



ALPINE CITY COUNCIL PUBLIC HEARING and MEETING

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a **Meeting** on **TUESDAY, May 27, 2014 at 6:30 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

I. CALL MEETING TO ORDER

- A. **Roll Call** Mayor Don Watkins
- B. **Prayer:** Roger Bennett
- C. **Pledge of Allegiance:** By Invitation

II. **PUBLIC COMMENT:** The public may comment on items that are not on the agenda.

III. CONSENT CALENDAR

- A. **Approve the minutes of May 13, 2014.**

IV. REPORTS AND PRESENTATIONS

- A. **Clean Air Presentation - Lee Eberting**

V. ACTION/DISCUSSION ITEMS

PUBLIC HEARING ON THE TENTATIVE BUDGET FOR FISCAL YEAR 2014-2015

- A. **Tentative Budget for Fiscal Year 2104-2015 Discussion and Acceptance.** The City Council will review and accept the tentative budget.
- B. **Canyon Crest Road Parking Problem Next to Burgess Park:** The City Council will review complaints about parking along Canyon Crest Road next the Burgess Park.
- C. **Towle Subdivision Preliminary/Final Plat – Approximately 1360 North Elkridge Lane - Kevin Towle:** The City Council will consider granting final approval to the 3 lot subdivision located on Elkridge Lane.
- D. **Lawrence Auto Repair Shop Site Plan – 80 South Main Street - James Lawrence:** The City Council will review the proposed site plan for an auto repair shop.

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

- VIII. **EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

ADJOURN

Don Watkins, Mayor
May 23, 2014

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6241.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted in three public places within Alpine City limits. These public places being the bulletin board located inside City Hall at 20 North Main and located in the lobby of the Bank of American Fork, Alpine Branch, 133 S. Main, Alpine, UT; and the bulletin board located at The Junction, 400 S. Main, Alpine, UT. The above agenda notice was sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL PUBLIC HEARING & MEETING
Alpine City Hall, 20 North Main, Alpine, Utah
May 13, 2014

I. CALL MEETING TO ORDER: The meeting was called to order at 6:37 pm by Mayor Don Watkins

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

Mayor Don Watkins

City Council: Lon Lott, Roger Bennett, Will Jones, Troy Stout

Council Members not present: Kimberly Bryant excused due to knee surgery.

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Jannicke Brewer, Annalisa Beck

Others: Ron Beckstrom, Becky Rasband, Juanita Nield, Levi Ellis, Ron Rasmussen, Kathleen Rasmussen, Joe Heiner, Kathy Heiner, Andra Ellis, Troy Ellis, Harley Gillman, Ethan Davenport, Nancy Davenport, Doug Nielsen, Stefan Harlan, Shawn Covey, John James, Payton Sampson, Kedar Rugg, Matthew Moore, Craig Skidmore, Dennis Norton, Dana Beck, Will Peterson, Isaac Spencer, Ed Gifford

B. Prayer: Don Watkins

C. Pledge of Allegiance: Ron Rasmussen

II. PUBLIC COMMENT: Ron Beckstrom said he had lived on 300 North in Alpine for 18 years. Behind his home was a three-acre piece of ground that, at one time was going to be used for a Maori park. In 2007 the City designated it as open space. He said it had been kept beautifully for about 14 years. Then the City began to use it to store materials when they built Creekside Park. Now it was almost a dump with piles of rocks and gravel. Sandbags from last year's flooding were stored on it and they were breaking open. The pump house needed painting. Kids on 4-wheelers and bikes were riding up and down the piles of dirt. He said he would like to see it used for what it was designed for.

Shane Sorensen said one of the problems was that the City had no area for stockpiling since everything had been developed. There was not enough room at the shop to keep things.

Rich Nelson said the real issue was that the City didn't have a staging area to store the necessary materials and equipment. He said they would make it an agenda item.

III. CONSENT CALENDAR

A. Approve the minutes of April 22, 2014.

MOTION: Will Jones moved to approve the minutes of April 22, 2014 as amended. Lon Lott seconded. Ayes: 3 Nays: 0. Motion passed. Troy Stout was not present at the time of the motion.

IV. REPORTS AND PRESENTATIONS

1
2 **A. Financial Report for April 2014:** Rich Nelson reviewed the revenue as of April. He
3 said that 83% of the year had elapsed. In most all categories the revenue exceeded the budget
4 projections. Revenue from construction was almost twice the amount project. They had not
5 anticipated as much building as there had been. The only concern was water revenue which was
6 at 77% and should be at 83%.

7
8 **V. ACTION/DISCUSSION ITEMS**

9
10 Since Councilman Stout was not present, the Mayor recommended they move to agenda item C.

11
12 **C. Resolution No. R2014-03, Confirming the appointment of Douglas J. Nielsen as**
13 **the Justice Court Judge to the Alpine/Highland Justice Court.** Mayor Watkins said that
14 Judge Darwin Poulsen had retired after many years of service, and it had been his privilege to
15 serve on the committee to select a new judge. He said he was very impressed with Judge Nielsen.

16
17 Rich Nelson said they had 32 candidates apply. Judge Nielsen had been the judge for Lehi City
18 for little over a year. There were many accolades for his ability to work with both sides of the
19 aisle.

20
21 Douglas Nielsen said he was born and raised in Spanish Fork. He attended the Oklahoma City
22 University Law School. He'd been married for 14 years and had five children, two of whom were
23 four-month-old twins. Prior to his judgeship with Lehi City, he had worked as a criminal defense
24 attorney. He said someone in the legal profession whom he respected and told him that the
25 biggest impact he could have would be as a judge in a small town where there was an
26 opportunity to influence young offenders. He said he believed in an honest, open relationship
27 between the city and the judicial office. At the same time, he believed in the separation of
28 powers. He said he would like to meet with the administrators on a monthly basis, and come to
29 the council meetings to keep them updated.

30
31 There was a question about the increase in the budget for court costs. It was pointed out that the
32 increase was to cover the cost of a bailiff for security purposes. Judge Nielsen said he had
33 learned there was also a security scanner that had been purchased but never set up. He planned to
34 utilize that to augment security. He also wanted to implement a more efficient collection process.

35
36 **MOTION:** Roger Bennett moved to adopt Resolution No. R2014-03 affirming the appointment
37 of Douglas J. Nielsen as the Justice Court Judge to the Alpine/Highland Justice Court on this
38 13th day of May, 2014. Will Jones seconded. Ayes: 4 Nays: 0. Roger Bennett, Lon Lott, Will
39 Jones, Troy Stout voted aye. Motion passed.

40
41 **PUBLIC HEARING: CONSIDERATION TO AMEND THE 2013-2014 BUDGET**
42 **TO FUND A DONATION TO THE DISTINGUISHED YOUNG WOMEN OF ALPINE.**

43
44 Mayor Watkins opened the Hearing to public comment.

1 Jannicke Brewer said she was commenting as a citizen, not as a planner. She said she felt it was
2 not appropriate for Alpine City to fund the program. The number of girls who participated was
3 less than 1 percent. The girls were judged on scholastic ability and talent, which was great if they
4 had a talent that was very visible. But what if a girl's talent was in being extra caring or she was
5 an engineering whiz. She said the funds went to only a few people and not as many as it should.
6

7 Isaac Eugene Spencer said he thought they should fund it because it gave the young women
8 something to do and a way to get together.
9

10 There were no more comments and the hearing was closed.
11

12 **A. Ordinance No. 2014-07, Amending the 2013-2014 to Fund a Donation to the**
13 **Distinguish Young Women.** The program had requested a donation of \$6,000 to fund
14 scholarships of the winners of the pageant.
15

16 Troy Stout said he was torn on the issue. He felt it was a worthy cause but he wondered if there
17 was another way for the City to support the program other than making a monetary donation.
18 The City supported the sports programs by providing fields.
19

20 Lon Lott said he had attended the program the other night and was impressed with the talents and
21 abilities of the girls. He felt it was a worthy cause. But as he'd mentioned before, he was more
22 inclined to donate personally to the program than use tax dollars to support it. He said he had
23 spoken to a number of citizens about it and the majority were opposed to having their tax dollars
24 used to help fund it.
25

26 Troy Stout clarified that the donation would go to scholarships. He asked how many scholarships
27 there would be. Lon Lott said there were three winners who would receive scholarships.
28

29 **MOTION:** Will Jones moved that the City not fund the Distinguished Young Women program
30 out the budget this year. Roger Bennett seconded. Ayes: 4 Nay: 0. Will Jones, Roger Bennett,
31 Lon Lott, Troy Stout voted aye. Motion passed.
32

33 **B. Ordinance N. 2014-08, Amending the Mass Gathering Ordinance, Part 8-302 of**
34 **the Alpine City Municipal Code.** Jason Bond said the Council had previously adopted an
35 ordinance in October 2013 to regulate mass gatherings. At the time they expected there would be
36 amendments. Since that time, they'd had several events and learned from them. One of things
37 they learned was that there needed to be more time to prepare for the events, especially when
38 there were street closures. The proposed amendment changed the submission time from 30 days
39 to 40 days prior to the event.
40

41 **MOTION:** Will Jones moved to adopt Ordinance No. 2014-08 amending the Mass Gathering
42 Ordinance. Troy Stout seconded. Ayes: 4 Nays: 0. Will Jones, Troy Stout, Roger Bennett and
43 Lon Lott voted aye. Motion passed unanimously.
44

1 **D. Sales Tax Leakage Proposal:** Mayor Watkins said the proposal was to study the
2 retail market in Alpine and determine what could be done to increase sales tax. The estimated
3 cost of the study was about \$10, 000.

4
5 Lon Lott said he'd read the study and wondered what it would really generate for the City. As a
6 small business owner who worked in Alpine, he realized he purchased all his supplies outside of
7 Alpine so the sales tax went elsewhere. He didn't pay sales tax in Alpine because he'd paid it
8 prior to using it in the city. That was one way they were losing revenue. He questioned if the
9 study was really worth \$10,000.

10
11 Rich Nelson said the study would be a stepping stone if they ever did any kind of commercial
12 development. If the commercial development was not feasible, there would be no return on the
13 investment. The study should tell them what kind of business would have a chance of being
14 successful in Alpine.

15
16 Will Jones said there might be businesses they hadn't thought of. He said phases 2, 3 and 4 of the
17 study would be where they got their best dollars. He said he supported the study. It would give
18 them some idea of what type of commercial would work in Alpine, especially since they were
19 working on the General Plan. If \$10,000 was too much, perhaps they could get another bid.

20
21 Don Watkins said he'd read something from Warren Buffet who said the commercial shopping
22 centers were dying because of internet sales. Alpine had a lot of internet proprietors that were
23 doing business and not charging sales tax.

24
25 Becky Rasband said that as a tax payer, she didn't want to spend tax dollars on a study that had
26 already been done. They already knew that businesses didn't survive in Alpine. Carmela's was
27 empty again. The Peppermint Place left town. Alpine was a dead-end community. Without
28 redoing roads and providing access to main arteries, she didn't think most businesses would be
29 viable in Alpine.

30
31 Will Jones said that when Kenkraft was sold, it had been successful but because they needed to
32 consolidate their other businesses, they moved from Alpine. He said that Carmela's had sold and a
33 new preschool would be opening there. He said they couldn't keep their tax dollars if they didn't
34 do something.

35
36 **MOTION:** Troy Stout moved to support the tax leakage study by requesting RFPs for further
37 bids for the said study, and once they had the numbers, they would make a decision. Will Jones
38 seconded. Ayes: 4 Nays: 0. Troy Stout, Lon Lott, Roger Bennett and Will Jones voted aye.
39 Motion passed.

40
41 **E. Moyle Park Master Plan review and approval of location of proposed restrooms**
42 **in Moyle Park:** Mayor Watkins said Moyle Park was a gem in their community. There was
43 even a film about it that had put the Alpine park on the map. He said the discussion that evening
44 would be about putting restrooms in the park.

1 Shane Sorensen showed the proposed location of the new restrooms. They would have to
2 relocate some sprinkler lines and take out a tree, possibly two trees. They would install the
3 prefab restrooms which were less expensive and easier to install and maintain. They would need
4 to bring in a semitrailer and use a crane to install them.

5
6 Troy Stout said he had talked to a neighboring property owner, Troy Ellis, whose property
7 backed up to Moyle Park. There was a gate between his property and Moyle Park and he drove
8 through the park to access his backyard where he kept livestock and brought in hay. He would
9 like to maintain that access. David Church said there was no record of a legal access to the Ellis
10 property. Troy Stout said he was more concerned about being a good neighbor.

11
12 Lon Lott said that as a landscaper, his perspective was somewhat different from the public works
13 perspective. He said he would prefer to locate the restrooms in an area of the park that was less
14 visible. A restroom in the proposed location would be the first thing a visitor saw as they drove
15 into the park. Accessing sewer and water would be a more difficult challenge in another location,
16 but he felt the city would be happier with it in the long run.

17
18 Will Jones said his concern was determining what kind of policy the City wanted to have
19 regarding access to the parks. In the last four months they City had four different situation where
20 people asked to use city open space to do something on their property. There was an instance in
21 Creekside Park where someone came in and wanted a fence. The City told him no. There was
22 another instance where someone wanted to put up some temporary scaffolding in the park to
23 work on a wall. The City said no. Another citizen asked for limited emergency access for a
24 subdivision. The City said no. Most recently there was a neighbor who wanted to drive up a city
25 road to get to their. The City said no.

26
27 Mr. Jones said he was concerned about consistency. The Ellis's were not the only ones who had
28 gates that opened into Moyle Park. Just recently Mike Russon wanted to go through the park to
29 access his property to repair a pool. The City said no. He said they needed to have a policy and
30 be consistent. Before long they would have twenty more people who bordered their parks. What
31 would they do?

32
33 Roger Bennett said he thought the City should be a good neighbor, but what Will Jones said had
34 rung true. They had to be consistent.

35
36 Troy Stout said Mr. Jones brought up a good point, but he felt they could draw a line between
37 them because each one was different. He felt the wall changed the complexion of the Lambert
38 Park. They were asking to cut back the scrub oak so they could put up their scaffolding. He said
39 Moyle Park was more of an urban park. He said he thought the restrooms could go any number
40 of places.

41
42 Troy Ellis said he appreciated the Council and he was a friend of the park. He'd lived there for 24
43 years and had helped Wayne and Linda Hardman with the park when they were the caretakers.
44 He went in and plowed the road for them. Since there was limited parking in the park for big
45 events, he let them park on his property. He said he didn't look at his gate as a legal right and he
46 wasn't asking for an easement, but he would like to keep the access. That was how they kept his

1 corral clean and brought in the hay. He said he'd like to see the restroom up where the other one
2 was.

3 There was more discussion about the location of the restrooms. Jannicke Brewer said that
4 according to the ordinance, when there was a major improvement in a park, they had to notify
5 neighbors within 500 feet and hold a public hearing by the Planning Commission.

6
7 Mayor Watkins said the issue would be going back to the Planning Commission. He asked if
8 there were any other comments.

9
10 Dennis Norton said he had been on the City Council when Moyle Park was proposed. Wayne
11 Hardman came to the City and offered to build the house for \$28,000 and he did it. He said much
12 of the improvements in Moyle Park came from volunteer effort. If the City wanted to come
13 through his property to build a restroom on the north side, they could do it. He said the residents
14 surrounding the park wanted to be good neighbors. Every few weeks, he brought his horses
15 through the park, and if there were children there who wanted to ride the horse, he gave them a
16 ride. It was, after all, a pioneer park. Over the years he said he'd given horse rides to several
17 hundred kids. He said there were school kids who came through his property and through the
18 gate and through Moyle Park. If those gates were shut, the kids would be walking down Grove
19 Drive. That risk wasn't worth it to him. He reiterated that if they wanted to come across his
20 property to install restrooms on the north end, he was fine with that. If additional cost for the
21 sewer was an issue because of the distance, he would pay the difference. He asked that they take
22 some effort not to offend the neighbors.

23
24 Kathy Heiner said she was a neighbor to the park but did not have access. She said she loved the
25 fact that there were horses there. All the children south of them loved the access through the park
26 and she would hate to see that taken away. She said she'd seen people coming in and using the
27 portapotties, then leaving. She felt having the restrooms out of sight was better. She was
28 concerned that a prefab restroom may not fit the pioneer character of the park.

29
30 Shane Sorensen said that in the last 19 years, he had looked at a lot of different restrooms. A
31 stick built restroom cost between 80 to 100 thousand dollars. The prefab restroom like the one
32 they had in Legacy Park was \$30,000 and it was the easiest to maintain.

33
34 Mayor Watkins said this item would be going to the Planning Commission for further discussion.
35

36 **F. Bridle Up Hope Site Plan - Rachel Covey Foundation:** Jason Bond said the
37 proposed site was located at approximately 1150 E. Watkins Lane. It was an equestrian center
38 located on 8 acres with riding areas, office, parking, stables, and a hay barn. The program was
39 for young women only, where they would work on self-esteem issues. It was not a rehabilitation
40 center and there was no lodging. The mission of Bridle Up Hope as stated in their application
41 was help young women build hope and confidence through their revolutionary program of
42 equine therapy and *The 7 Habits of Highly Effective Teens*.

43
44 Shawn Covey and Stefan Harlen were present and responded to questions. Mr. Covey said that
45 he and his wife were the founders of Bridle Up Hope. After their daughter passed away, they had
46 a number of girls come up to them and tell them that their daughter had changed their lives when

1 she taught them how to ride horses. That was what sparked the idea. The program was for young
2 women between the ages of 12 to 25 who were challenged with depression, anxiety or low self-
3 esteem. It was a 13-week program where the girls learned to ride and care for horses. They
4 would perform service and clean out the stalls. Life skills would be taught in a subtle way. He
5 said it was all free for the girls. It cost about \$1000 for a girl to go through the program so they
6 raised money to sponsor the girls. So far they'd had about 100 girls go through the program in
7 their temporary location in Highland, and had seen a transformation or significant change in the
8 girls.

9
10 Mr. Covey said the site in Alpine would be accessed from Watkins Lane. The lane would be
11 flanked by pastures with white picket fences. There would be an office, an indoor arena, an
12 outdoor arena, riding trails, parking, a hay barn and stables for 16 horses. Mr. Harlan added that
13 that an existing home would be the caretaker's house.

14
15 Troy Stout said it sounded like a great program but he was concerned that it was a big
16 commercial operation in the midst of homes. He asked what kind of profile would be on the
17 office structure and indoor arena. He also asked about traffic impact, excavation, landscaping,
18 and if the Foundation had ownership of the property.

19
20 Stefan Harlan said the building would be 34 feet to the ridge line with a chimney. Their intent
21 was to make it look like a house. It would be one building. Regarding traffic impact, he said he
22 would generate less traffic than a 10-lot subdivision.

23
24 Regarding excavation for the outdoor arena, Ed Gifford said it was a 2:1 slope which created a
25 kind of a bowl. Runoff would go down to a detention area. The hillside would be revegetated
26 plus there would be a lot of landscaping and trees. They wanted it kind of hidden. Mr. Covey said
27 he currently had ownership of all the parcels.

28
29 Lon Lot asked if it would meet the requirements in the ordinance for the number of animals.
30 David Church said the current use of the land was pasturing about 20 head of cattle. The
31 proposed use would have fewer than the current use. Because of the number of parcels, he said
32 it was obvious that under the ordinance they could have a significant number of horses without
33 any permission, and then they could ask for more.

34
35 Troy Stout asked about creating and maintaining a trail access. Mr. Covey said they had no
36 intention of blocking the trails. The north and south trail would be open. They also talked about
37 maintenance of the trail, and risk aversion for Bridle Up Hope. Jannicke Brewer noted that the
38 existing trails on the mountain were actually outside the property.

39
40 Ed Gifford said the property would be known as lot 2 of the Pierce subdivision plat. There wasn't
41 a lot of access for the north/south trail so an easement for public use could be platted. The main
42 issue was that horses would be in there so there would need to be a dedicated separate path for
43 the public that was not shared with the horses. There were issues about trail access that needed to
44 be worked out but the Covey's were willing to work with the City.

1 Since it was in Councilwoman Kimberly Bryant's neighborhood, Rich Nelson had visited with
2 her about the project. He said she was very pleased with it and felt it was better than a
3 subdivision.

4
5 Will Jones said he had a number of questions. First, he asked about the width of the access road.
6 Mr. Gifford said it was actually 20 feet rather than 16 as mentioned. Mr. Jones also had a
7 question about the fire hydrant. Ed Gifford said they were proposing another hydrant by the
8 roundabout. Mr. Jones also asked about the 54' waterline easement which crossed the property
9 from north to south. It was shown on the master plan as a road.

10
11 David Church said it used to be common for cities to adopt an official transportation map and
12 require construction of a road as a condition of development. But in 2005 the state law changed.
13 A city had the authority to adopt an official map but the city may not use the map to require
14 someone to build a street as part of their development unless the road was essential to their
15 development. He said the proposed site plan could be built without construction of the
16 north/south road. The City had acquired a 54-foot waterline easement but there was no easement
17 for surface use, and no mechanism to force it to be built. With the expected traffic impact, the
18 City could not justify requiring the road to be built. The road was shown on the street plan as an
19 extension of Country Manor Lane.

20
21 Using the County parcel map, Ed Gifford said the traffic possibilities and circulation would not
22 be hurt by the proposed site plan. He showed where they could build a culdesac from the Dave
23 Moon property on the north. There were also traffic circulation possibilities to the south of the
24 property.

25
26 Will Jones asked if there was a concern about a derelict parcel. David Church said Mr. Pierce
27 wanted to keep his greenbelt status. It would technically be one parcel that fronted on Watkins
28 Lane. They were leaving the situation as it was and just refiguring lots lines. They were not
29 making it worse, neither were they improving it.

