane Sorensen said this can be really tricky when applying the exception criteria to swimming pools. Greg Gordon said some residents are building

pools and buildings right to the property line. Shane Sorensen said our appeal authority has the power to grant exceptions if they meet a certain criteria.

***Dawn Young***  
***542 Three Falls Drive***

*Dawn Young voiced concern that this new ordinance would affect the pool at her residence since she did not originally obtain a permit for her pool.*

Austin Roy said no, this ordinance will affect any pool built from today forward. If the city has already accepted your application then you are locked in with the previous ordinance.

***Tyler DeHart***  
***267 Allegany Court***

*Tyler DeHart said you have said that front setbacks are to be 30 feet but if the widening of Canyon Crest happens my home will have an 18-foot setback. He asked if the city would change the ordinance to make the 18-foot setback ok.*

Shane Sorensen said this would not done by your choice because your front setback was changed. Craig Hall said her pool would become legal non-conforming.

Lon Lott pointed out an error on page 3 in Ordinance 2022-03 where it says swimming pools. On section B item 2 it says accessory buildings. If it is also referring to a pool the verbiage will need to change to accessory structures. The same error occurs on page 6, 10, 14 and 16 in every zone. Jason Thelin said he would be voting against the ordinance because of the 40-foot setback and would like to bring this back to the council at another meeting. He believes if we are concerned about water and landscaping, and someone wants to put an accessory structure on their property it means less watering.

**Motion:** Greg Gordon moved to approve Ordinance 2022-03 Accessory Structures and Swimming Pools amending the verbiage as follows: section B item 2 from “buildings” to “structures” change in every zone. Lon Lott seconded the motion. There were 4 Ayes and 1 Nays, as recorded below. The motion passed.

Ayes

Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

Jason Thelin

**J. Ordinance 2022-05: Accessory Dwelling Unit Requirements**

Austin Roy said in 2021 the Utah State Legislature updated the requirements for Accessory Dwelling Units (ADU’s). Alpine City code needs to be updated to meet the new requirements from the state. Specifically, a municipality cannot limit the square footage of an ADU. Staff recommends updating the code to follow State requirements. The Planning Commission held a public hearing and reviewed the proposed ordinance on February 15, 2022. The Planning Commission unanimously recommended approval of the ordinance as proposed. new state code says every home can have an accessory apartments. To become completely compliant with the new state code we have Ordinance 2022-05. You are limited to one apartment per home and the home would need to be owner occupied.

**Motion:** Jason Thelin moved to approve Ordinance 2022-05 Accessory Dwelling Unit Requirements as proposed. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays



### K. Ordinance 2022-07: Committees

Craig Hall said he was asked to conceptualize an idea to create the structure and terms of citizen advisor boards. The structure that we were suggesting for the council to adopt was to have one mission scope. Having one section that sets up the membership of the board, how they are appointed and their terms. Then have additional ordinances we could establish different committees. Each committee would have their responsibilities and scope of issues. We would not be organizing the committees tonight but just setting the structure for new committees.

Lon Lott asked which cities have this type of advisory boards. Craig Hall said Midvale, Holladay, Murray, South Jordan, and Riverton are just a few. Lon Lott asked if any of those cities require credentials or a citizen of the USA. Craig Hall said this ordinance state a committee member must be a residents of Alpine. He said Mayor Carla Merrill would appoint a member with the advice and consent of the council. Greg Gordon said he had noticed an Art Committee, Cemetery Committee and Library Committee already in our city code. These committees have been disbanded. He advised the council to consider the planning and designs and intended uses of the new website to be sure that potential value is realized. Craig Hall suggested renewing these committees with a new vision and mission. If we renew these committees and a lot of update would need to be done and we could adopt them by resolution. We could also delete them and start over again.

Jessica Smuin asked if there will be oversight with each committee when they setup their rules and procedures. Mayor Carla Merrill said she would have a City Council member assigned to each committee and that would be an oversight. Mayor Carla Merrill said this would be a generic templet that the city can populate each new committees from. This would save on legal fees. Jessica Smuin asked if the committees would be called boards or labeled differently. Craig Hall said if you adopt this tonight than this is our opportunity to change that. Kelli Law asked if each committee would have to meet once a month. Craig Hall said an Add Hawk Board such a cemetery board they should be meeting at least once a month. The Lambert Park Preservation Committee will come and go that is why it was done by executive order. When a meeting is held there will always need to be a quorum which is at least three members. Kelli Law said they need to meet more often or less often. Greg Gordon suggested committees could meet ten times in a year and have the wording "at least five members". Jason Thelin suggested meeting quarterly. If a committee member is doing a good job, why limit them to two terms on the committee.