30
31 Lon Lott asked about the irrigation system. Shane Sorensen said the scope of the project had
32 shrunk once they knew where the buildings were located. They would actually be irrigating
33 about three acres.

34
35 Roger Bennett said that the outdoor arena would get dusty and they would need to water it down.
36 He wanted to know if they were using PI water or culinary.

37
38 Mr. Harlan said they hadn't thought about it. They knew they may have to put in a 1000 gallon
39 tank to use so they could have pressure. The outdoor arena would be watered once a day for
40 about five minutes. If the City wanted them to use the culinary water, that is what they would
41 use.

42
43 Troy Stout asked if anything in the ordinance regulated flies. David Church said that other than
44 the nuisance ordinance, no. Mayor Watkins said the horses were stabled and it would be cleaner
45 than cows. Mr. Covey said the stalls would be cleaned every day except Sunday.

46

1 **MOTION:** Will Jones moved to approve the Bridle Up Hope site plan subject to the following
 2 conditions:

- 3
- 4 1. Utility easement be provided for water, sewer and drainage infrastructure.
- 5 2. A Storm Drain Maintenance Agreement be completed, and recorded after the site
 6 was built.
- 7 3. A more detailed grading plan for the retention ponds be provided which would
 8 include a landscaping plan.
- 9 4. Ownership of the Davis Devey property transfer be completed.
- 10 5. The redlines on the plat be addressed.
- 11 6. The water policy be met with a subheading that culinary water be used for dust
 12 control for the arena.
- 13 7. Exterior lighting plan be submitted.
- 14 8. Maintain the north/south trail.
- 15 9. The location of the fire hydrants be approved by the fire marshal.
- 16 10. The applicant submit a building design rendering that coincided with the property
 17 elevations.

18
 19 Roger Bennett seconded. Ayes: 3 Nays: 1. Lon Lott, Roger Bennett, Will Jones vote aye. Troy
 20 Stout voted nay. Motion passed. Troy Stout said he voted nay because he disagreed with
 21 removing the request for an east/west to the mountains.

22
 23 It was discussed and Mr. Stout said he understood that they could not require the trail but they
 24 could ask for it. Over and over the public came to them and asked for access to the mountains.

25
 26 **MOTION:** Troy Stout moved that the City ask that the developer would keep in mind the City's
 27 hope for an east/west trail through the property to access the north/south trail as the property was
 28 developed. Will Jones seconded. Ayes: 4 Nays: 0. Troy Stout, Will Jones, Roger Bennett and
 29 Lon Lott voted aye. Motion passed.

30
 31 **MOTION:** Will Jones moved that the Pierce Subdivision, Plat B be amended to reflect changes
 32 as shown on the proposed plat. Lon Lott seconded. Ayes: 4 Nays: 0. Motion passed
 33 unanimously.

34
 35 **G. Bennett Farms Subdivision, Plat E - Final Approval - Roger Bennett:** The
 36 proposed subdivision consisted of 3 lots and was located at the north end of Country Manor
 37 Lane. It was located in the CR-40,000 zone. The Planning Commission had recommended
 38 approval.

39
 40 Roger Bennett declared a conflict of interest and said he would abstain from voting.

41
 42 **MOTION:** Will Jones moved to grant final approval to Bennett Farms Subdivision, Plat E
 43 subject to the following conditions:

- 44
- 45 1. The fire chief approve the location of the fire hydrants.
- 46 2. A cost estimate be provided for the improvements.

- 1 3. A bond be provided for the cost of the improvement at recording.
- 2 4. Coverage under the UPDS Storm Water General Plan for Construction Activities
- 3 must be obtained prior to construction.
- 4 5. Any correct found necessary on the final plat be addressed.

5
6 Troy Stout seconded. Ayes: 3 Nays: 0. Will Jones, Lon Lott, Troy Stout voted aye. Roger
7 Bennett abstained. Motion passed.

8
9 **H. Request for Culinary Water Service Outside City Boundaries:** Shane Sorensen
10 said that Cocolalla, LLC, owners of property at 13322 Grove Drive had requested culinary water
11 service for an existing home outside Alpine City limits. The property had been served by the
12 Alpine Irrigation Company prior to the installation of pressurized irrigation and was therefore
13 currently served by Alpine's PI system. The City also provided sewer service to the property. The
14 property owner's culinary water came from a couple of private wells but they were looking for a
15 more reliable source of culinary water. Mr. Sorensen said they'd had a discussion about annexing
16 the property into Alpine City. It was proposed that the property be annexed as a condition of
17 providing culinary water.

18
19 David Church said the City had adopted a policy years ago that they would not provide culinary
20 water outside the city limits. There were a number of reasons why they chose to do that. Under
21 the law, a city could only provide surplus water outside the city and if there was a water
22 shortage, those outside the city would be the first to be cut off. The best practice was to annex
23 the property into the city.

24
25 Will Peterson was present at the meeting representing the property owners. He said there was a
26 four-inch line run some years ago with the intent of hooking into the City's water.

27
28 Don Watkins asked if this annexation would open the door to annexing Alpine Cove. David
29 Church said there was a process whereby a property could be annexed without a landowner's
30 petition if they had been using city services for more than a year. He said that the Cocolalla
31 property would be annexed by that method because it was faster. He added that the property
32 appeared to be outside Alpine Annexation Declaration Area.

33
34 David Church clarified that the waterline was going in right now so Cocolalla needed a
35 commitment that the City would annex them and provide culinary water.

36
37 Lon Lott said that, at some point, he would like to discuss an ordinance that made it very clear
38 that the City would not provide culinary water outside the City. Will Jones agreed. He said he
39 would like to make it an agenda item.

40
41 **MOTION:** Will Jones moved that, based on approval of a suitable agreement yet to be drafted
42 and which the City Council would review, the City would agree to provide culinary water to the
43 property at 13322 Grove Drive upon annexation. Roger Bennett seconded. Ayes: 4 Nays: 0.
44 Lon Lott, Roger Bennett, Will Jones, Troy Stout voted aye. Motion passed unanimously.

1 **I. Waterline and Sewer Line in Northeast Alpine:** Shane Sorensen said the City had
2 an earlier agreement with Patterson to construct a water line. After looking at the issues, it was
3 thought that an alternate alignment route would be better. The alternate route would go through
4 the rodeo grounds and Lambert Park would cost less because it wouldn't be in the asphalt streets.
5 That cost difference of \$29,879.80 would be given to the City.

6
7 Don Watkins said the benefits of the alternate route in addition to the cost savings were that it
8 would provide a fire hydrant in the rodeo grounds and the road wouldn't get torn up.

9
10 **MOTION:** Roger Bennett moved to accept the alternate route for the waterline serving northeast
11 Alpine, and be willing to accept a donation of \$29,879.80 for the difference in the cost between
12 the two routes, and facilitate any tax benefits that may come for the giver, with the work to be
13 done within 48 hours. Will Jones seconded. Ayes 4 Nays: 0. Lon Lott, Roger Bennett, Will
14 Jones, Troy Stout voted aye. Motion passed.

15
16 David Church said he would draft a memorandum of understanding and indicate that if the
17 developer wanted a tax deduction for a donation of \$29,879.80, the City would sign the IRS
18 form.

19
20 Craig Skidmore asked if the waterline was to serve the Patterson estate up on the mountain,
21 which it was. He said that nine or ten years ago, Patterson had offered to restore the trail to
22 Schoolhouse Springs in exchange for the water. He said this might be the perfect time to reopen
23 the issue.

24
25 Will Jones said the City had already agreed to deliver water to him. They were just deciding on
26 the route.

27
28 Next the Council discussed the sewer line route for the proposed Box Elder South Subdivision:
29 Shane Sorensen said that as part of the Settlement Agreement, there was an approved sewer line
30 route. It looked good on the aerial photo, but once they got on the ground, the contours were
31 quite different. Because of that, they were proposing a different route that would go primarily
32 through sagebrush. It was a better alignment and the depth of the sewer could be maintained. He
33 recommended approving the alternate route. He said it would tie into the Bennett Farms
34 subdivision, which had not been developed at the time of the Settlement Agreement. He said the
35 alternate route was longer, but the constructability was easier so the cost of either route was
36 comparable.

37
38 Roger Bennett said he had a conflict of interest because he owned part of Bennett Farms.

39
40 David Church asked Mr. Bennett if he was opposed to having it go through Bennett Farms. Mr.
41 Bennett said he wasn't opposed to it, he was just declaring a conflict of interest because he was a
42 part-owner.

43
44 Shane Sorensen said that anything that went through Bennett Farms would be on City Property,
45 but Bennett Farms would benefit from it. He added that fewer trails would be affected by the
46 new alignment.

1
2 David Church said the new alignment had been proposed by City Staff. Lon Lott asked if there
3 would be a problem with changing the Settlement Agreement. David Church said the Pattersons
4 agreed with the new alignment, and if they didn't, the other one would be built.

5
6 **MOTION:** Will Jones moved to approve the alternate alignment for the sewer line as proposed
7 with all the agreements that accompanied the approval of the first alignment, and the sewer notes
8 would be the same; the construction would be completed in the same time frame and same
9 manner as the first one. Lon Lott seconded. Ayes: 3 Nays: 0. Will Jones, Lon Lott, Troy Stout
10 voted aye. Motion passed. Roger Bennett abstained.

11
12 **J. Tentative Budget, Fiscal Year 2014-2015:** Rich Nelson and Annalisa Beck
13 presented the tentative budget which was included in their packets. Rich Nelson explained that
14 this was not the final budget. There could still be changes prior to adoption of the final budget in
15 June. A public hearing on the tentative budget would be held at the meeting of May 27, 2014.
16 The final budget would be presented after that.

17
18 Roger Bennett asked about the 6% increase in retirement benefits. Annalisa said that was passed
19 down from the retirement office. David Church explained that the City was required to
20 participate in the system if they had a pension plan, and once they were in, they couldn't get out.
21 The retirement office calculated what the contributions had to be to keep it from going broke. It
22 was a big deal because all across the country there were defaults on pension plans. Roger
23 Bennett asked why the employees were getting a 3% merit increase when the economy was the
24 way it was. David Church explained the process which was for the Council to accept the
25 tentative budget but then they could change it any way they wanted.

26
27 **MOTION:** Will Jones moved to accept the tentative budget. Troy Stout seconded. Ayes: 4
28 Nays: 0. Will Jones, Troy Stout, Lon Lott, Roger Bennett voted aye. Motion passed.

29 30 **VI. STAFF REPORT**

31
32 Shane Sorensen said the Bowen Collins memo had been sent out. They would be on the next
33 agenda.

34 35 **VII. COUNCIL COMMUNICATION**

36
37 Troy Stout said he had been to in Costa Rica and tried to send an agenda item but it didn't go
38 through. He also had a question on the fire access road in Lambert Park. He'd been told it was
39 wide open in terms of trenching and wanted to know when it would be closed up because people
40 ran up there at night.

41
42 Shane Sorensen said it should be closed in the next ten days. Dana Beck said they could still get
43 through.

44
45 Will Jones
46

- 1 • He said he'd read that Senate Bill SB5651 would allow people to be covered under a
2 cities' insurance without increasing the premium. David Church said he would have to
3 read it since they only insured governmental entities
- 4 • Will Jones also asked if anyone had visited the site of Becky Wilford? Jason Bond said
5 he had gone over and talked to her. The animal control officer would need to talk to her
6 as well.
- 7 • He asked if there was any word on Alpine Cove paying for EMS service. Rich Nelson
8 said the County had said they would pay for fire but not for EMS because the Cove was
9 in Alpine's service area. He said they'd received just over \$12,000.
- 10 • He asked about plans to remodel City Hall for \$7000 if it was done in-house. Shane said
11 it would be a winter project.
- 12 • He asked if Jed Muhlestein had an opportunity to attend the meeting for the Utah Lake
13 Commission. Shane Sorensen said he'd told him about but thought the meeting had
14 already come and gone.

15
16 Mayor Watkins said the Memorial Day Program was coming up. He asked if anyone had heard
17 from Kimberly Bryant about it. They needed someone to write a program. He assigned the
18 Council to see if they could find someone to do that.

19
20 Lon Lot asked about the meetings with the neighborhood about the parks. Will Jones said he had
21 the letter written and was trying to locate it. They were supposed to meet on the 21st.

22 23 **VIII. EXECUTIVE SESSION**

24
25 **MOTION:** Will Jones moved to go to executive session. Lon Lott seconded Ayes: 4 Nays: 0.
26 Lon Lott, Will Jones, Roger Bennett, Troy Stout voted aye. Motion passed.

27
28 The Council went into closed session at 10:19 pm. They returned to open meeting at 10:44 pm.

29
30 **MOTION:** Will Jones moved to adjourn. Roger Bennett seconded. Ayes: 4 Nays: 0. Motion
31 passed.

32
33 The meeting was adjourned at 10:44 pm.

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ALPINE CITY COUNCIL AGENDA

SUBJECT: Public Hearing on Tentative Budget for Fiscal Year 2014-2015, Council Discussion on Tentative Budget and Acceptance of the Tentative Budget.

FOR CONSIDERATION ON: May 27, 2014.

PETITIONER: Richard Nelson, City Administrator, and Annalisa Beck, City Finance Officer

ACTION REQUESTED BY PETITIONER: Acceptance of the Tentative Budget.

INFORMATION: The Tentative Budget is attached. It has been given to the Council previously. The Council needs to Accept the Tentative Budget. It is the Council's budget and they can make such changes to it as they deem necessary.

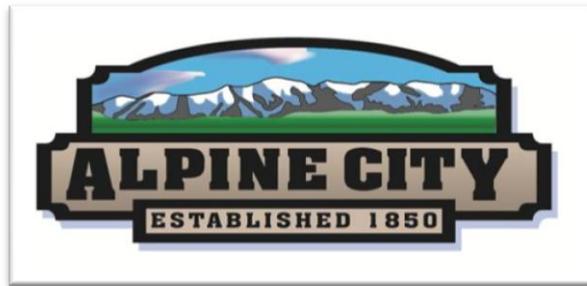
RECOMMENDED ACTION: That the City Council Accept the Tentative Budget for Fiscal Year 2014-2015 and direct staff to make such changes to the budget as the Council deems necessary in preparation for presentation and adoption of the Final Budget at the Council's June 10, 2014 meeting.



2014-2015

Budget Report

Alpine City



CITY ADMINISTRATOR LETTER OF TRANSMITTAL

May 13, 2014

To the Mayor, City Council and Residents of Alpine City:

Pursuant to §10-6-109, Utah Code annotated, the following budgets have been prepared for the Alpine City Municipal Corporation: Fiscal Year 2013 Adjusted Budget and Fiscal Year 2015 Budget. These budgets have been prepared using budgetary practices and techniques recommended by the Governmental Accounting Standards Board (GASB) and the Governmental Finance Officers Association (GFOA). As required by Utah State law, the proposed budget is balanced

The proposed budget presented herein has been compiled with goals and objectives outlined by the City Council during its budget work sessions as guiding principles.

In preparing this budget, city staff began with base budget levels set as part of the Fiscal Year 2014 Adopted Budget approved by the Council in June of 2013. Proposed changes to these approved budget levels were developed on direction from the City Council.

It is anticipated that the proposed budget will allow City staff to carry out the Council's goals without a decrease in level of service. City staff's commitment to administering municipal services and managing capital projects with a high degree of efficiency at a minimum cost to residents and taxpayers affirms that Alpine City is maintaining a sound financial footing now and in the future.

This recommended Fiscal Year 2015 budget is presented for your review and action.

Sincerely,

Rich Nelson
City Administrator
Alpine City Municipal Corporation

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2014-2015 CITY ADMINISTRATOR'S MESSAGE

Alpine's best days lie ahead. While the City faces some very dramatic shifts in how it has always operated, Alpine will always be the place that people seek when they want to capture the peace and contentment of a small town feeling in a well managed setting.

This budget reflects how Alpine City plans to spend its residents' tax funds. The City will invest those tax funds in areas where the Council believes they will return the best value. Things like roads, sewer lines, and pressurized irrigation systems make up what you would call the book value of the City. But Alpine is much more than just book value. Alpine has a great intrinsic value. By that I mean the value that the city has "in itself", that it is a great place to live because of things beside the roads, sewer lines, PI systems, etc. It is the people of Alpine that make the City such a great place to live. Same with the City staff, it is the people who work for the City that enables us to provide what I think are great services. We have some terrific managers running disciplined operations that possess strong, hard-to-replicate service delivery models.

The City is in excellent financial shape because of the fiscal management of Annalisa Beck. A financially sound city needs to adhere to four disciplines. It must (1) understand where the city's on-going and one-time revenue comes from; (2) it needs to conservatively assess the financial risks facing the city; (3) it must set the budget to deliver the services that the city residents want; and (4) it must be willing to walk away from any proposed service that doesn't fit the City's financial model.

Many cities pass the first three tests and flunk the fourth. The old line, "The other guy is doing it, so we must as well," spells trouble for most cities. Annalisa has observed all four of the financial city management commandments, and it shows in the City's results, read our outside auditor's report sometime. She has done a great job.

The City is in excellent operational strength because of City Engineer/Public Works Director Shane Sorensen and Assistant Public Works Director Ron Devey. Simply put, the delivery of public works is a sale of promises. The "customer" pays tax money now; the City promises to have good roads, a working PI system, a usable sewer system, an excellent snow removable service, great parks and trails and nice water to drink without the customer having to give one thought to it.

Sometimes, these promises will not be tested for decades. Then fires and floods come. Did the City respond adequately to the fires? The Lone Peak Fire Department did a great job of fighting the fires. They did this because they had good people who were trained and had the right equipment. Did the City respond adequately to the floods? The City staff did a great job of managing a very difficult situation. The people of Alpine and the surrounding areas responded magnificently to the call for volunteers and saved many a home. I cannot give enough thanks to all those wonderful volunteers. Then the Engineering/Public Works Department stepped in to prepare for future floods. They have done a great job. We are now as prepared as any City can be for flooding. The Engineering/Public Works Department kept their service related promises. Shane and Ron provided great leadership. Whatever you hear about other cities' crumbling infrastructure in no way applies to Alpine City; go drive around other cities to see the difference. If you

pay attention you will be amazed at the quality of service delivered by these people.

Finally, I would like to discuss another excellent manger, Jason Bond. Jason is the City Planner/Code Enforcement Officer/Communications Guru, and all purpose helper. No one likes to deal with building permits, the municipal code and signs but everyone likes to dwell in a nice, safe home in a well planned neighborhood in a great city. That is what Jason provides. He will need your help as the City rewrites its General Plan. Please become interested in the future of the City and how the City will or will not grow. Please participate in the rewrite of the General Plan.

“Maturity is the ability to do a job without supervision, finish a job once it is started and carry money without spending it.” – Managing Management Time by William Oncken, Jr. It is fitting to end with a Bill Oncken quote. Everything I learned about management started with reading his book. You hear Bill Oncken when you hear someone talk about putting the monkey on someone’s back. I use his quote as a lead in to discuss a few of the fundamentals of managing a City:

- You don’t need to be an expert to achieve excellence in service delivery. But if you aren’t, you must recognize your limitations and follow a course certain to work reasonably well. Keep things simple and don’t swing for the fences.
- Focus on the future productivity of the asset you are considering. Not every plan works out. You only need to understand the actions you undertake.
- Games are won by players who focus on the playing field – not by those whose eyes are glued on the scoreboard. Hire players and good people. Then let do what you hired them to do.
- Cities are urged to do certain things by individuals and institutions that profit by giving advice or effecting transactions. Cities need to ignore the chatter, keep costs minimal and provide effective services. As Mickey Mantle once said, “You don’t know how easy this game is until you get into the broadcasting booth.” Don’t fall for every agency or non-profit that has a cause to sell. Just because it is listed in the newspaper or comes with a press release doesn’t mean it is the right thing to do.

Alpine is blessed with great residents, great leaders and staff that are trying to do their best. Please read the budget. Call me or email me if you have any questions. Annalisa and I would love to set down with you and discuss your questions or ideas. We learn a great deal from the ideas of others.

Rich Nelson

MAYOR AND CITY COUNCIL

Mayor Don Watkins

Council of Governments
Mountainland Association of Governments
North Utah County Water Conservancy District
Lone Peak Public Safety

Council
Member
Kimberly
Bryant

Youth
Council, Lone
Peak Public
Safety

Council
Member
Lon Lott

North Pointe
Solid Waste
District

Council
Member
Will Jones

Eagle Scout
Projects &
Volunteers

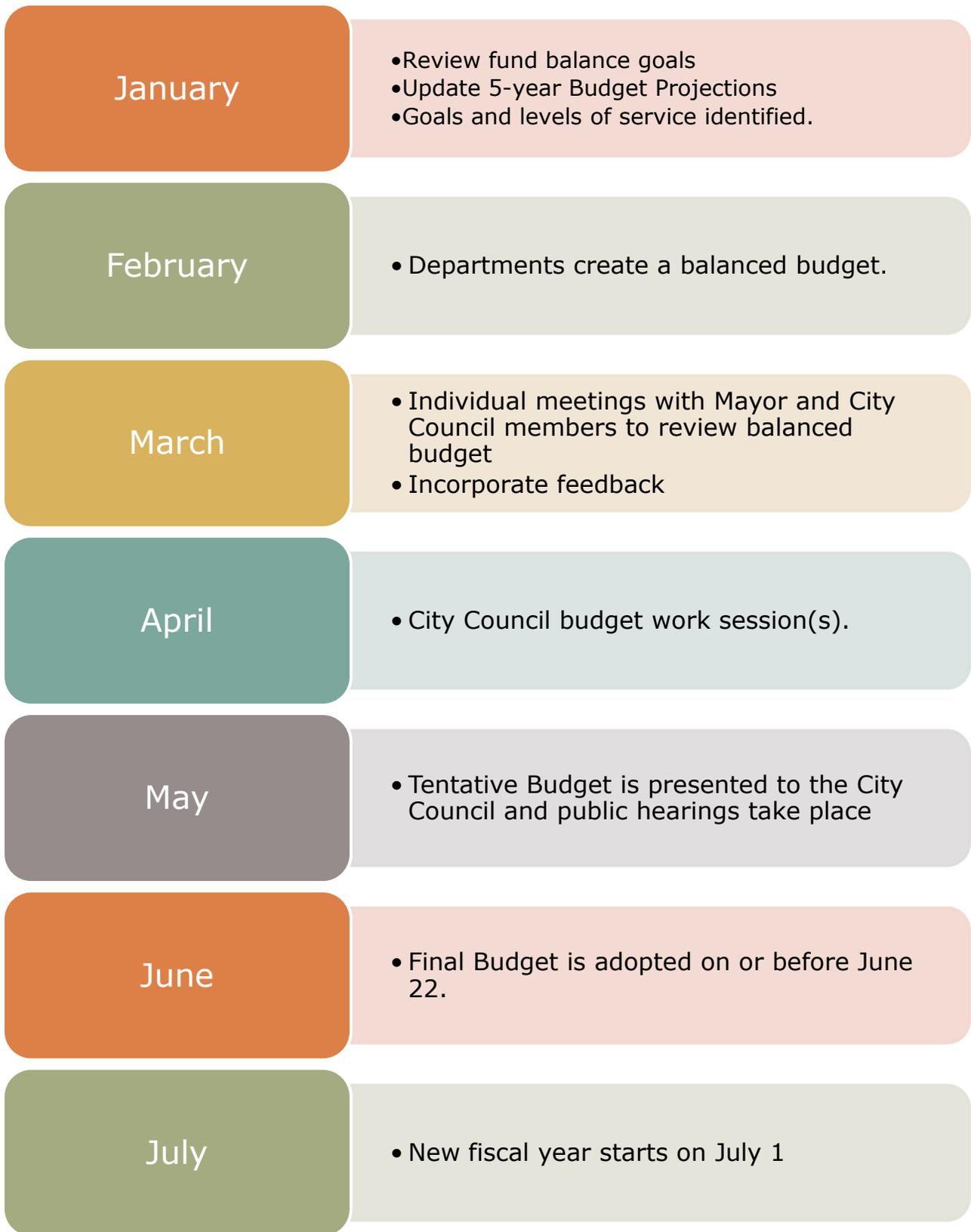
Council
Member
Roger
Bennett

Pressure
Irrigation

Council
Member
Troy Stout

Parks, Trails
& Open
space
Committee

BUDGET DEVELOPMENT PROCESS



MAJOR SECTORS OF CITY OPERATIONS

Alpine City operates on a fiscal year that begins July 1st and ends June 30th. The budget for the current fiscal year became effective July 1, 2013.

The City operates under two different types of structures, Governmental Activities and Enterprise Activities. Each has different funding characteristics and accounting requirements. Combining them together would impede analysis of what is going on. Therefore, we will present them as two different funds with sub-activities listed under each.

➤ **Governmental Activities**

These are services the government provides to the general public. Normally, there is no direct relationship between how much an individual taxpayer pays and the quality of goods provided, everyone is entitled to the same services (i.e. parks, police and fire, streets). There are some “fee” based services among governmental activities but most services are funded through taxes. Governmental Activities are broken down into the following funds:

The **General Fund** is considered the chief operating fund of the City. This fund accounts for all financial resources of general government, except for the Capital Improvement Fund and the Enterprise Funds. The General Fund receives revenue from property tax, sales tax, building fees and permits, charge for services, and other fees.

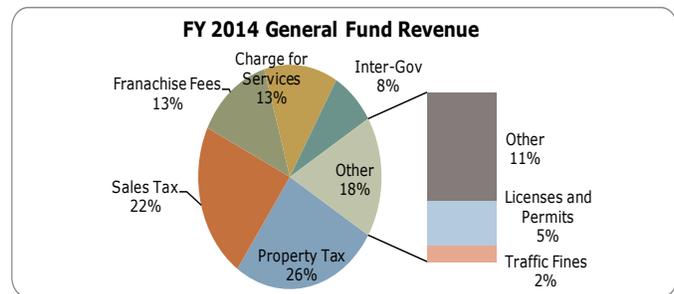
The General Fund provides administrative services, executive services (mayor and city council), public safety and courts, streets, cemeteries, parks, and garbage collection.

The **Impact Fee Fund** is used for a specific purpose. Fees are collected at time of building or development and are used to improve or install services that are needed due to additional growth.



The **Capital Improvements Fund** is used to acquire, construct, and improve major capital facilities, other than those financed by Enterprise Funds or bonds. This fund makes up only 1% of the City’s budgeted expenses in FY 2013. These projects are funded with Impact Fees, transfers from the General Fund, and bond proceeds when necessary.

The purchase of new equipment, improvements to existing infrastructure, and construction of new facilities are funded through the Capital Improvement Fund.



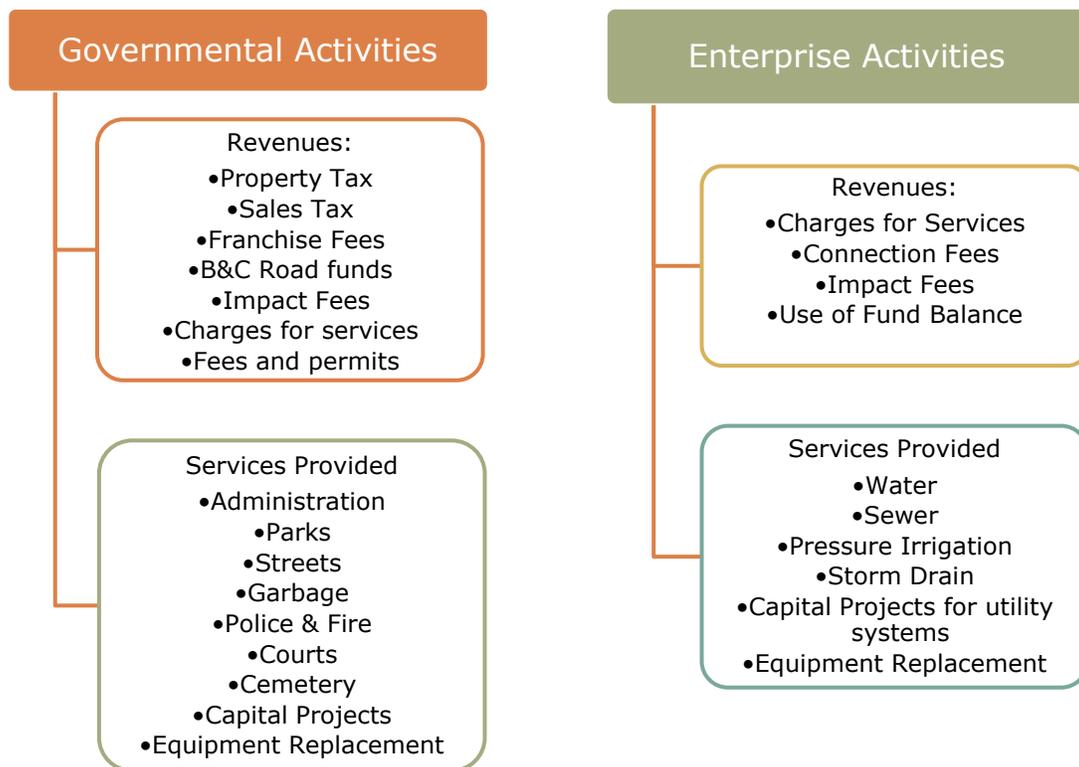
➤ Enterprise Activities

The **Enterprise Activities** include those activities that operate similar to a private business. Charges for services should be adequate to cover all of the costs for that service and provide enough fund balance to fund later capital projects. The fee charged is based on the quantity and quality of the service provided to each user. Each service is accounted for in its own enterprise fund. These funds include:



- ✓ Water Fund
- ✓ Sewer Fund
- ✓ Pressure Irrigation Fund
- ✓ Storm Drain Fund

The major sources of revenues for all of the Enterprise Funds are charges for services, connection fees and the use of fund balances. Enterprise funds also collect impact fees for services that need or will need to be installed due to new growth.



FISCAL YEAR 2015 CONSOLIDATED BUDGET

The chart below summarizes the FY2015 budget for Alpine City.

	2012-13	2013-14	2014-15
	Actual	Adopted Budget	Projected Budget
Taxes	\$ 2,912,447	\$ 2,599,421	\$ 2,691,585
Licenses & Permits	\$ 282,432	\$ 187,000	\$ 221,000
Inter-Governmental	\$ 401,228	\$ 320,000	\$ 356,800
Charges for Service	\$ 3,111,409	\$ 3,035,322	\$ 3,191,022
Impact Fees	\$ 300,331	\$ 179,000	\$ 159,000
Other	\$ 448,681	\$ 268,000	\$ 437,833
Transfer In & Use of Fund Balance	\$ 409,500	\$ 1,072,539	\$ 981,784
Total Revenues	\$ 7,866,029	\$ 7,661,282	\$ 8,039,024
Personnel	\$ 1,340,445	\$ 1,488,650	\$ 1,519,450
Operations	\$ 2,066,534	\$ 2,382,500	\$ 2,593,941
Public Safety	\$ 1,676,380	\$ 1,696,308	\$ 1,785,304
Other Contracted Services	\$ 439,971	\$ 392,500	\$ 449,430
Capital Projects	\$ 582,566	\$ 1,080,000	\$ 1,162,105
Debt Expenditures	\$ 222,891	\$ 461,824	\$ 466,794
Transfers Out	\$ 409,500	\$ 159,500	\$ 62,000
Total Expenditures	\$ 6,738,288	\$ 7,661,282	\$ 8,039,024

The total budget reflects an increase of 5% (\$377,742). The notable changes to the budget are as follows:

General Fund Revenue

- Sales Tax revenues and Franchise Fees have been consistently up over the last few years. We are confident they will stay up and changed the budget to reflect that.
- Increase building permit fees due to increased building permits.
- Fines and Forfeitures have been on a downward trend. This revenue has been decreased to reflect that.

Salary adjustments

- 3% salary increase
- 4.4% increase in insurance premium
- 6% increase in retirement benefits
- Increase in Workers Compensation rates

Public Safety District

- 5.24% total increase based on hiring a new officer and implementing a debt control plan

Other General Fund Expenses

- Increase in Professional Services due to legal actions
- Court fees increased to cover extra court secretaries
- Building department fees increase due to the increased amount of building permits anticipated
- Increase funding for Alpine Days

Sewer

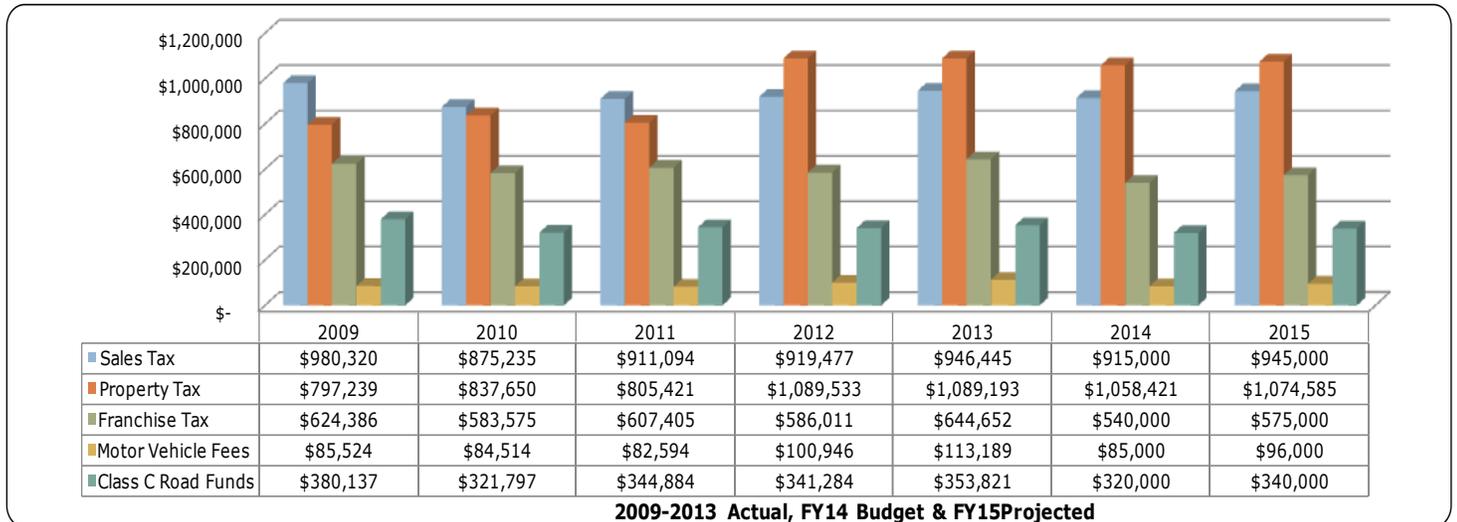
- 13.8% increase from Timpanogos Special Service District necessitates a sewer rate increase

Capital Projects

- Road projects – continue to maintain our streets per the City Engineers maintenance schedule (\$450,000)
- City Hall renovation (\$7,000)
- Moyle Park restroom (\$45,000)
- Fort Creek storm drain (\$69,000)
- Salt Shed as required storm drain projects (\$30,000)
- Replace GPS system (\$28,000)
- Purchase additional snow plow truck (\$128,529)

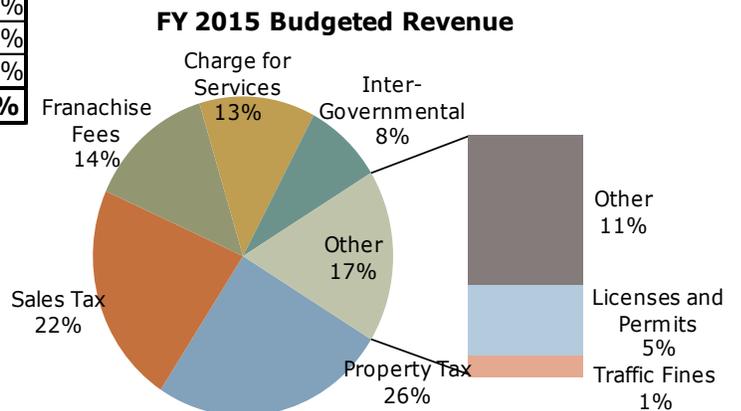
PROJECTED GOVERNMENTAL REVENUES FOR 2015

The chart below shows the seven year trend for those revenue sources classified as taxes, as well as receipts from state road funds. In total, these five sources comprise 72% of general fund revenue. It is important to maintain balance among major revenue sources as sales tax revenue fluctuates more with the economy than any other revenue source.



This section shows for 2015 the total amount of General Fund revenue the City is projected to receive under its major funding categories. The Property tax rate will remain level. We have seen an increase in Sales tax and Franchise Fees over the past few years and that is reflected in this year's budget. It is proposed to use a portion of Class C Road Fund Balance to fund road projects in 2015.

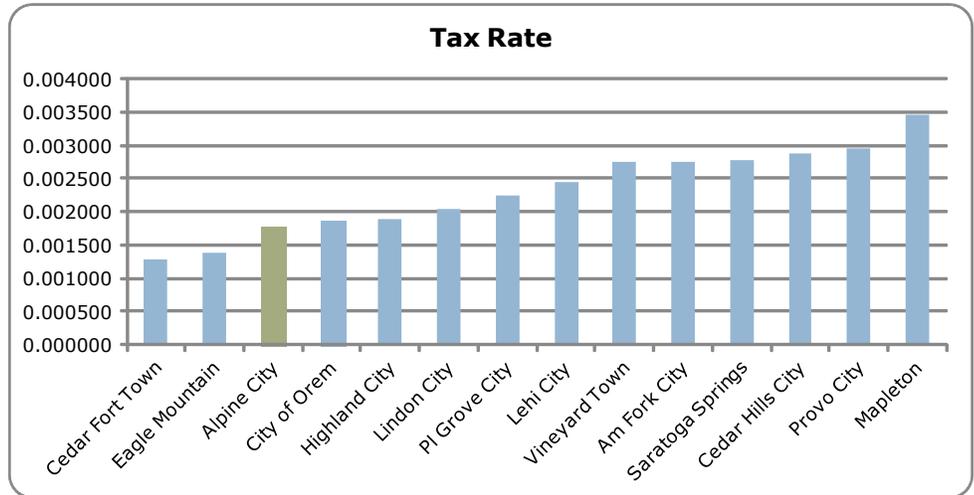
RESOURCE	AMOUNT	PERCENT
Property Tax	\$1,074,585	25.50%
Sales Tax	\$945,000	22.43%
Franchise Fees	\$575,000	13.65%
Charge for Services	\$526,216	12.49%
Inter-Governmental	\$356,800	8.47%
Other	\$457,924	10.87%
Licenses and Permits	\$221,000	5.25%
Traffic Fines	\$57,000	1.35%
Total	\$4,213,525	100%



PROPERTY TAX

Compared to other cities within Utah County, Alpine currently has a very low overall tax rate.

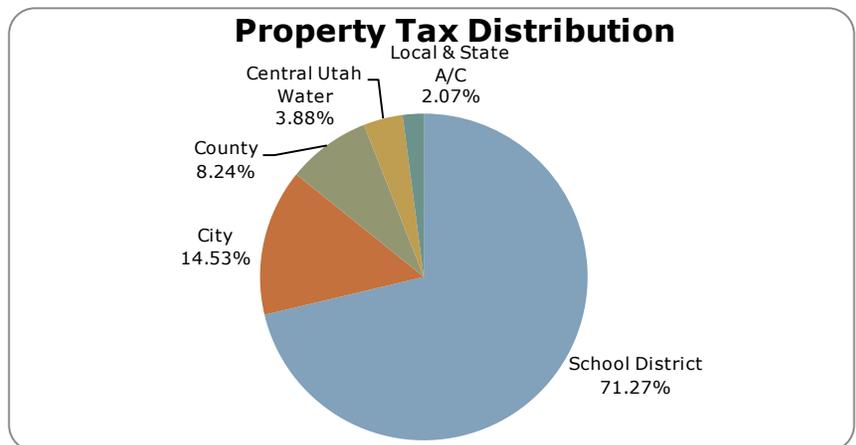
Taxing Entity	Tax Rate 2014
Cedar Fort Town	0.001279
Eagle Mountain	0.001380
Alpine City	0.001773
City of Orem	0.001871
Highland City	0.001886
Lindon City	0.002043
PI Grove City	0.002237
Lehi City	0.002432
Vineyard Town	0.002740
Am Fork City	0.002750
Saratoga Springs	0.002761
Cedar Hills City	0.002873
Provo City	0.002956
Mapleton	0.003466



The Alpine City Council, the Mayor and the Administration understand the importance of wisely adjusting the Certified Tax Rate. Sound practices have resulted in small, incremental changes over time to preserve the service quality expected by Alpine residents. Below is the tax rate for the City and the revenue generated by that tax rate.

Tax Rate	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015
	0.001051	0.001029	0.001121	0.001226	0.001870	0.001916	0.001773	0.001773
Tax Collected								
	\$ 791,650	\$ 797,239	\$ 837,650	\$ 805,421	\$ 1,089,533	\$ 1,040,052	\$ 1,058,421	\$ 1,074,585

Property tax is collected by Utah County and is distributed to six different entities. Each entity sets its own tax rate. As shown here the largest taxing entity is the Alpine School District followed by Alpine City. The property tax that Alpine City Collects comprises 26% of the revenue collected in the General Fund.

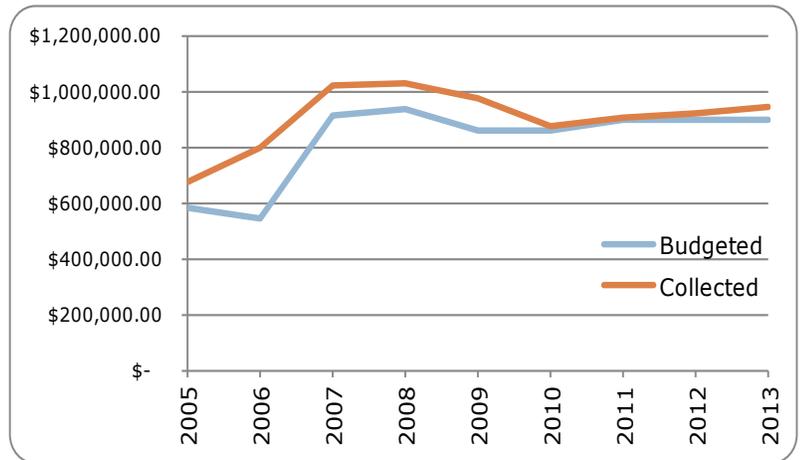


SALES TAX

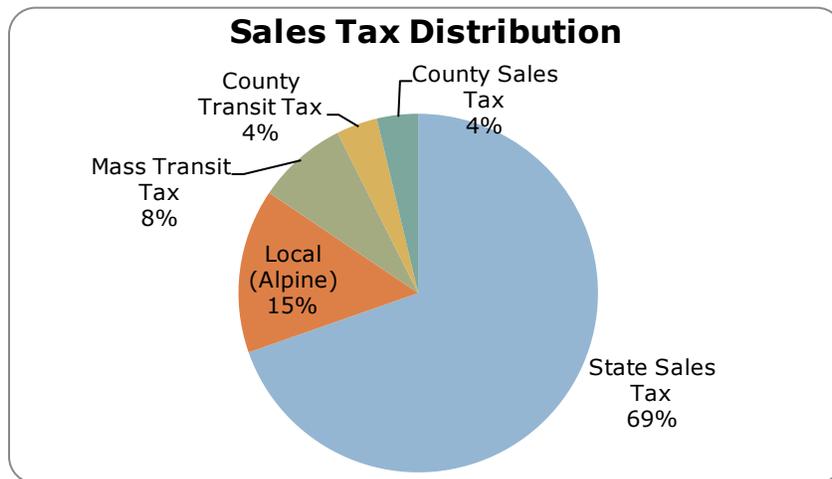
Sales tax is the second largest revenue source for Alpine City, consisting of approximately 22% of the overall general fund revenues.