Lon Lott asked what is the purpose of these new committees will be. Mayor Carla Merrill said to have more communities' involvement. The committees can come to the council with their recommendations. Lon Lott asked if this would relieve staff if there were research types of things they could do. Shane Sorensen voiced concern that having more committees will make more work for staff. Another concern would be that committee members would not know how the city works. Lon Lott asked what would be the cost to the city to post committee meetings for the residents to attend. Shane Sorensen said it would be free. Craig Hall said minutes would need to be taken at each meeting. We would post it on our city website, state public notice website, and at City Hall. Greg Gordon suggested the committees meet at least quarterly or six times a year.

**Motion** Jason Thelin moved to table items K and L until the next City Council meeting on March 8, 2022. Lon Lott seconded the motion. There were 2 Ayes and 3 Nays, as recorded below. The motion failed.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	Greg Gordon
Lon Lott	Kelli Law
	Jessica Smuin

**Motion:** Greg Gordon moved to approve Ordinance 2022-07 establishing Creation of Advisory Boards including rules and guidelines for governance of the boards with the changes that citizens committees meet at least bi-monthly instead of at least monthly, each committee shall be composed of at least five members instead of five members and remove term limits. Jessica Smuin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

<u>Ayes</u>	<u>Nays</u>
Jason Thelin	
Greg Gordon	
Kelli Law	
Jessica Smuin	

Lon Lott

**L. Proposal for New City Website – Civic Plus**

Jessica Smuin said city staff has been researching new website. We have come to the end of the process and have recommended Civic Plus. Total cost for the first year is \$19K and will be \$800 annually to host it. We believe the value in the price difference with Revise will be worth it after our research.

Lon Lott asked what cost saving will we see by using someone else instead of Squarehook who we are using now. Jessica Smuin said what the city has right now for our website was \$99.99 per month and does not fit our needs. Jason Thelin said we would gain functionality with a new website. Greg Gordon said over a four-year period it is less than \$10K per year. Jessica Smuin said in the fourth year we get a complete redesign and that is built into the cost. Shane Sorensen said this would be a technology update for the budget and would not require an amended budget.

**Motion:** Kelli Law moved to approve Civic Plus as the city's new website provider as proposed. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

**Motion:** Lon Lott moved to extend the meeting at 9:10 pm. Greg Gordon seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays**VII. STAFF REPORTS****Shane Sorensen**

Shane Sorensen said he wanted to follow up from last City Council regarding the term of the PI (Pressurized Irrigation) bond. On the bond there is \$2.87 million plus \$155K in interest. The city's final payment will be in 2029.

Shane Sorensen said he and Mayor Carla Merrill will be meeting with Highland City's Mayor and LPPS (Lone Peak Public Safety) on Monday to discuss budget information. If any of the council member want to meet two at a time after our meeting to get updated on the discussion, we can arrange a time.

**Chief Brian Gwilliam**

Chief Brian Gwilliam said a private group of donors wanted to make a \$9000 donation to purchase vest for our officers. The department receives federal money for vests, we will purchase firearms and holsters instead. Shane Sorensen said with the 503 the city could accept more donations such as this.

**VIII. COUNCIL COMMUNICATION****Jessica Smuin**

Jessica Smuin said the Utah Division of State History is asking for a photo or rendering of the George Lambert Home. She is asking the residents if anyone has photos or drawing of the original Lambert Homestead via the Newsline.

Jessica Smuin said she is in the process of Website branding with Civic Plus.

**Greg Gordon**

Greg Gordon said he would like to look into applying for a cemetery grant that could help the city with the cemetery expansion.

Greg Gordon asked if the council had planned how they want the website to be used

**Mayor Carla Merrill**

Mayor Carla Merrill said in next month's Newsline, residents will be told how they can sign up to be informed and updated about Planning Commission, City Council, and Mayors Message, etc.

**IX. EXECUTIVE SESSION:**

None held

**Motion:** Lon Lott moved to adjourn. Jason Thelin seconded the motion. There were 5 Ayes and 0 Nays, as recorded below. The motion passed unanimously.

Ayes

Jason Thelin  
Greg Gordon  
Kelli Law  
Jessica Smuin  
Lon Lott

Nays

Adjourned at 9:06 pm