The table and graph below show how the collected sales tax amounts compare to the budgeted amounts.

	Budgeted	Collected
2005	\$ 580,000.00	\$ 674,048.76
2006	\$ 547,315.00	\$ 800,556.07
2007	\$ 913,530.00	\$ 1,027,042.99
2008	\$ 940,687.00	\$ 1,034,718.90
2009	\$ 860,000.00	\$ 980,320.07
2010	\$ 860,000.00	\$ 875,234.85
2011	\$ 896,754.00	\$ 911,094.04
2012	\$ 902,000.00	\$ 919,476.64
2013	\$ 902,000.00	\$ 946,445.00



The Combined Sales and Use Tax rate for Alpine is 6.75%. Alpine City only receives a small portion of the sales tax that the State collects. Alpine's portion of sales tax collected is based off of: 1) point of sale taxes collected, and 2) population. Below is a chart showing the distribution of your sales tax.

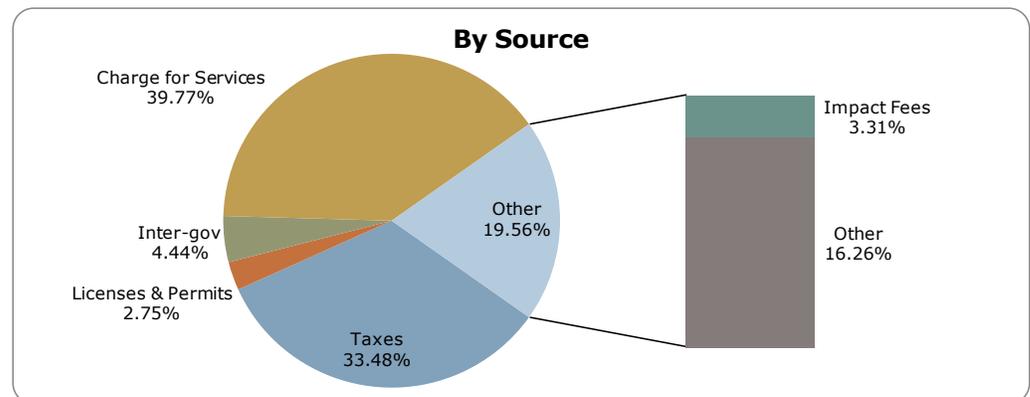
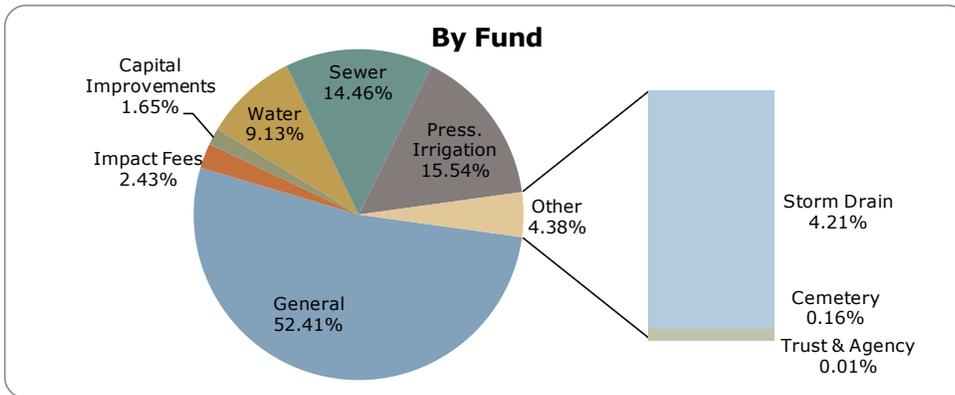


PROJECTED TOTAL REVENUES FOR 2015

Alpine City receives revenues from a number of different sources. Below shows a projection of what Alpine expects to receive in 2015 from each revenue source.

FUND	Taxes	Licenses & Permits	Inter-gov	Charge for Services	Impact Fees	Other	TOTAL	PERCENT
General	\$ 2,691,585	\$ 221,000	\$ 356,800	\$ 526,216	\$ -	\$ 417,924	\$ 4,213,525	46.73%
Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ 193,800	\$ 1,200	\$ 195,000	1.17%
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,633	\$ 132,633	3.05%
Water	\$ -	\$ -	\$ -	\$ 577,600	\$ 27,000	\$ 129,633	\$ 734,233	15.62%
Sewer	\$ -	\$ -	\$ -	\$ 1,060,206	\$ 12,000	\$ 90,427	\$ 1,162,633	15.61%
Press. Irrigation	\$ -	\$ -	\$ -	\$ 855,000	\$ 25,000	\$ 369,027	\$ 1,249,027	15.00%
Storm Drain	\$ -	\$ -	\$ -	\$ 168,000	\$ 8,000	\$ 162,673	\$ 338,673	2.66%
Trust & Agency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	0.01%
Cemetery	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 2,500	\$ 12,500	0.15%
TOTAL	\$ 2,691,585	\$ 221,000	\$ 356,800	\$ 3,197,022	\$ 265,800	\$ 1,306,817	\$ 8,039,024	100.00%

Revenues can effectively be looked in two areas. First, from which fund generates the revenue, and second, the source (taxes, charges for service, fees, etc.) that generates those revenues. Below you can see the revenues that are generated by which fund and, alternatively, what source produces those revenues.

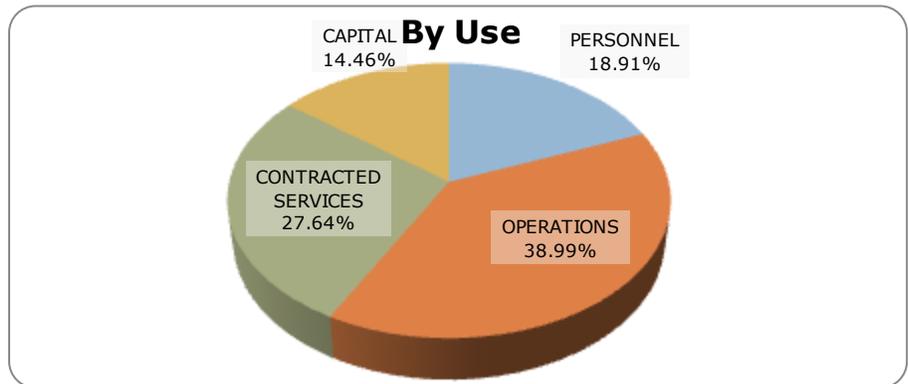
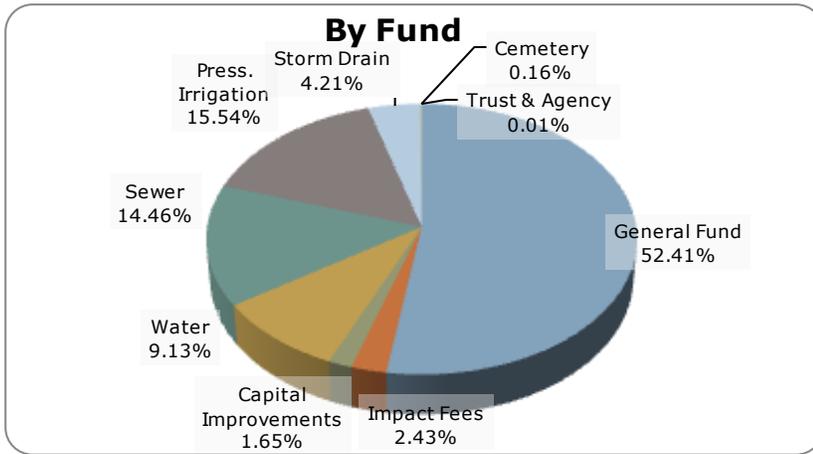


PROJECTED TOTAL EXPENDITURES FOR 2015

In a municipal budget, revenues have to balance with expenditures. Below is listed for each fund how revenues will be expended for each fund.

FUND	PERSONNEL	OPERATIONS	CONTRACTED SERVICES	CAPITAL	TOTAL	PERCENT
General Fund	\$727,550	\$801,241	\$2,217,234	\$467,000	\$4,213,025	52.41%
Impact Fees		\$50,000		\$145,000	\$195,000	2.43%
Capital Improvements		\$0		\$132,633	\$132,633	1.65%
Water	\$271,600	\$388,500	\$5,000	\$69,133	\$734,233	9.13%
Sewer	\$241,000	\$800,500		\$121,133	\$1,162,633	14.46%
Press. Irrigation	\$221,200	\$988,694		\$39,133	\$1,249,027	15.54%
Storm Drain	\$58,500	\$104,600		\$175,573	\$338,673	4.21%
Trust & Agency		\$800			\$800	0.01%
Cemetery				\$12,500	\$12,500	0.16%
TOTAL	\$1,519,850	\$3,134,335	\$2,222,234	\$1,162,105	\$8,038,524	100.00%

An effective way to look at and compare expenditures is to analyze expenditures by which fund those expenditures will be made in and for what use the expenditures will be used for. The charts below show those items.

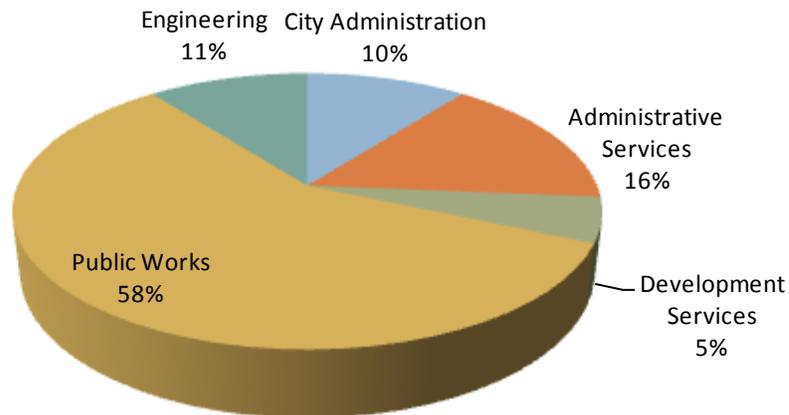


PERSONNEL

Alpine City employs 14 full time and 5 part-time employees who perform the day to day operations of the city. The Public Works and Engineering staff also completes many capital projects that benefit the City and saves thousands of dollars by not bidding and contracting out projects.

DEPARTMENT	FULL-TIME	PART-TIME	TOTAL	PERCENT
City Administration	2		2	11%
Administrative Services	2	1	3	16%
Development Services	1		1	5%
Public Works	7	4	11	58%
Engineering	2		2	11%
City Totals	14	5	19	100%

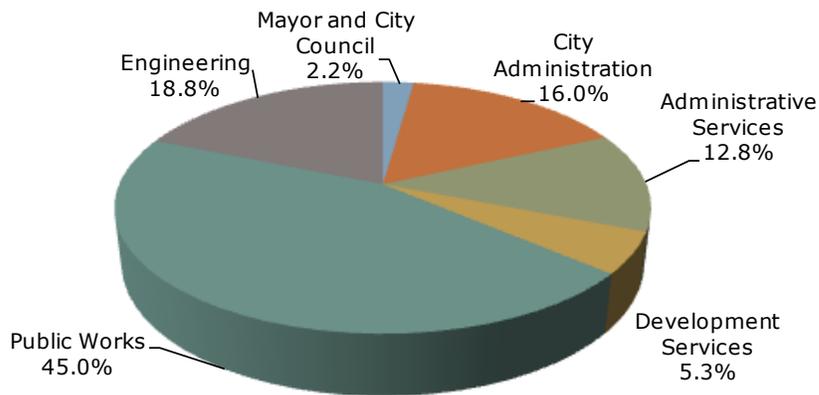
The City's personnel composition can be shown as a pie chart to assist in understanding the make-up of the personnel structure.



Personnel Costs by Title

DEPARTMENT	Budgeted Salaries	Budgeted Overtime	Budgeted Benefits	Department Total	PERCENT
Mayor and City Council				\$ 33,022	2.2%
Mayor	\$ -				
City Council	\$ 29,900		\$ 3,122		
City Administration		\$ 1,000		\$ 236,736	15.6%
City Administrator	\$ 114,666		\$ 39,065		
City Recorder	\$ 52,838		\$ 29,167		
Administrative Services				\$ 189,811	12.5%
Finance Officer	\$ 53,869		\$ 33,240		
Accounting Clerk	\$ 34,386		\$ 28,376		
Utility Billing Clerk	\$ 31,618		\$ 8,322		
Development Services		\$ 500		\$ 77,994	5.1%
Planning Commission	\$ 9,750		\$ 995		
PRO Commission	\$ 3,000		\$ 995		
City Planner	\$ 44,069		\$ 18,685		
Public Works		\$ 38,500		\$ 667,975	44.0%
Assist PW Director	\$ 78,662		\$ 41,929		
Public Works Maint 1	\$ 61,715		\$ 37,849		
Public Works Maint 1	\$ 61,715		\$ 37,849		
Public Works Maint 2	\$ 32,638		\$ 28,733		
Public Works Maint 2	\$ 31,000		\$ 28,065		
Park/Cem Maint 1	\$ 42,988		\$ 31,657		
Park/Cem Maint 2	\$ 32,678		\$ 16,497		
Park/Cem Seasonal	\$ 58,000		\$ 7,500		
Engineering		\$ 500		\$ 278,268	18.3%
City Engineer	\$ 112,576		\$ 51,180		
Assist City Engineer	\$ 73,784		\$ 40,228		
Contingency				\$ 36,044	2.4%
Unforeseen Costs	\$ 30,000		\$ 6,044		
City Totals	\$ 989,852	\$ 40,500	\$ 489,498	\$ 1,519,850	100.0%

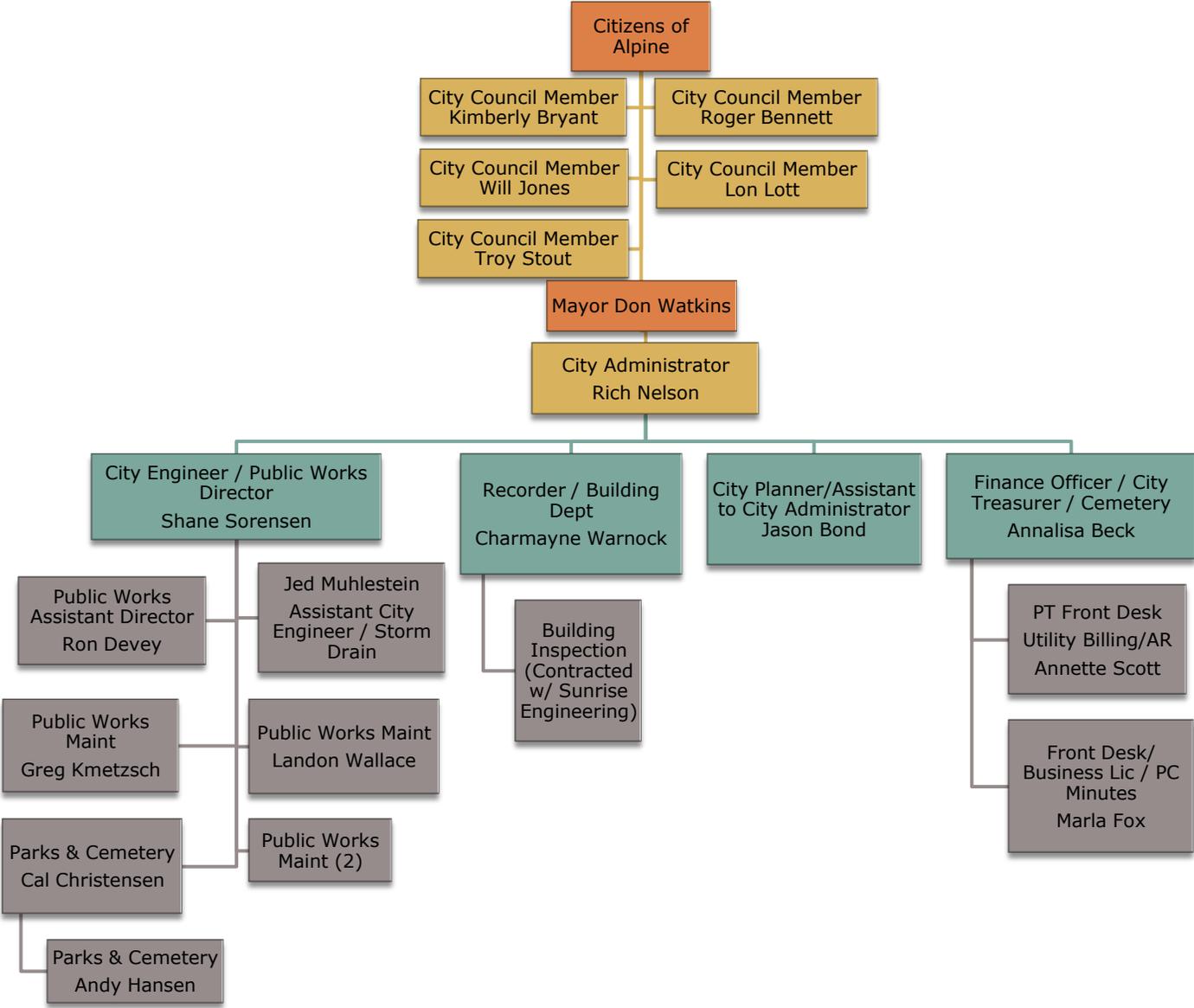
The salary for the Mayor has been taken out of payroll and put into an expense fund in the General Fund under administration.



Personnel Costs Allocated by Fund

Department	ADM	TREAS	Build Maint	Build Dept	PLAN	PARKS	CEM	PI	STREET	WATER	SEWER	GAR	ST DRAIN
	10-41-00	10-43-11	10-52-12	10-58-11	10-59-00	10-70-00	10-77-00	55-40-11	10-60-00	51-80-11	52-81-11	10-82-11	
Mayor and City Council													
Mayor	100%												
City Council	100%												
City Administration													
City Administrator	50%							10%		20%	20%		
City Recorder	50%			50%									
Administrative Services													
Finance Officer		20%						10%		30%	20%	20%	
Accounting Clerk								25%		25%	25%	25%	
Billing Clerk								25%		25%	25%	25%	
Part Time	50%			50%									
Development Services													
PT Build Dept Sec				0%									
Planning Comm					100%								
PRO Commission					100%								
City Planner					100%								
Public Works													
PW Director								10%	20%	30%	30%	10%	
Assist PW Director								30%	20%	30%	20%		
PW Maint 1								25%	25%	25%	25%		
PW Maint 2								25%	25%	25%	25%		
PW Maint 3								25%	25%	25%	25%		
Parks/Cem Maint						50%	50%						
Parks/Cem Maint						50%	50%						
Parks/Cem PT						50%	50%						
Engineering													
City Engineer					30%			20%		30%	20%		
Assist Engineer								10%	15%	10%	15%		50%

Alpine City Organizational Chart



STATEMENT OF INDEBTEDNESS

Alpine City practices sound debt policies to handle indebtedness according to state laws and regulations. Proper debt management promotes the plans and desires of the City.

OUTSTANDING DEBT IN ALL FUNDS

Type & Name of Indebtedness	Issued Amount	Principal Balance June 30, 2013	Fiscal Year 2012-2013 Payments	Fiscal Year Issued	Fiscal Year Completion
Revenue Bonds					
PI Revenue	\$5,875,000	\$4,600,000	\$468,599	2011	2025-2026
Grand Total	\$5,875,000	\$4,600,000	\$468,599		

The City of Alpine has one outstanding bond issue:

1. Pressurized Irrigation Bonds will be paid off in fiscal year 2025-2026.

GENERAL FUND BUDGET

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
Taxes				
10-31-10	CURRENT YEAR GENERAL PROPERTY	\$ 1,089,193	\$ 1,058,421	\$ 1,074,585
10-31-20	REDEMPTION TAXES	\$ 114,775		
10-31-30	GENERAL SALES AND USE TAXES	\$ 946,445	\$ 915,000	\$ 945,000
10-31-31	MOTOR VEHICLE TAX	\$ 113,189	\$ 85,000	\$ 96,000
10-31-40	FRANCHISE FEE - CABLE TV & UP&	\$ 644,652	\$ 540,000	\$ 575,000
10-31-90	PENALTIES & INT. ON DELINQUENT	\$ 4,193	\$ 1,000	\$ 1,000
Total taxes		\$ 2,912,447	\$ 2,599,421	\$ 2,691,585
Licenses and Permits				
10-32-10	BUSINESS LICENSES AND PERMITS	\$ 17,140	\$ 26,000	\$ 20,000
10-32-20	PLAN CHECK FEES	\$ 96,520	\$ 60,000	\$ 75,000
10-32-21	BUILDING PERMITS	\$ 167,128	\$ 100,000	\$ 125,000
10-32-22	BUILDING PERMIT ASSESSMENT	\$ 1,644	\$ 1,000	\$ 1,000
10-32-28	ANIMAL LICENSES	\$ -	\$ -	\$ -
Total Licenses and Permits		\$ 282,432	\$ 187,000	\$ 221,000
Intergovernmental				
10-33-17	CULTURAL - RECREATION	\$ -		
10-33-41	UTAH COUNTY GRANT	\$ 17,297	\$ -	\$ 16,800
10-33-42	OTHER GRANTS/QUAIL FIRE	\$ 30,110	\$ -	\$ -
10-33-56	C& B ROAD FUND ALLOTMENT	\$ 353,821	\$ 320,000	\$ 340,000
10-33-58	STATE LIQUOR FUND ALLOTMENT	\$ -	\$ -	\$ -
Total Intergovernmental		\$ 401,228	\$ 320,000	\$ 356,800
Charges for Services				
10-34-13	ZONING AND SUBDIVISION FEES	\$ 38,692	\$ 4,000	\$ 4,000
10-34-14	ANNEXATION APPLICATIONS	\$ -	\$ 500	\$ -
10-34-15	SALE OF MAPS AND PUBLICATIONS	\$ 7	\$ 500	\$ 100
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	\$ 44,516	\$ 38,516	\$ 38,516
10-34-40	WASTE COLLECTION SALES	\$ 490,565	\$ 469,300	\$ 469,300
10-34-69	YOUTH COUNCIL	\$ 3,526	\$ 1,300	\$ 1,300
10-34-81	SALE OF CEMETERY LOTS	\$ 7,550	\$ 5,000	\$ 5,000
10-34-83	BURIAL FEES	\$ 9,775	\$ 8,000	\$ 8,000
Total Charge for Services		\$ 594,631	\$ 527,116	\$ 526,216
Fines				
10-35-10	TRAFFIC FINES	\$ 51,927	\$ 60,000	\$ 55,000
10-35-15	OTHER FINES	\$ 3,404	\$ 1,000	\$ 1,000
10-35-16	TRAFFIC SCHOOL	\$ 6,541	\$ 500	\$ 1,000
Total Fines		\$ 61,872	\$ 61,500	\$ 57,000
Rents and Concessions				
10-36-20	RENTS AND CONCESSIONS	\$ 27,643	\$ 32,000	\$ 32,000
Total RENTS AND CONCESSIONS		\$ 27,643	\$ 32,000	\$ 32,000
Other Revenue				
10-38-10	INTEREST EARNINGS	\$ 8,325	\$ 9,000	\$ 8,200
10-38-17	ALPINE DAYS	\$ 14,877	\$ 25,000	\$ 20,000
10-38-18	RODEO REVENUE	\$ 29,249	\$ 20,000	\$ 20,000
10-38-45	LAMBERT PARK DONATION	\$ -	\$ -	\$ -
10-38-50	BICENTENNIAL BOOKS	\$ 1,075	\$ 500	\$ 500
10-38-90	SUNDRY REVENUES	\$ 8,435	\$ 10,000	\$ 10,000
Total Other Revenues		\$ 61,961	\$ 64,500	\$ 58,700

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
Transfers and Contributions				
10-39-10	GENERAL FUND SURPLUS	\$ -	\$ 238,221	\$ 229,224
10-39-15	TRANSFER FROM WATER	\$ 6,000	\$ 6,000	\$ 6,000
10-39-20	CONTRIBUTION FOR PARAMEDIC	\$ 28,995	\$ 28,500	\$ 29,000
10-39-25	TRANSFER FROM SEWER	\$ 3,500	\$ 3,500	\$ 6,000
Total TRANSFERS AND CONTRIBUTIONS:		\$ 38,495	\$ 276,221	\$ 270,224
Total General Fund Revenue		\$ 4,380,710	\$ 4,067,758	\$ 4,213,525
Administration				
10-41-11	SALARIES & WAGES, ADMINISTRATI	\$ 112,595	\$ 121,500	\$ 117,000
10-41-13	EMPLOYEE BENEFITS	\$ 23,880	\$ 36,500	\$ 37,500
10-41-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 10,023	\$ 12,000	\$ 12,000
10-41-22	PUBLIC NOTICES	\$ 1,599	\$ 2,000	\$ 2,000
10-41-23	TRAVEL	\$ 4,863	\$ 5,000	\$ 5,000
10-41-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 6,546	\$ 8,300	\$ 8,500
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 693	\$ 1,000	\$ 1,000
10-41-28	TELEPHONE	\$ 2,874	\$ 4,000	\$ 3,000
10-41-30	TECHNICAL & PROFESSIONAL SERV	\$ 68,414	\$ 50,000	\$ 50,000
10-41-33	EDUCATION	\$ 2,321	\$ 2,000	\$ 2,000
10-41-46	COUNCIL DISCRETIONARY FUND	\$ 11,484	\$ 10,000	\$ 12,000
10-41-47	MAYOR DISCRETIONARY FUND	\$ -	\$ -	\$ 9,600
10-41-51	INSURANCE	\$ 5,348	\$ 5,500	\$ 7,000
10-41-63	OTHER SERVICES	\$ 1,150	\$ 3,000	\$ 3,000
10-41-64	OTHER EXPENSES	\$ 722	\$ 1,000	\$ 1,000
Total Administration		\$ 252,513	\$ 261,800	\$ 270,600
Court				
10-42-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ -	\$ -	\$ -
10-42-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 15,122	\$ 16,000	\$ 17,000
10-42-31	PROFESSIONAL & TECHNICAL	\$ 70,310	\$ 68,000	\$ 82,000
10-42-40	WITNESS FEES	\$ -	\$ 500	\$ 500
10-42-46	VICTIM REPARATION ASSESSMENT	\$ 17,958	\$ 21,000	\$ 21,000
Total Court		\$ 103,390	\$ 105,500	\$ 120,500
Treasurer				
10-43-11	SALARIES AND WAGES	\$ 9,577	\$ 10,500	\$ 10,700
10-43-13	EMPLOYEE BENEFITS	\$ 4,560	\$ 6,500	\$ 6,800
10-43-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 190	\$ 500	\$ 500
10-43-23	TRAVEL	\$ -	\$ 500	\$ 500
10-43-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 670	\$ 500	\$ 500
10-43-33	EDUCATION	\$ -	\$ 500	\$ 500
10-43-34	ACCOUNTING SERVICES/AUDIT	\$ 10,868	\$ 11,000	\$ 11,000
Total Treasurer		\$ 25,865	\$ 30,000	\$ 30,500
Elections				
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	\$ -	\$ 6,000	\$ -
10-50-62	MISCELLANEOUS SERVICES	\$ -	\$ -	\$ -
Total Elections		\$ -	\$ 6,000	\$ -

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
Government Buildings				
10-52-11	SALARIES & WAGES, GOVERNMENTAL	\$ -	\$ -	\$ -
10-52-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
10-52-13	EMPLOYEE BENEFITS	\$ -	\$ -	\$ -
10-52-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-52-26	BUILDING SUPPLIES	\$ 6,146	\$ 6,500	\$ 6,500
10-52-27	UTILITIES	\$ 16,119	\$ 19,000	\$ 19,000
10-52-51	INSURANCE	\$ 10,026	\$ 11,500	\$ 12,500
10-52-63	OTHER SERVICES	\$ 13,808	\$ 15,000	\$ 15,000
10-52-72	CAPITAL OUTLAY BUILDINGS	\$ 15,464	\$ 16,000	\$ 17,000
Total Government Buildings		\$ 61,563	\$ 68,000	\$ 70,000
Emergency Services				
10-57-61	POLICE-PROFESSIONAL SERVICE	\$ 963,098	\$ 987,485	\$ 1,050,343
10-57-63	FIRE-PROFESSIONAL SERVICE	\$ 652,290	\$ 646,014	\$ 663,101
10-57-72	ADMINISTRATION	\$ 60,992	\$ 62,809	\$ 71,860
Total Emergency Services		\$ 1,676,380	\$ 1,696,308	\$ 1,785,304
Building Department				
10-58-11	SALARIES & WAGES	\$ 24,664	\$ 26,000	\$ 29,500
10-58-13	EMPLOYEE BENEFITS	\$ 9,481	\$ 13,500	\$ 15,000
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 125	\$ 800	\$ 200
10-58-24	OFFICE SUPPLIES	\$ 1,309	\$ 1,500	\$ 1,500
10-58-28	TELEPHONE	\$ 577	\$ 1,000	\$ 1,000
10-58-29	CONTRACT/BUILDING INSPECTOR	\$ 50,737	\$ 38,000	\$ 72,000
10-58-51	INSURANCE & SURETY BONDS	\$ 3,565	\$ 4,000	\$ 4,000
10-58-64	OTHER EXPENSES	\$ -	\$ -	\$ -
10-58-65	BUILDING PERMIT SURCHARGE	\$ 1,334	\$ 1,000	\$ 2,000
Total Building Department		\$ 91,792	\$ 85,800	\$ 125,200
Planning Department				
10-59-11	SALARIES & WAGES	\$ 66,607	\$ 88,000	\$ 90,700
10-59-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
10-59-13	EMPLOYEE BENEFITS	\$ 24,114	\$ 33,000	\$ 35,100
10-59-14	OVERTIME WAGES	\$ -	\$ -	\$ 400
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ -	\$ -	\$ -
10-59-23	TRAVEL	\$ 203	\$ 500	\$ 500
10-59-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 2,293	\$ 2,000	\$ 2,500
10-59-30	PROFESSIONAL & TECHNICAL SERV	\$ 14,688	\$ 20,000	\$ 20,000
10-59-31	LEGAL SERVICES FOR SUBDIVIS	\$ -	\$ 1,000	\$ 4,000
10-59-33	ENGINEERING ON SUBDIVISIONS	\$ -	\$ 1,000	\$ -
10-59-34	EDUCATION	\$ 637	\$ 500	\$ 500
10-59-63	SPECIAL PROJECTS	\$ -	\$ -	\$ -
Total Planning Department		\$ 108,543	\$ 146,000	\$ 153,700

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
Street Department				
10-60-11	SALARIES & WAGES	\$ 82,931	\$ 78,500	\$ 76,000
10-60-13	EMPLOYEE BENEFITS	\$ 32,996	\$ 48,500	\$ 47,800
10-60-14	OVERTIME WAGES	\$ 7,033	\$ 8,000	\$ 8,000
10-60-23	TRAVEL	\$ 163	\$ 500	\$ 500
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 24,474	\$ 25,000	\$ 25,000
10-60-26	STREET SUPPLIES AND MAINTENANC	\$ 47,746	\$ 60,000	\$ 60,000
10-60-27	UTILITIES	\$ 339	\$ 500	\$ 500
10-60-28	MOBIL TELEPHONE	\$ 1,546	\$ 1,500	\$ 1,500
10-60-29	POWER - STREET LIGHTS	\$ 45,722	\$ 50,000	\$ 50,000
10-60-51	INSURANCE	\$ 9,779	\$ 10,000	\$ 12,000
10-60-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-60-63	OTHER SERVICES	\$ 77	\$ 1,000	\$ 8,000
10-60-64	OTHER EXPENSES	\$ 40	\$ 1,000	\$ 1,000
10-60-70	CLASS C ROAD FUND	\$ 399,870	\$ 433,000	\$ 450,000
10-60-73	CAPITAL OUTLAY-OTHER THAN BUIL	\$ -	\$ -	\$ -
10-60-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ -	\$ -
Total Street Department		\$ 652,714	\$ 717,500	\$ 740,300
Parks & Recreation				
10-70-11	SALARIES & WAGES	\$ 34,440	\$ 36,500	\$ 38,000
10-70-12	SALARIES/WAGES TEMPORARY EMPLO	\$ 15,391	\$ 27,500	\$ 30,000
10-70-13	EMPLOYEE BENEFITS	\$ 18,464	\$ 25,500	\$ 27,200
10-70-14	OVERTIME WAGES	\$ 418	\$ 2,275	\$ 2,275
10-70-23	TRAVEL	\$ 747	\$ 500	\$ 500
10-70-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 20	\$ -	\$ 500
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 11,243	\$ 10,000	\$ 14,000
10-70-26	BUILDING AND GROUNDS SUPPLIES	\$ 21,305	\$ 25,000	\$ 25,000
10-70-27	UTILITIES	\$ 8,598	\$ 10,000	\$ 10,000
10-70-28	MOBIL TELEPHONE	\$ 225	\$ 500	\$ 500
10-70-51	INSURANCE & SURETY BONDS	\$ 6,174	\$ 6,500	\$ 9,000
10-70-60	RODEO EXPENSES	\$ 17,726	\$ 20,000	\$ 20,000
10-70-61	ALPINE JR/MISS TIMP PAGEANT	\$ -	\$ -	\$ 6,000
10-70-63	OTHER SERVICES-AM FORK AGREEMT	\$ -	\$ -	\$ -
10-70-64	OTHER EXPENSES	\$ 3,449	\$ 2,000	\$ 2,000
10-70-65	OTHER EXPENSES - ALPINE DAYS	\$ 32,455	\$ 25,000	\$ 35,000
10-70-67	MOYLE PARK	\$ 2,344	\$ 5,000	\$ 6,000
10-70-68	LIBRARY	\$ 11,435	\$ 12,000	\$ 12,000
10-70-69	YOUTH COUNCIL	\$ 5,724	\$ 3,500	\$ 3,500
10-70-70	BOOK MOBILE	\$ 13,200	\$ 13,200	\$ 13,200
10-70-71	TRAILS	\$ -	\$ 5,000	\$ 5,000
10-70-75	QUAIL FIRE RESTORATION	\$ 327,054	\$ -	\$ -
Total Parks & Recreation		\$ 530,413	\$ 229,975	\$ 259,675
Cemetery				
10-77-11	SALARIES & WAGES	\$ 39,174	\$ 36,500	\$ 38,000
10-77-12	SALARIES & WAGES TEMPORARY EMP	\$ 10,595	\$ 27,500	\$ 30,000
10-77-13	EMPLOYEE BENEFITS	\$ 18,477	\$ 25,500	\$ 27,200
10-77-14	OVERTIME WAGES	\$ 479	\$ 2,275	\$ 2,275
10-77-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 52	\$ 200	\$ 500
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 10,788	\$ 9,000	\$ 10,000
10-77-26	BUILDING AND GROUNDS	\$ 18,564	\$ 25,000	\$ 25,000
10-70-28	MOBIL TELEPHONE	\$ 225	\$ 500	\$ 500
10-77-51	INSURANCE & SURETY BONDS	\$ 6,174	\$ 6,500	\$ 6,500
10-77-61	MISCELLANEOUS SUPPLIES	\$ -	\$ -	\$ -
10-77-63	OTHER SERVICES	\$ 318	\$ 200	\$ 200
Total Cemetery		\$ 104,846	\$ 133,175	\$ 140,175

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
Garbage				
10-82-11	SALARIES & WAGES	\$ 34,632	\$ 30,500	\$ 42,100
10-82-13	EMPLOYEE BENEFITS	\$ 15,228	\$ 17,500	\$ 16,000
10-82-14	OVERTIME WAGES	\$ -	\$ -	\$ -
10-82-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 4,231	\$ 4,000	\$ 5,000
10-82-28	TELEPHONE	\$ 577	\$ 1,000	\$ 2,000
10-82-34	TECHNOLOGY UPDATE	\$ 3,563	\$ 4,000	\$ 5,000
10-82-61	TIPPING FEES	\$ 119,094	\$ 101,000	\$ 131,841
10-82-62	WASTE PICKUP CONTRACT	\$ 278,247	\$ 239,000	\$ 246,930
10-82-64	OTHER EXPENSES	\$ 1,488	\$ 3,700	\$ 3,700
Total GARBAGE:		\$ 457,059	\$ 400,700	\$ 452,571
Miscellaneous				
10-99-05	TRANSFER TO OTHER FUND	\$ -	\$ -	\$ -
10-99-18	UTA TAX	\$ 272	\$ 2,000	\$ -
10-99-25	TECHNOLOGY UPGRADE	\$ 5,975	\$ 10,000	\$ 10,000
10-99-80	TRANSFER TO CAPITAL IMP FUND	\$ 400,000	\$ 150,000	\$ 50,000
10-99-82	EMERGENCY PREP	\$ 9,670	\$ 25,000	\$ 5,000
Total Miscellaneous		\$ 415,917	\$ 187,000	\$ 65,000
Totally General Fund Expenses		\$ 4,480,994	\$ 4,067,758	\$ 4,213,525
		\$ (100,283)	\$ -	\$ 0

IMPACT FEES BUDGET

Impact fees are collected at time of building or development and are used for the expansion or creation of services due to new growth.

Impact Fees Fund		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
15-37-21	STREETS & TRANSPORTATION FEES	\$ 14,200	\$ 17,000	\$ 17,000
15-37-31	RECREATION FACILITY FEES	\$ 32,256	\$ 40,000	\$ 20,000
15-37-41	TIMPANOGOS SEWER HOOK ON FEE	\$ 114,360	\$ 50,000	\$ 50,000
15-38-10	INTEREST EARNINGS	\$ 1,193	\$ 1,200	\$ 1,200
	FUND BALANCE			\$ 106,800
Total Impact Fee Revenue		\$ 162,009	\$ 108,200	\$ 195,000
15-40-12	TIMP SPEC SERV DIST IMPACT FEE	\$ 114,360	\$ 50,000	\$ 50,000
15-40-21	STREET & TRANSPORT EXPENSES	\$ 4,622	\$ 17,000	\$ 90,000
15-40-31	PARK SYSTEM	\$ 6,076	\$ 41,200	\$ 55,000
Total Impact Fee Expenses		\$ 125,057	\$ 108,200	\$ 195,000

CAPITAL IMPROVEMENTS FUND BUDGET

Capital Improvements Funds		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
45-38-10	Interest Revenue	\$ 4,208	\$ 6,000	\$ 4,000
45-38-12	Donations	\$ -	\$ -	\$ -
45-38-16	Contributions from Builders		\$ -	\$ -
45-38-90	State Grant / Special Projects	\$ -	\$ -	\$ -
45-39-05	Loan from Water Fund		\$ -	\$ -
45-39-10	Transfer from General Fund	\$ 400,000	\$ 150,000	\$ 50,000
45-39-11	Capital Imp Fund Surplus		\$ -	\$ 78,633
Total Capital Improvements Revenue:		\$ 404,208	\$ 156,000	\$ 132,633
45-40-42	Infra Protection Bonds	\$ -	\$ -	\$ -
45-40-52	Other Expenses	\$ -	\$ -	\$ -
45-40-64	Interest on Infra Bond Released	\$ 1,165	\$ 3,000	\$ 3,000
45-40-72	Capital Outlay	\$ 139,795	\$ 105,500	\$ -
	Moyle Park Restroom			\$ 45,000
	Salt Shed			\$ 30,000
45-40-73	Capital Outlay - Buildings	\$ -	\$ -	\$ -
45-40-74	Capital Outlay - Equipment	\$ 15,291	\$ 47,500	\$ 54,633
Total Capital Improvements Expenses		\$ 156,251	\$ 156,000	\$ 132,633

WATER FUND BUDGET

Water Fund		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
51-37-11	METERED WATER SALES	\$ 519,244	\$ 550,000	\$ 577,600
51-37-12	OTHER WATER REVENUE	\$ 6,070	\$ 6,500	\$ 6,500
51-37-16	WATER CONNECTION FEE	\$ 4,595	\$ 3,500	\$ 5,000
51-37-17	PENALTIES	\$ 4,630	\$ 5,000	\$ 5,000
51-37-20	WATER SYSTEM IMPACT FEE	\$ 33,690	\$ 27,000	\$ 27,000
51-38-10	INTEREST EARNINGS	\$ 15,091	\$ 16,000	\$ 12,000
51-38-70	DEVELOPER CONTRIBUTIONS	\$ 7,657	\$ -	\$ -
51-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 170,100	\$ 101,133
Total Water Revenue:		\$ 590,978	\$ 778,100	\$ 734,233
51-80-11	SALARIES/WAGES-PERMANENT EMPLO	\$ 180,623	\$ 173,000	\$ 171,000
51-80-12	SALARIES/WAGES-TEMPORARY EMPLO	\$ -	\$ -	\$ -
51-80-13	EMPLOYEE BENEFITS	\$ 80,466	\$ 92,600	\$ 92,600
51-80-14	OVERTIME WAGES	\$ 7,133	\$ 8,000	\$ 8,000
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,206	\$ 3,500	\$ 3,000
51-80-23	TRAVEL	\$ 3,626	\$ 2,000	\$ 4,000
51-80-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 12,760	\$ 15,000	\$ 15,000
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	\$ 16,392	\$ 23,000	\$ 20,000
51-80-26	BUILDING AND GROUNDS SUPPLIES	\$ 26,233	\$ 20,000	\$ 20,000
51-80-27	UTILITIES	\$ 20,434	\$ 20,000	\$ 20,000
51-80-28	TELEPHONE	\$ 4,090	\$ 5,000	\$ 5,000
51-80-31	PROFESSIONAL & TECHNICAL SERVI	\$ -	\$ 5,000	\$ 5,000
51-80-33	EDUCATION	\$ 1,702	\$ 1,000	\$ 1,000
51-80-34	TECHNOLOGY UPDATE	\$ 9,328	\$ 10,000	\$ 10,000
51-80-35	DEPRECIATION EXPENSE	\$ 253,670	\$ 255,000	\$ 255,000
51-80-51	INSURANCE AND SURETY BONDS	\$ 16,452	\$ 16,500	\$ 16,500
51-80-62	MISCELLANEOUS SERVICES	\$ 500	\$ 500	\$ 500
51-80-63	OTHER EXPENSES	\$ 5,177	\$ 5,000	\$ 10,000
51-80-64	CUSTOMER REFUND	\$ 3,338	\$ 2,500	\$ 2,500
51-80-70	CAPITAL OUTLAY - IMPACT FEE	\$ -	\$ 30,000	\$ 30,000
51-80-72	CAPITAL OUTLAY - BUILDINGS	\$ -	\$ -	\$ -
51-80-73	CAPITAL OUTLAY - IMPROVEMENTS	\$ -	\$ 52,000	\$ -
51-80-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ 32,500	\$ 39,133
51-80-79	CAPITAL OUTLAY - OTHER	\$ -	\$ -	\$ -
51-80-90	TRANSFER TO OTHER FUNDS	\$ -	\$ -	\$ -
51-80-93	1% TRANSFER TO GENERAL FUND	\$ 6,000	\$ 6,000	\$ 6,000
Total Water Expense		\$ 650,130	\$ 778,100	\$ 734,233

SEWER FUND BUDGET

Sewer Fund		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
52-37-11	SEWER SYSTEM USAGE SALES	\$ 944,395	\$ 955,206	\$ 1,060,206
52-37-16	SEWER CONNECTION FEE	\$ 3,775	\$ 3,000	\$ 3,000
52-37-20	SEWER SYSTEM IMPACT FEE	\$ 19,950	\$ 12,000	\$ 12,000
52-37-80	DEVELOPERS CONTRIBUTIONS	\$ 8,068	\$ -	\$ -
52-38-10	INTEREST EARNINGS	\$ 9,635	\$ 9,500	\$ 9,000
52-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 82,294	\$ 78,427
Total Sewer Revenues		\$ 985,822	\$ 1,062,000	\$ 1,162,633
52-81-11	SALARIES	\$ 160,333	\$ 153,000	\$ 150,000
52-81-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
52-81-13	EMPLOYEE BENEFITS	\$ 70,992	\$ 83,000	\$ 83,000
52-81-14	OVERTIME WAGES	\$ 7,133	\$ 6,000	\$ 8,000
52-81-23	TRAVEL	\$ 1,620	\$ 1,500	\$ 1,500
52-81-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 7,967	\$ 6,500	\$ 7,000
52-81-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ -	\$ 5,000	\$ 5,000
52-81-26	BUILDING AND GROUND SUPPLIES	\$ 6,415	\$ 8,000	\$ 10,000
52-81-27	UTILITIES	\$ 277	\$ 500	\$ 500
52-81-28	TELEPHONE	\$ 3,029	\$ 2,500	\$ 2,500
52-81-34	TECHNOLOGY UPDATE	\$ 5,101	\$ 5,000	\$ 5,000
52-81-35	DEPRECIATION EXPENSE	\$ 125,741	\$ 125,000	\$ 130,000
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	\$ 498,407	\$ 500,000	\$ 615,000
52-81-64	OTHER EXPENSES	\$ 11,903	\$ 18,000	\$ 18,000
52-81-70	CAPITAL OUTLAY - IMPACT FEE	\$ -	\$ 60,000	\$ 82,000
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ -	\$ 52,000	\$ -
52-81-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ 32,500	\$ 39,133
52-81-93	TRANSFER TO GENERAL FUND	\$ 3,500	\$ 3,500	\$ 6,000
Total Sewer Expenses		\$ 902,418	\$ 1,062,000	\$ 1,162,633

PRESSURE IRRIGATION FUND BUDGET

Irrigation Fund		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
55-37-11	IRRIGATION WATER SALES	\$ 868,269	\$ 843,000	\$ 855,000
55-37-12	OTHER REVENUE	\$ 1,000	\$ 1,000	\$ 1,000
55-37-16	PRESSURIZED CONNECTION FEE	\$ 4,425	\$ 1,500	\$ 1,500
55-37-21	PRESSURIZED IRR IMPACT FEE	\$ 76,276	\$ 25,000	\$ 25,000
55-38-10	INTEREST EARNINGS	\$ 15,253	\$ 15,000	\$ 15,000
55-38-70	DEVELOPER CONTRIBUTIONS	\$ 486	\$ -	\$ -
55-39-11	UNAPPROPRIATED FUND EQUITY	\$ -	\$ 367,424	\$ 351,527
Total Irrigation Revenues		\$ 965,708	\$ 1,252,924	\$ 1,249,027
55-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 129,859	\$ 134,000	\$ 136,500
55-40-12	SALARIES AND WAGES TEMP. EMP.	\$ -	\$ -	\$ -
55-40-13	EMPLOYEE BENEFITS	\$ 62,029	\$ 74,000	\$ 76,700
55-40-14	OVERTIME WAGES	\$ 6,932	\$ 8,000	\$ 8,000
55-40-23	TRAVEL	\$ 907	\$ 1,000	\$ 1,000
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	\$ 17,496	\$ 20,000	\$ 20,000
55-40-26	BUILDING & GROUNDS SUPPLIES	\$ 13,144	\$ 5,000	\$ 5,000
55-40-27	UTILITIES	\$ 191,934	\$ 200,000	\$ 225,000
55-40-28	TELEPHONE	\$ 3,029	\$ 3,200	\$ 3,200
55-40-29	OFFICE EXPENSE, SUPPLIES & POS	\$ 14,579	\$ 10,000	\$ 12,000
55-40-32	ENGINEER SERVICES	\$ -	\$ 5,000	\$ 5,000
55-40-33	TECHNOLOGY UPDATE	\$ 4,851	\$ 5,000	\$ 5,000
55-40-34	ANNUAL AUDIT - UTAH WATER	\$ 250	\$ 500	\$ 500
55-40-35	DEPRECIATION EXPENSE	\$ 221,513	\$ 223,200	\$ 223,200
55-40-51	INSURANCE & SURETY BONDS	\$ 12,635	\$ 12,700	\$ 16,000
55-40-62	MISCELLANEOUS SERVICES	\$ 1,875	\$ 3,000	\$ 4,000
55-40-63	OTHER EXPENSES	\$ 1,353	\$ 2,000	\$ 2,000
55-40-64	CUSTOMER REFUND	\$ -	\$ -	\$ -
55-40-72	CAPITAL OUTLAY - OTHER	\$ 285	\$ 52,000	\$ -
55-40-73	CAPITAL OUTLAY	\$ -	\$ -	\$ -
55-40-74	CAPITAL OUTLAY - EQUIPMENT	\$ -	\$ 32,500	\$ 39,133
55-40-79	AGENTS FEES	\$ 2,000	\$ 2,525	\$ 2,020
55-40-80	TRUSTEE FEES	\$ -	\$ -	\$ -
55-40-83	BOND PRINCIPAL #8938222	\$ 100	\$ -	\$ -
55-40-84	BOND INTEREST #8938222	\$ 220,791	\$ -	\$ -
55-40-86	BOND PRINCIPAL #0352418	\$ -	\$ 310,000	\$ 325,000
55-40-87	BOND INTEREST #0352418	\$ -	\$ 149,299	\$ 139,774
Total Irrigation Expenses		\$ 905,560	\$ 1,252,924	\$ 1,249,027

STORM DRAIN FUND BUDGET

Storm Drain Fund		2012-13	2013-14	2014-15
Account No	Account Title	Actual	Adopted Budget	Budget
56-37-11	STORM DRAIN REVENUE	\$ 160,196	\$ 150,000	\$ 162,000
56-37-12	OTHER REVENUE	\$ -	\$ 1,000	\$ 1,000
56-37-13	SWPP FEE	\$ 9,000	\$ 6,000	\$ 6,000
56-37-21	STORM DRAIN IMPACT FEE	\$ 9,600	\$ 8,000	\$ 8,000
56-38-10	INTEREST EARNINGS	\$ 2,277	\$ 2,200	\$ 2,200
56-38-70	DEVELOPER CONTRIBUTIONS	\$ 11,772	\$ -	\$ -
56-39-11	TRANSFER FROM OTHER FUND	\$ -	\$ -	\$ -
56-39-12	FUND SURPLUS	\$ -	\$ 55,000	\$ 159,473
Total Storm Drain Revenue		\$ 192,845	\$ 222,200	\$ 338,673
56-40-11	SALARIES & WAGES, ADMINISTRATI	\$ 34,143	\$ 36,000	\$ 38,000
56-40-13	EMPLOYEE BENEFITS	\$ 15,066	\$ 19,000	\$ 20,500
56-40-20	PLANNING	\$ -	\$ 1,000	\$ 1,000
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	\$ 2,297	\$ 2,500	\$ 2,500
56-40-23	TRAVEL	\$ 520	\$ 500	\$ 600
56-40-24	OFFICE EXPENSE, SUPPLIES & POS	\$ 688	\$ 1,000	\$ 1,000
56-40-26	BUILDING & GROUNDS SUPPLIES	\$ 2,938	\$ 3,000	\$ 5,000
56-40-34	TECHNOLOGY UPDATE	\$ 3,563	\$ 5,000	\$ 5,000
56-40-35	DEPRECIATION EXPENSE	\$ 83,013	\$ 83,200	\$ 83,500
56-40-51	INSURANCE	\$ 8,217	\$ 9,000	\$ 4,000
56-40-62	MISCELLANEOUS SERVICES	\$ -	\$ 2,000	\$ 2,000
56-40-73	CAPITAL OUTLAY	\$ -	\$ -	\$ 69,000
56-40-74	CAPITAL OUTLAY - IMPACT FEE	\$ -	\$ 60,000	\$ 106,573
Total Storm Drain Expense		\$ 150,446	\$ 222,200	\$ 338,673

OTHER FUNDS

Trust & Agency Fund

Account No	Account Title	2012-13 Actual	2013-14 Adopted Budget	2014-15 Budget
70-38-10	INTEREST REVENUE	\$ 1,001	\$ 800	\$ 800
70-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
Total Trust & Agency Revenue		\$ 1,001	\$ 800	\$ 800

70-40-63	INTEREST PAID ON RETURNED BOND	\$ -	\$ 800	\$ 800
Total Trust & Agency Expense		\$ -	\$ 800	\$ 800

Cemetery Perpetual Care Fund

71-33-56	CEMETERY LOT PAYMENTS	\$ 22,650	\$ 8,000	\$ 8,000
71-33-58	UPRIGHT MONUMENT	\$ 2,025	\$ 2,000	\$ 2,000
71-38-10	INTEREST REVENUE	\$ 3,130	\$ 3,300	\$ 2,500
71-38-90	OTHER REVENUE	\$ -	\$ -	\$ -
Total Cemetery Perpetual Care Revenue		\$ 27,805	\$ 13,300	\$ 12,500

71-40-64	OTHER EXPENSES	\$ -	\$ 13,300	\$ 12,500
71-40-73	CAPITAL OUTLAY-IMPROVEMENTS	\$ -	\$ -	\$ -
Total Cemetery Perpetual Care Expense		\$ -	\$ 13,300	\$ 12,500

Total Revenue	\$ 7,711,086	\$ 7,661,282	\$ 8,039,024
Total Expenses	\$ 7,370,856	\$ 7,661,282	\$ 8,039,024

ALPINE CITY BUDGET GOVERNANCE PRINCIPLES

I decided it might be a good use of this document to set down some of the budget governance principles that I hope might help residents of the City understand the City's managerial approach and budget governance principles. All the below principles are alive and well in the operation of the City. The principles are stated in italics with some comments underneath them.

1. *Although our form is a city council driven structure, our attitude is one of partnership. We think of the residents as owner-partners. We do not view the City itself as the ultimate owner of our assets but instead view the City as a conduit through which the residents of the City own the assets.*

The Mayor, City Council, staff and I hope that you as residents of the City do not think of yourself as merely owning a piece of real estate in the City. We hope you instead visualize yourself as a part owner of a City where you expect to stay indefinitely. For our part, we do not view City residents as faceless members of an ever-shifting crowd, but rather as co-ventures who have and will continue to work with us to maximize the time and resources you have invested in this wonderful place called Alpine.

2. *The Mayor and City Council invest a major portion of their time and effort to make Alpine a wonderful place to live. They get to eat their own cooking.*

The Mayor and City Council hold a three-hour meeting every other week. They go to numerous other meetings during the month. They represent the City on all the key collaborative organizations, sewer, garbage, water, transportation, youth council, etc. Besides that their phones ring off the hook. If they make good decisions then everyone profits by those decisions. If they do something you think is dumb, I want you to be able to derive some solace from the fact that their suffering will be proportional to yours.

3. *We do not measure the City by its size or by the number of programs that it operates. We measure our success by how livable the City is. Do you feel safe, are the roads in good condition, does your water and sewer work without any thought of yours, are the parks beautiful and well maintained and do fire and emergency services show up when needed. These are the questions that you use to measure our performance.*

4. *We use debt sparingly and, when we do borrow, we attempt to structure our loans on a long-term fixed-rate basis. We will reject interesting opportunities rather than leverage our balance sheet. This conservatism means we don't have as many programs as other cities but it is the only behavior that leaves us comfortable, considering our fiduciary obligations to city residents.*

The financial calculus that staff and I employ would never permit our trading a good night's sleep for the opportunity to say we have a library, a golf course, a swimming pool or a recreation center. If the residents of the city voted for a property tax increase to purchase and operate any of those things that would be different. Then we would not have to borrow for them or worry about operating expenses. We have one outstanding debt. That is for the installation of the pressurized irrigation system. We owe \$5,875,000 and pay approximately \$464,600 a year in payments. It has about 15 years of payments before it is paid off. The city refinanced the bonds a couple of years ago, saving \$80,000 a year in interest payments.

5. *A managerial or Council "wish list" will not be filled at resident's expense. We will only do with your money what we would do with our own.*

The size of our paychecks or our offices will never be related to the number of different programs that we operate or the number of people who work for the City. Noble intentions should always be checked against results.

6. *You should be fully aware that I believe that Alpine City has some of the best staff available anywhere. I react with great caution to suggestions that we should let certain staff go and hire new staff. Gin rummy managerial behavior (discard your staff at each turn) is not my style. I would much rather build a great staff than continuously churn staff, always looking for something better or something cheaper.*

We focus hard on making staff better and curing problems than may cause some to lag.

7. *We will be candid in our reporting to you, emphasizing the pluses and minuses. Our guideline is to tell you the business fact that we would want to know if our positions were reversed. We owe you no less. We also believe candor benefits us as city employees: The person who misleads others in public may eventually mislead himself in private.*

We will always tell you how many strokes we have taken on each hole and never play around with the scorecard. When the numbers are a very rough "guesstimate", as they sometimes are in government, we will try to be both consistent and conservative in our approach.

8. *We follow some basic fiscal health guidelines. They are:*
 - *We start all fiscal discussions with available revenues, rather than expenses.*
 - *We believe that ongoing costs can only be funded with ongoing revenue.*
 - *We fund one-time costs with unreserved fund balance, one-time sources, or dedicated ongoing revenue.*

- *We are working to get into a situation where our business-type operations, water, pressurized irrigation, sewer and storm water, are allowed to keep 100% of program revenue generated.*
- *We have established clear guidelines about the amount of reserves (fund balances) we must set aside for each business-type operation and for the general fund.*
- *We base resource allocations strictly on available revenues.*
- *We have developed a 5-year financial plan to guide the city.*
- *We present monthly budget briefings to the City Council and post those briefings on the city's web page.*
- *We have developed a resident's guide to the municipal budget. It is a more concise, less wordy recapitulation of the budget document you are reading. We plan to mail a copy to every resident this coming year.*

If you want to know how the City is doing the information is readily available to you. If you have questions we would be more than happy to meet with you. Every transaction we do is listed on the State's financial transparency website. However, that site is really rather boring and a little confusing. Just give us a call or come in. We look forward to hearing from you.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Canyon Crest Road Street Parking Problem Next to Burgess Park

FOR CONSIDERATION ON: May 27, 2014

PETITIONER: City Council Member Rodger Bennett

ACTION REQUESTED BY PETITIONER: That the City Council approve no parking restrictions on Canyon Crest Road where it borders Burgess Park.

INFORMATION: When games are being played at Burgess Park a number of people park their cars on Canyon Crest road and either watch the game from their cars or leave their cars and cross the road to the ball fields. This creates two hazards: 1- It makes traffic dangerous on Canyon Crest road and, 2 – It is a safety issue for little children crossing the road.

RECOMMENDED ACTION: That the City Council approve no parking restrictions on Canyon Crest road where it borders Burgess Park.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Towle Subdivision Preliminary / Final Plat

FOR CONSIDERATION ON: 27 May 2014

PETITIONER: Kevin Towle

ACTION REQUESTED BY PETITIONER: Approve Final Plat

APPLICABLE STATUTE OR ORDINANCE: Article 4.6 (Major Subdivisions)

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Towle subdivision consists of 3 lots on 4.64 acres. The lots range in size from 41,188 to 83,660 square feet with an existing home to be left on lot 1. The development is located east of Elk Ridge Drive. The proposed development is in the CR-40,000 zone.

PLANNING COMMISSION MOTIONS:

MOTION: Judi Pickell moved to approve the Preliminary Plan for the Towle Subdivision subject to the following conditions:

1. The sidewalk be completed to the edge of the property along the public right-of-ways.
2. An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development.
3. Water policy be met.
4. The Developer submits a completed Alpine City Utility Easement Verification form.
5. The Fire Chief approve the location of the fire hydrants.

Steve Cosper seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nay. Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swenson and Judi Pickell all voted Aye. Jannicke Brewer voted Nay.

Jannicke Brewer said she voted Nay because she doesn't agree about the sidewalk.

MOTION: Steve Cosper recommended Final Approval of the Towle Subdivision subject to the following conditions.

1. The sidewalk be completed to the edge of the property along the public right-of-ways.
2. An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development.
3. Water policy be met.
4. The Developer submits a completed Alpine City Utility Easement Verification form.
5. The Fire Chief approve the location of the fire hydrants.

Steve Swanson seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nay. Steve Cosper, Jason Thelin, Chuck Castleton, Steve Swanson and Judi Pickell all voted Aye. Jannicke Brewer voted Nay.



Date: April 10, 2014

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: The Towle Subdivision – Preliminary & Final Review
3 lots on 4.64 acres**

Background

The proposed Towle subdivision consists of 3 lots on 4.64 acres. The lots range in size from 48,188 to 82,570 square feet with an existing home to be left on lot 1. The development is located east of Elk Ridge Drive. The proposed development is in the CR-40,000 zone.

Street System

The proposed development shows access from Elk Ridge with a new cul-de-sac named Elk Ridge Circle. The offset of road centerline at the intersection is 15 feet, which meets city code but does require the recommendation of the DRC and Planning Commission as well as the approval of City Council. The DRC has recommended this. The length of the cul-de-sac is well within the 450' maximum being 185' in length. Note 5 mentions that a cut of 6 feet and fill of 10 feet will be required to build the road. It was mentioned at concept that the use of retaining walls will not be required. A profile of the road design is submitted and meets design standards.

The typical street cross section shows sidewalk on both sides of the road. The proposed development does not show sidewalk along the right of way of Elk Ridge Drive that is part of this subdivision. Dev. Code 4.7.10 states that sidewalks "may" be required on both sides of streets dedicated to the public. The Planning Commission and City Council need to decide if what is proposed is acceptable or if more is required.

Sewer System

There is an existing 8-inch sewer line running in Elk Ridge that can serve the development. Sewer laterals would be built for all lots. Lot 1 is currently connected to a septic system, a sewer lateral would be stubbed to lot 1 and the home should be connected to the sewer during

construction.

On the westerly edge of Lot 2 there is shown a 20' sewer easement for the purpose of future development of properties to the north. Due to topography this is the best alignment for sewer needs of the northern property when it develops. The developer will need to work out an agreement with the City regarding the construction and payment of sewer being extended to the northern property line of Lot 2 for future sewer needs. Plan and profile of the sewer design were submitted and meet the design standards.

Culinary Water System

The subdivision is well below the 5350 foot elevation, which is the highest elevation the existing water system can serve and still provide a minimum 40 psi required by ordinance. There is currently an 8-inch water line in Elk Ridge that would serve the development. Previous calculations on the culinary water system model show connection to the 8-inch main with a new 8-inch main to serve the development. An 8-inch line will be required in the cul-de-sac as shown on the plan.

The Fire Chief will need to approve the location of the proposed fire hydrant.

3/4-inch service laterals and water meters would need to be installed for each new lot. Lot 1 is currently connected to the system.

Pressurized Irrigation System

There is currently an 8-inch pressurized irrigation line in Elk Ridge that would serve the development. Previous calculations on the pressured irrigation system model show connection to the 8-inch main with a new 4-inch main to serve the development. This is shown on the plans. Lot 1 is currently connected to the pressurized irrigation system. 1-inch laterals would be required to be installed for lots 2 and 3.

Storm Water Drainage System

The storm drain system is shown to drain eastward to the existing drainage ditch running along the property lines lots 2 and 3. A 40' easement is shown for the existing channel to where drainage naturally flows. Note 6g explains the requirements of Lots 2 and 3 regarding landscaping and keeping the drainage open when they apply for building permits. The ditch eventually connects to the storm drain system located in Elk Ridge further south of the development. Storm drain plans and calculations were submitted and accepted.

A storm water pollution prevention plan would be required for the site addressing best management practices that will be implemented to control erosion during construction. A UPDES and Land Disturbance Permit will be required prior to construction.

General Subdivision Remarks

A variance was approved by the Board of Adjustments for the slope requirements December 12, 2013 as lots 2 and 3 would not meet those criteria. More information is available from the City Planner if needed.

The proposed subdivision is not within any of the City's adopted hazard zones, environmental studies for hazards were not required.

The water policy will need to be met for this development.

Street dedication for future development needs is shown.

A cost estimate for the improvements needs to be provided to the engineer.

The Alpine City Utility Easement Verification form needs to be completed and submitted.

There are some minor redlines to address on both the plans and plat

We recommend that preliminary and final approval of the proposed development be granted with the following conditions:

- **The Planning Commission and City Council approve or provide direction on the location of sidewalks**
- **An agreement be worked out with the City in regards to construction and payment of a sewer extension for northern development**
- **Water policy to be met**
- **The Developer submits a cost estimate to the Engineer**
- **The Developer submits a completed Alpine City Utility Easement Verification form**
- **The Developer addresses redlines on the plat and plan**



NORTH

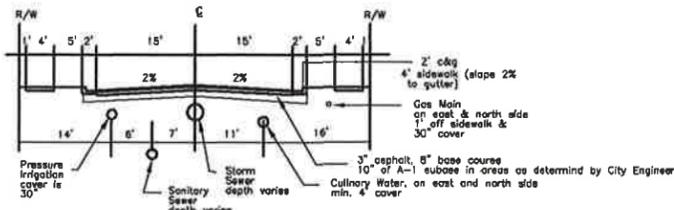


Utility Legend and Notes

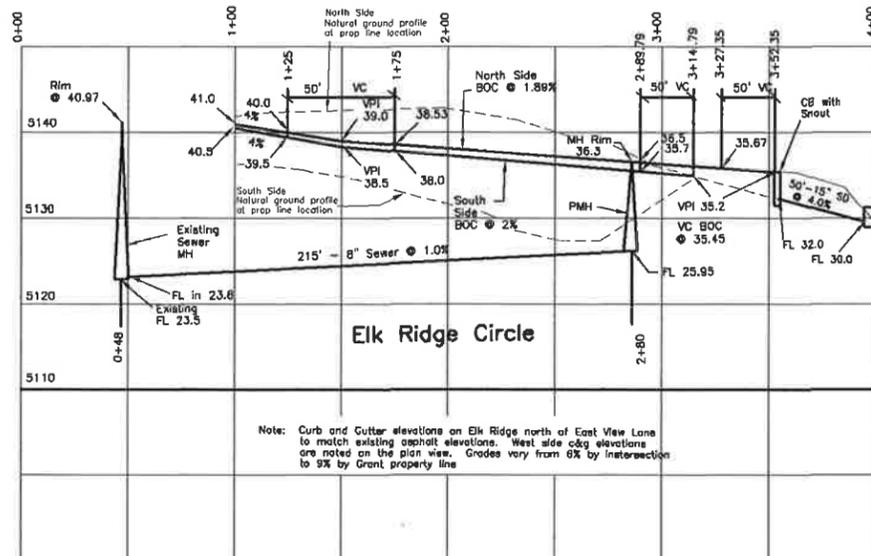
- Existing Sewer Line
- Proposed Sewer Line
- E.M.H. Sewer Manhole
- P.M.H. Proposed Sewer Manhole
- Existing Water Line
- Proposed Water Line
- E.F.H. Existing Fire Hydrant
- P.F.H. Proposed Fire Hydrant
- Existing Pressure Irrigation Line
- Proposed Pressure Irrigation Line
- Lot Setback per City Ordinance
- Public Utility Easement, 10' on front, rear, uncommon side

Curve Data Table

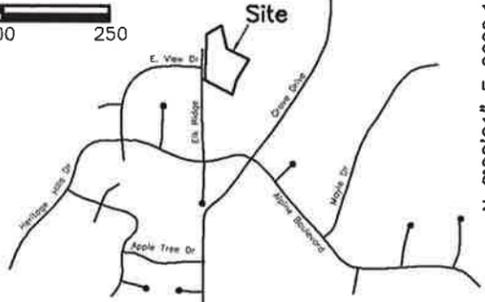
#	Arc	Chord Bears	Delta	Radius	Tan
C1	31.232'	S 45°15'48" E 28.154'	89°28'24"	20.00'	18.817'
C2	5.495'	N 82°07'47" E 5.477'	19°44'26"	20.00'	2.765'
C3	82.405'	S 75°56'38" E 59.631'	89°35'36"	60.00'	34.358'
C4	82.525'	S 6°44'40" E 76.172'	78°48'21"	60.00'	49.28'
C5	141.448'	N 89°48'10" W 110.895'	135°04'22"	80.00'	145.113'
C6	27.133'	N 51°08'04" W 25.10'	77°43'52"	20.00'	18.118'
C7	31.072'	S 42°28'32" W 28.04'	89°00'56"	20.00'	18.859'



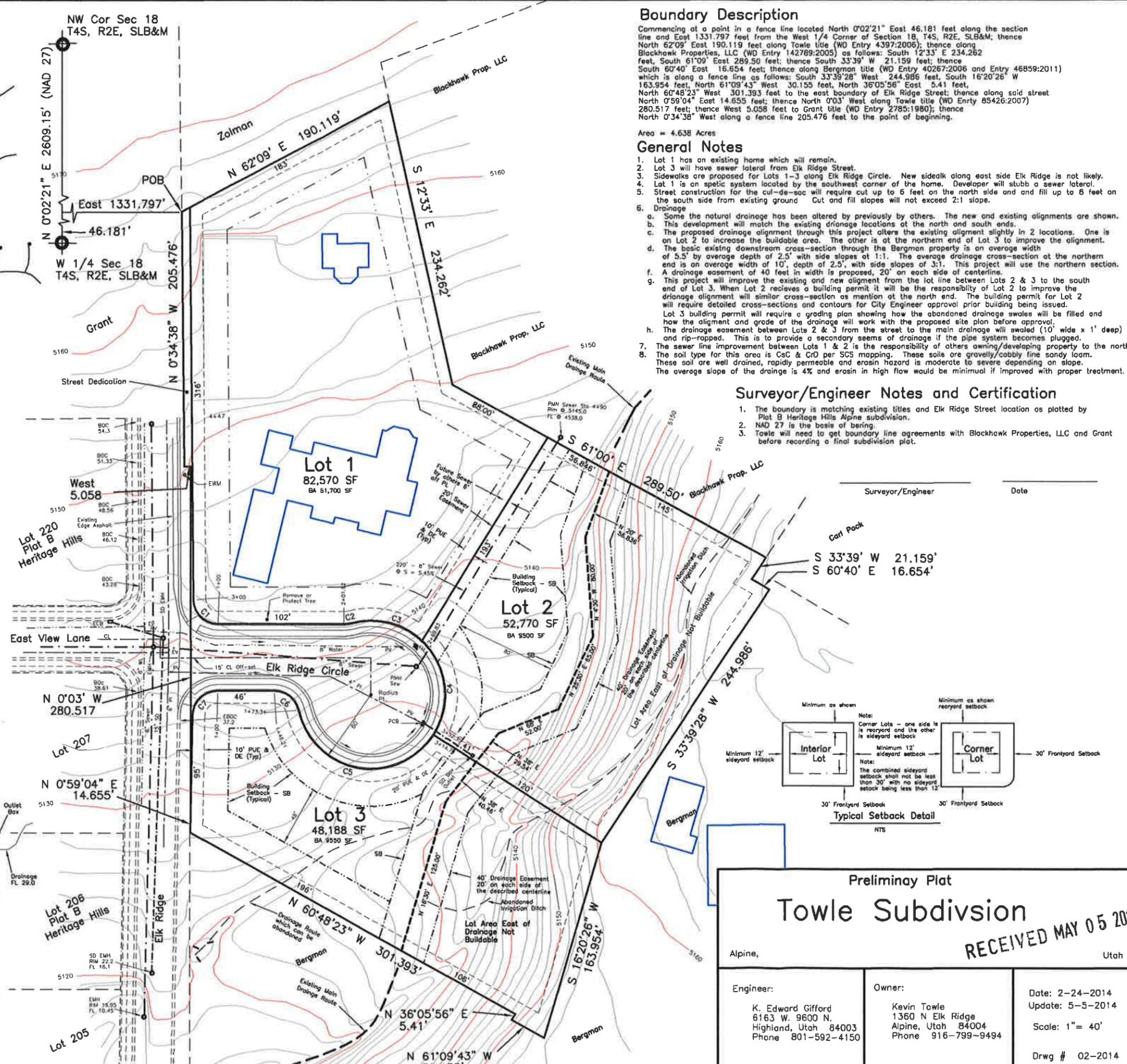
Typical 54' Street Cross Section NTS



Note: Curb and gutter elevations on Elk Ridge north of East View Lane to match existing asphalt elevations. West side c&g elevations are noted on the plan view. Grades vary from 6% by intersection to 5% by Grant property line.



Vicinity Map



Boundary Description

Commencing at a point in a fence line located North 0°02'21" East 46.181 feet along the section line and East 1331.797 feet from the West 1/4 Corner of Section 18, T4S, R2E, SLB&M; thence North 62°09' East 190.119 feet along Towle title (WD Entry 4397:2006); thence along Blackhawk Properties, LLC (WD Entry 142789:2005) as follows: South 12°33' E 234.262 feet, South 61°09' East 289.50 feet; thence South 33°39' W 21.159 feet; thence South 60°40' East 16.654 feet; thence along Bergman title (WD Entry 40267:2008 and Entry 46859:2011) which is along a fence line as follows: South 33°39'28" West 244.986 feet, South 16°20'26" W 163.954 feet, North 61°09'43" West 30.155 feet, North 36°05'56" East 5.41 feet, North 60°48'23" West 301.393 feet to the east boundary of Elk Ridge Street; thence along said street North 0°59'04" East 14.655 feet; thence North 0°03' West along Towle title (WD Entry 85426:2007) 280.517 feet; thence West 5.058 feet to Grant title (WD Entry 2785:1980); thence North 0°34'38" West along a fence line 205.476 feet to the point of beginning.

Area = 4.638 Acres

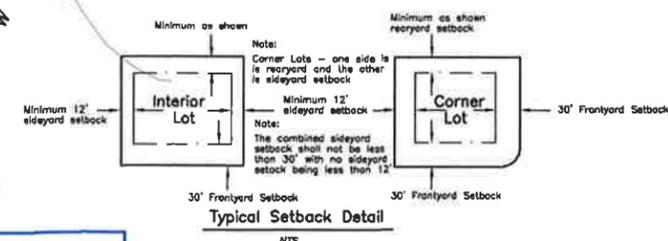
General Notes

- Lot 1 has an existing home which will remain.
- Lot 3 will have sewer lateral from Elk Ridge Street.
- Sidewalks are proposed for Lots 1-3 along Elk Ridge Circle. New sidewalk along east side Elk Ridge is not likely.
- Lot 1 is on a septic system located by the southwest corner of the home. Developer will stub a sewer lateral.
- Street construction for the cul-de-sac will require cut up to 6 feet on the north side and fill up to 6 feet on the south side from existing ground. Cut and fill slopes will not exceed 2:1 slope.
- Drainage
 - Some of the natural drainage has been altered by previously by others. The new and existing alignments are shown.
 - This development will match the existing drainage locations at the north and south ends.
 - The proposed drainage alignment through this project alters the existing alignment slightly in 2 locations. One is on Lot 2 to increase the buildable area. The other is at the northern end of Lot 3 to improve the alignment.
 - The basic existing downstream cross-section through the Bergman property is an average width of 5.5' by average depth of 2.5' with side slopes of 1:1. The average drainage cross-section at the northern end is an average width of 10' depth of 2.5', with side slopes of 3:1. This project will use the northern section.
 - A drainage easement of 40 feet in width is proposed, 20' on each side of centerline.
 - This project will improve the existing and new alignment from the lot line between Lots 2 & 3 to the south end of Lot 3. When Lot 2 receives a building permit it will be the responsibility of Lot 2 to improve the drainage alignment will similar cross-section as mentioned at the north end. The building permit for Lot 2 will require detailed cross-sections and contours for City Engineer approval prior building being issued.
 - Lot 3 building permit will require a grading plan showing how the abandoned drainage swales will be filled and how the alignment and grade of the drainage will work with the proposed site plan before approval.
 - The drainage easement between Lots 2 & 3 from the street to the main drainage will be swaled (10' wide x 1' deep) and rip-rapped. This is to provide a secondary means of drainage if the pipe system becomes plugged.
- The sewer line improvement between Lots 1 & 2 is the responsibility of others owning/developing property to the north.
- The soil type for this area is CsC & CrO per SCS mapping. These soils are gravelly/cobbly fine sandy loam. These soils are well drained, rapidly permeable and erosion hazard is moderate to severe depending on slope. The average slope of the drainage is 4% and erosion in high flow would be minimal if improved with proper treatment.

Surveyor/Engineer Notes and Certification

- The boundary is matching existing titles and Elk Ridge Street location as plotted by Plat B Heritage Hills Alpine subdivision.
- NAD 27 is the basis of being.
- Towle will need to get boundary line agreements with Blackhawk Properties, LLC and Grant before recording a final subdivision plat.

Surveyor/Engineer _____ Date _____



Preliminary Plat

Towle Subdivision

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Alpine, Utah

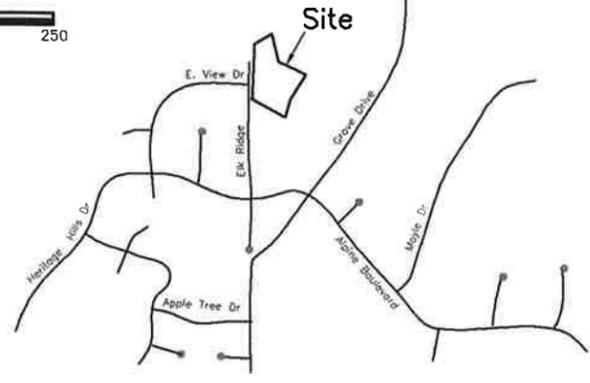
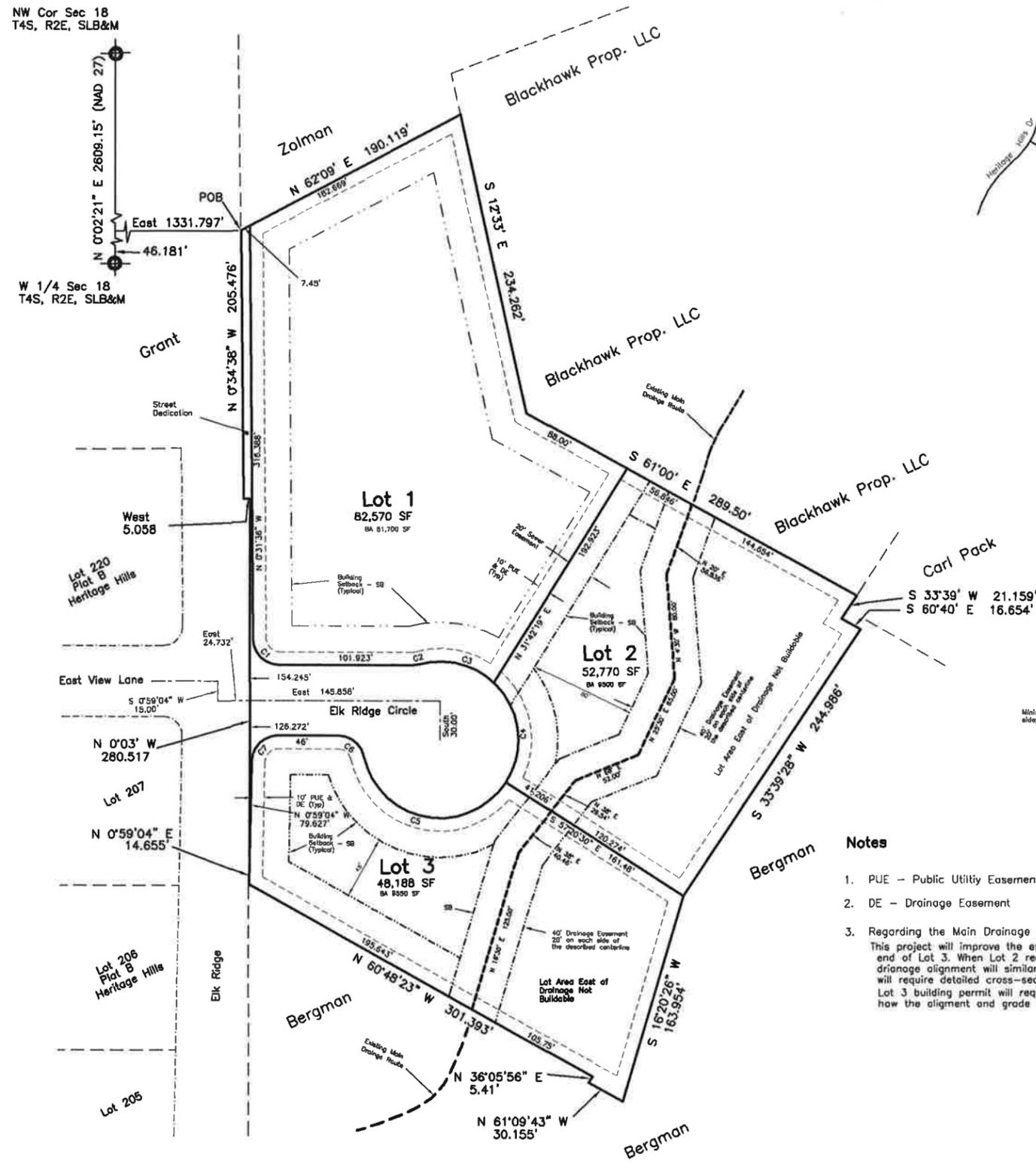
Engineer: K. Edward Gifford 6163 W. 9600 N. Highland, Utah 84003 Phone 801-592-4150	Owner: Kevin Towle 1360 N Elk Ridge Alpine, Utah 84004 Phone 916-799-9494	Date: 2-24-2014 Update: 5-5-2014 Scale: 1" = 40' Drwg # 02-2014
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NW Cor Sec 18
T4S, R2E, SLB&M

W 1/4 Sec 18
T4S, R2E, SLB&M



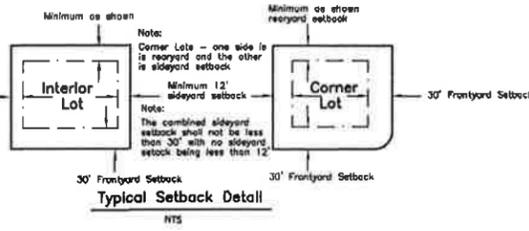
NORTH



Vicinity Map

Curve Data Table

#	Arc	Chord	Bears	Delta	Radius	Tan
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C6	27.133'	N 51°08'04" W	25.10'	77°43'52"	20.00'	16.118'
C7	31.072'	S 45°29'32" W	28.04'	89°00'56"	20.00'	19.659'



Notes

1. PUE - Public Utility Easement
2. DE - Drainage Easement
3. Regarding the Main Drainage Easement through Lots 2 & 3:

This project will improve the existing and new alignment from the lot line between Lots 2 & 3 to the south end of Lot 3. When Lot 2 receives a building permit it will be the responsibility of Lot 2 to improve the drainage alignment will similar cross-section as mention at the north end. The building permit for Lot 2 will require detailed cross-sections and contours for City Engineer approval prior building being issued. Lot 3 building permit will require a grading plan showing how the abandoned drainage swales will be filled and how the alignment and grade of the drainage will work with the proposed site plan before approval.

Address Table

Lot	Address
1	
2	
3	

Surveyor's Certificate

I, K. Edward Gifford, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 162675 as prescribed under the laws of the State of Utah. I further certify by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description:

Commencing at a point in a fence line located North 0°02'21" East 46.181 feet along the section line and East 1331.797 feet from the West 1/4 Corner of Section 18, T4S, R2E, SLB&M; thence North 62°09' East 190.119 feet along Towle title (WD Entry 4397:2006); thence along Blackhawk Properties, LLC (WD Entry 142789:2005) as follows: South 12°33' E 234.262 feet, South 61°09' East 289.50 feet; thence South 33°39' W 21.159 feet; thence South 60°40' East 16.654 feet; thence along Bergman title (WD Entry 40267:2006 and Entry 46859:2011) which is along a fence line as follows: South 33°39'28" West 244.986 feet, South 16°20'26" W 163.954 feet, North 61°09'43" West 30.155 feet, North 36°05'56" East 5.41 feet, North 60°48'23" West 301.393 feet to the east boundary of Elk Ridge Street; thence along said street North 0°59'04" East 14.655 feet; thence North 0°03' West along Towle title (WD Entry 85426:2007) 280.517 feet; thence West 5.058 feet to Grant title (WD Entry 2785:1980); thence North 0°34'36" West along a fence line 205.476 feet to the point of beginning.

Area = 4.638 Acres

K. Edward Gifford _____ Date _____

Owner's Dedication

Know all men by these presents that we, all of the undersigned Owners of all of the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets and Easements and do hereby dedicate the Streets and other Public Areas as indicated hereon for the perpetual use of the Public. In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 201__

Acknowledgement

State of Utah }
County of Utah } S.S.

On this ___ Day of _____, A.D. 201__ Personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ A Notary Public Commissioned in Utah
Notary Address _____ Printed Full name of Notary _____

Acceptance by Legislative Body

The _____ of _____, County of Utah, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of Land intended for Public Purposes for the perpetual use of the Public this _____ Day _____, A.D. 201__

Approved _____ Attest _____
(See Seal Below) (See Seal Below)
Engineer Clerk-Recorder

Planning Commission Approval

Approved this _____ Day of _____, A.D. 201__, by the Alpine City Planning Commission
Director-Secretary _____ Chairman, Planning Commission _____

Approval as to Form

Approved as to Form this _____ Day of _____, A.D. 201__
City Attorney _____

Plat "A"
Towle

RECEIVED MAY 05 2014

SUBDIVISION
SCALE 1" = 50'

ALPINE,	UTAH COUNTY, UTAH		
Surveyor's Seal	Notary Public Seal	City Engineers Seal	Clerk-Recorder Seal

ALPINE CITY COUNCIL AGENDA

SUBJECT: Lawrence Auto Shop Site Plan

FOR CONSIDERATION ON: 27 May 2014

PETITIONER: James Lawrence

ACTION REQUESTED BY PETITIONER: Approve Site Plan

**APPLICABLE STATUTE OR ORDINANCE: Article 4.14 (Site Plan to Comply)
Article 3.23 (Conditional Use)
Article 3.7 (B/C Zone)
Article 3.11 (Gateway Historic)**

PETITION IN COMPLIANCE WITH ORDINANCE: Yes

BACKGROUND INFORMATION:

The proposed Lawrence Auto Body Shop is located @ 80 South Main Street. The site plan consists of an auto body shop on a 0.51 acre lot. The property is in the BC zone. There is currently a home and shed onsite that will be demolished for construction of the proposed automotive shop. The proposed shop will utilize the utility connections of the existing home.

The site plan was presented to the Planning Commission on May 6th and a recommendation was made to the City Council that the site plan be denied. It was resubmitted and presented again to the Planning Commission on May 20th. The Planning Commission made the following motion:

PLANNING COMMISSION MOTION:

MOTION: Steve Cospers moved to recommend approval of the proposed Lawrence Auto Body Shop Site Plan be granted subject to the following conditions:

1. The northern side yard setback be allowed at five feet based on the fact that it is not abutting a residential property on the north but it is abutting a Commercial property and it is consistent with the Historic Gateway zone and other properties setbacks.
2. The Applicant shows replacement of the existing approach to meet Commercial standards.
3. The Fire Marshall reviews the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.
4. The Auto Repair Ordinance, limiting parking to twelve stalls, be enforced if in the future an additional business be placed. The Auto Repair Ordinance will take precedent over all other parking ordinance if an additional business is to be located within or above the business.
5. That the architectural design as presented be approved.

Chuck Castleton seconded the motion. The motion was not unanimous but passed with 5 Ayes and 1 Nays. Steve Cospers, Jannicke Brewer, Chuck Castleton, Steve Swenson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

Jason Thelin said he approves of the auto repair shop but said we need to fix our ordinance before we give out exceptions.



Date: May 15, 2014

By: Jed Muhlestein, P.E. *JM*
Assistant City Engineer

**Subject: Lawrence Auto Repair Shop – Site Plan
80 S. Main
1 lot on 0.51 acres**

Background

The proposed Lawrence Auto Repair Shop is located @ 80 South Main Street. The site plan consists of an auto repair shop on a 0.51 acre lot. The property is in the BC zone. There is currently a home and shed onsite that will be demolished for construction of the proposed automotive shop. The proposed shop will utilize the utility connections of the existing home.

The site plan was presented to the Planning Commission May 6th and denied. It is being re-submitted based on the recommendation as received from the previous meeting.

Street System/Parking

The site plan proposes to access the site from Main Street. The shop is being proposed with 4 bays and 12 parking stalls, which meets the ordinance (Development Code 3.7.3.12). The parking stall dimensions meet code as defined in section 3.24 of the Development Code.

The current driveway approach does not meet typical commercial approach specifications. It would be required that the applicant replace the drive approach with thicker concrete to meet commercial specifications.

Sewer System

There is an existing 8-inch sewer line that runs in Main Street that can serve the building. The site utility plan (sheet 101) shows connection to the existing sewer lateral.

Culinary Water System

There is an existing 12-inch water main in Main Street that serves a water meter for the home onsite now. After the home is removed, the proposed building will utilize that water meter.

There is an existing fire hydrant located at the south east corner of the property. After seeing plans for the proposed building, the Fire Marshall will need to determine if the existing fire protection is adequate or if installation of other means is necessary.

Pressurized Irrigation System

There is a 1-inch pressurized irrigation lateral currently connected to the existing home, but will be disconnected before that home is demolished. This lateral will be re-connected to the proposed building.

Storm Water Drainage System

The proposed storm drain system consists of two sumps located in the parking area. These sumps, in conjunction with storage volume within the grading of the parking lot, will retain the 100 year storm event. Storm drain calculations have been submitted and approved.

Commercial Site Plan Requirements

- **Parking:** The parking was discussed in the Street System/Parking section of this review letter and is acceptable.
- **Lighting:** A lighting plan was provided for the site. It is consistent with the recommendations of the DRC. It was discussed at DRC to keep lighting to a minimum as there are homes close by that would be adversely affected by big lights. Whether or not
- **Setbacks:** The development code (3.7.5.2) requires minimum setbacks of 30 feet on the front and 20 feet on the side and rear unless lesser setbacks are recommended by the Planning Commission and approved by the City Council. The Gateway-Historic Committee, now a Planning Commission responsibility, can also make recommendations on reduced setbacks. The current plan shows the north side of the building being only 5 feet from the property line. This would be a side yard setback which requires 20 feet. An exception will need to be granted for the reduced side yard setback or a different plan submitted by the applicant that complies with the code.
- **Garbage Facilities:** A dumpster location has been identified at the west side of the parking lot.
- **Landscaping:** A basic landscaping plan has been provided. The minimum 20% of the site is landscaped which meets code. At the last meeting the Planning Commission requested more detail on the types of trees and plants to be planted.
- **Design of Commercial Structures:** Section 3.7.8.9 of the development code outlines architectural design criteria for new buildings. An architectural rendering of the front

(facing Main Street) is provided as well as elevation drawings. These are presented for the Gateway-Historic Committee (Planning Commission) for review and approval.

General Remarks

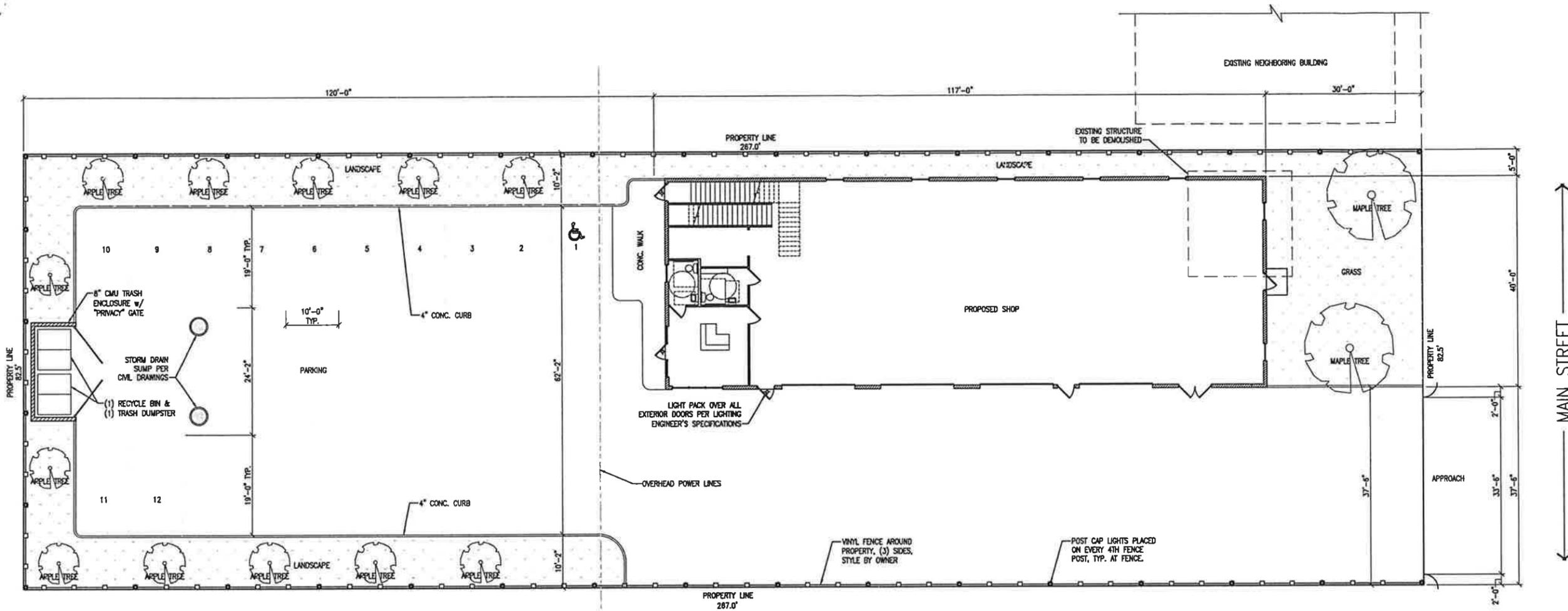
The applicant will get water credit for the home that was previously on the site. The water policy will be met.

There is an overhead power line that runs across this lot. Any approvals should be subject to Rocky Mountain Power approving clearance setbacks between the power line and the building.

RECOMMENDATION

We recommend that approval of the proposed site plan be granted under the following conditions:

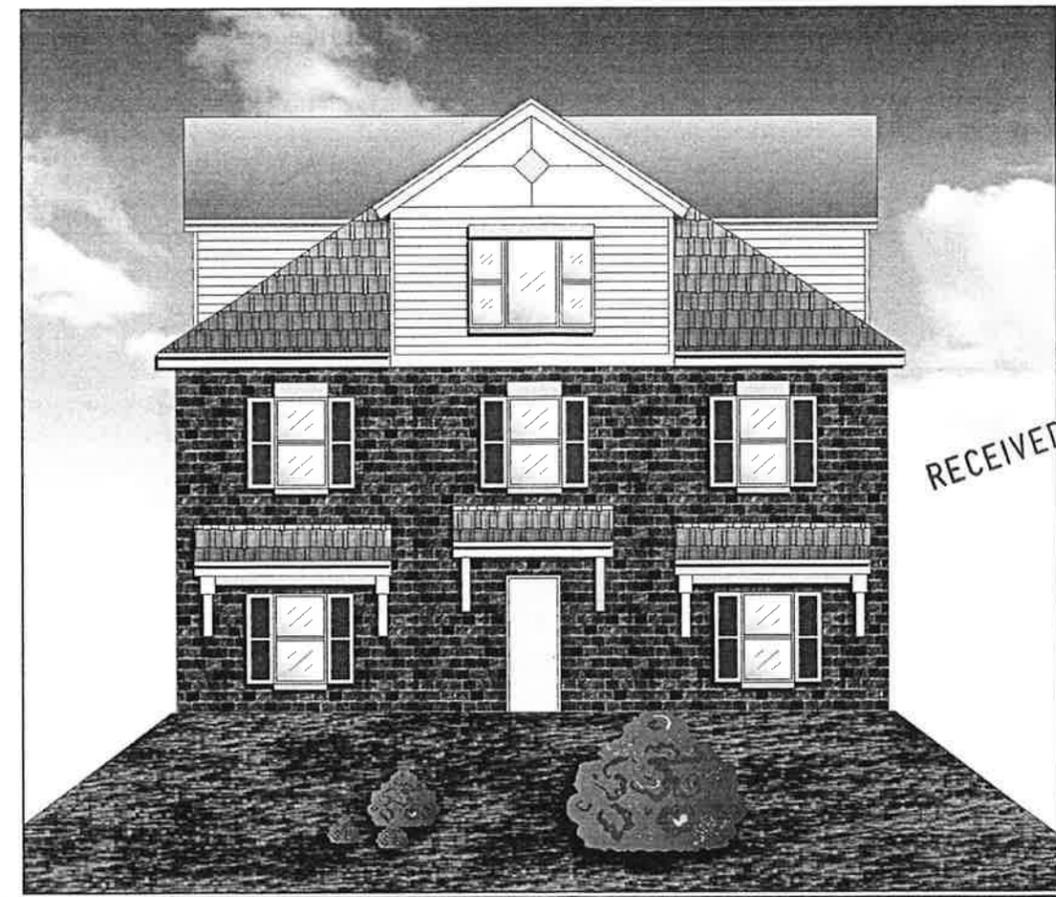
- **The Planning Commission makes a decision on the northern side yard setback.**
- **The Planning Commission review and approve the architectural design**
- **The Applicant shows replacement of the existing approach to meet commercial standards.**
- **The Fire Marshall reviews the plans to determine if additional fire hydrants will be required or any other special requirements will be imposed.**



SITE PLAN

1" = 10'-0"

REQUIRED LANDSCAPING
 20% LANDSCAPING REQUIRED (4,443 SQUARE FEET)
 LOT SIZE: 0.51 ACRE (22,215 SQUARE FEET)
 LANDSCAPING PROVIDED: 4,645 SQUARE FEET (20.9%)



RECEIVED MAY 09 2014

REV. #	DATE	BY	DESCRIPTION

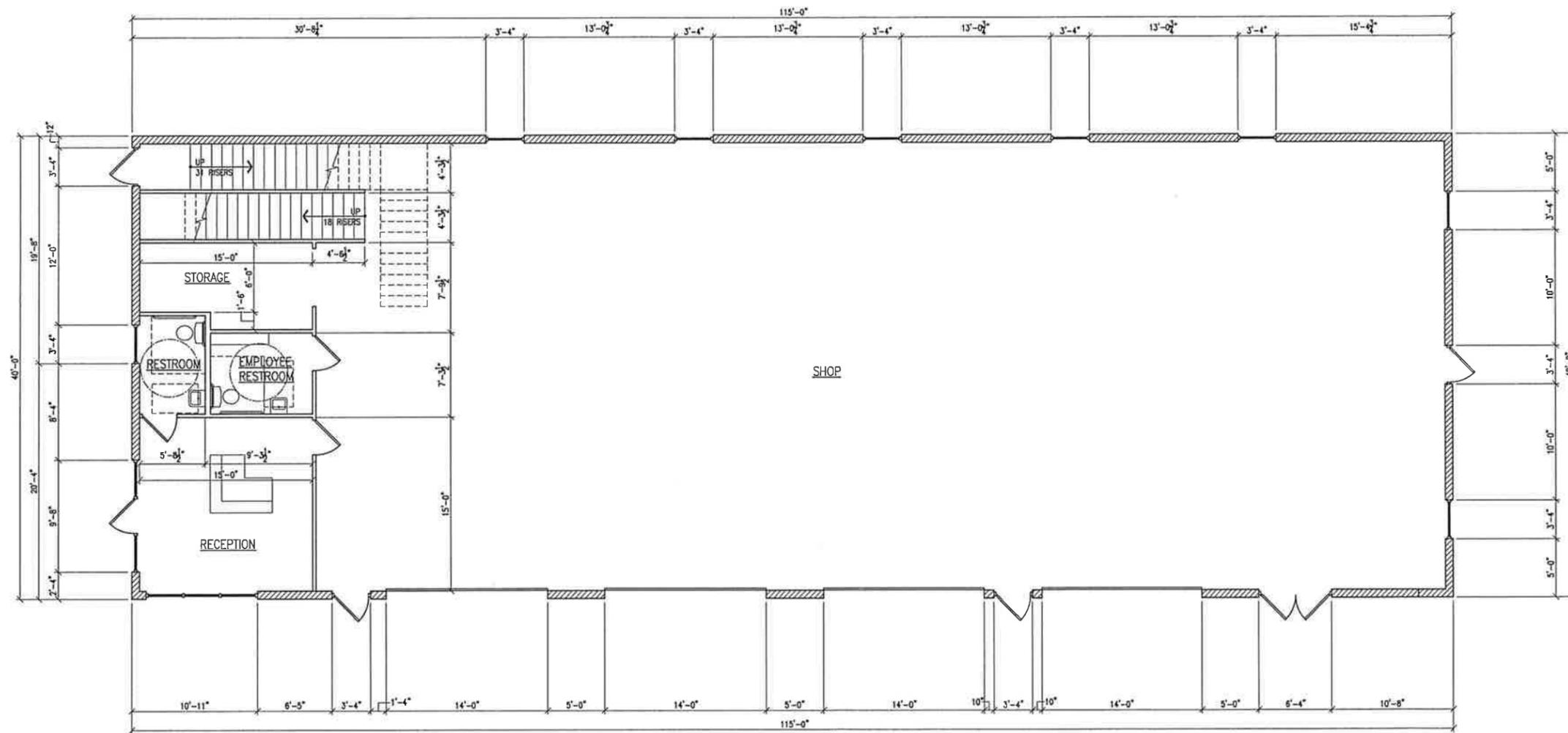
VECTOR ENGINEERS
 SANDY, UTAH
 (801) 990-1775
 (801) 990-1776 FAX
 (435) 658-5122

JAMES LAWRENCE
LAWRENCE SHOP
SITE PLAN



U0858-004-141

C1



MAIN FLOOR PLAN

3/16" = 1'-0"

BUILDING SQUARE FOOTAGES	
MAIN FLOOR	
OFFICE RECEPTION:	381 SQUARE FEET
STORAGE:	114 SQUARE FEET
SHOP:	3922 SQUARE FEET
MEZZANINE LEVEL:	
OFFICE:	503 SQUARE FEET
ATTIC LEVEL:	
STORAGE:	2966 SQUARE FEET

REV. #	DATE	BY	DESCRIPTION

VECTOR
ENGINEERS

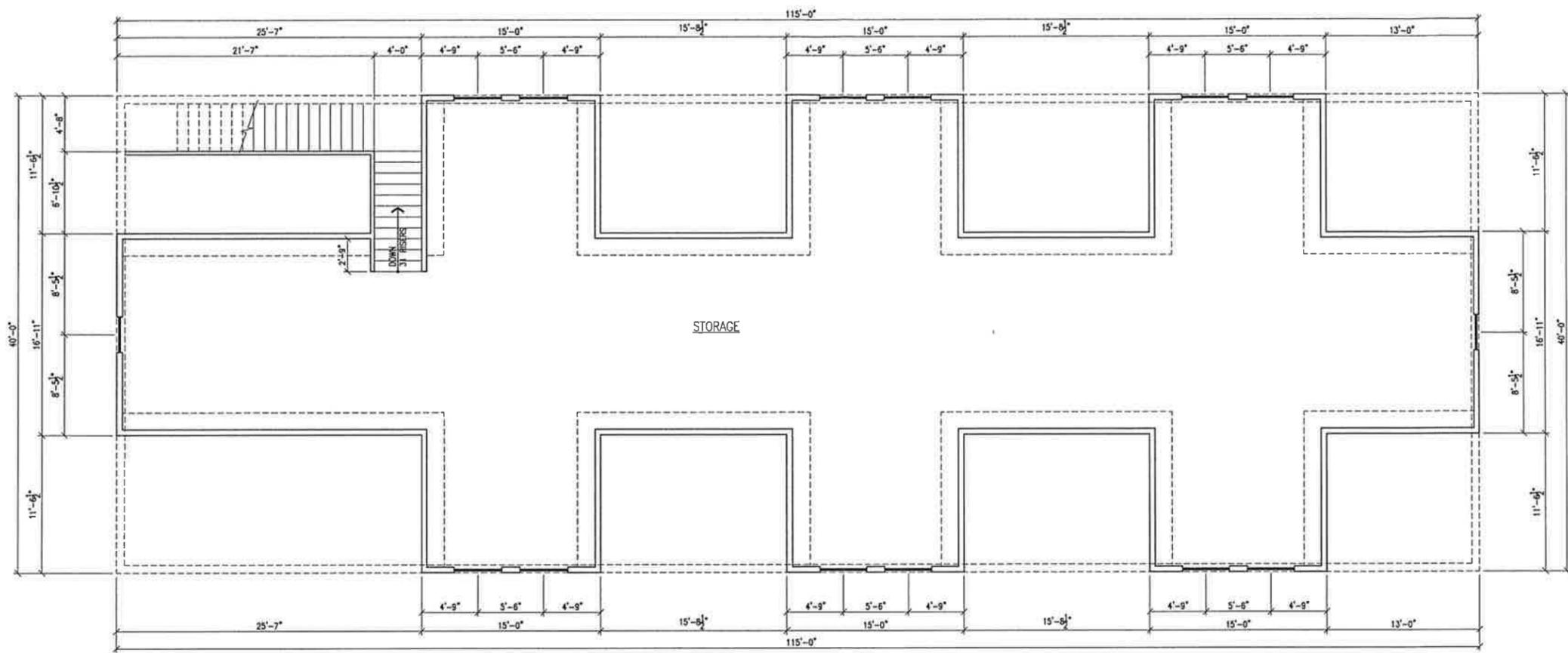
SANDY, UTAH
(801) 990-1775
ST. GEORGE, UTAH
(801) 990-1776 FAX (435) 658-5122
LAWREN, UTAH
(801) 927-2084

JAMES LAWRENCE
LAWRENCE SHOP
MAIN FLOOR PLAN



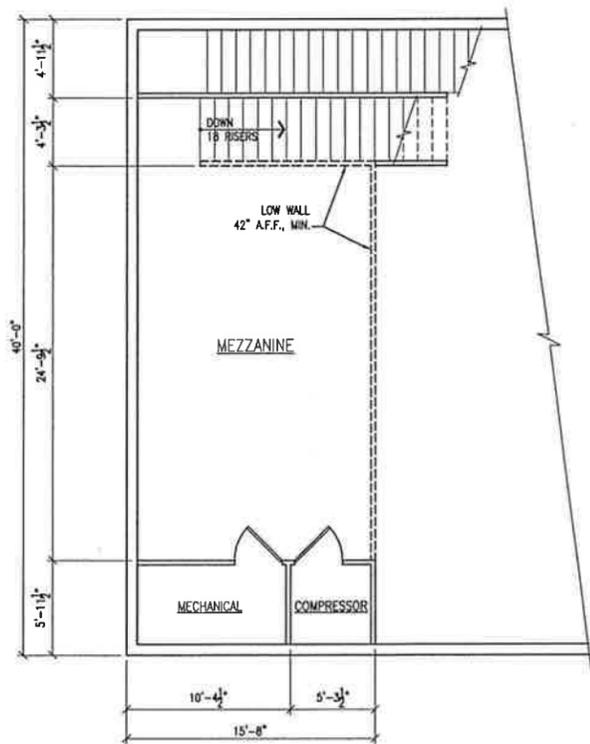
U0858-004-141

A1



ATTIC FLOOR PLAN

3/16" = 1'-0"



MEZZANINE FLOOR PLAN

3/16" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

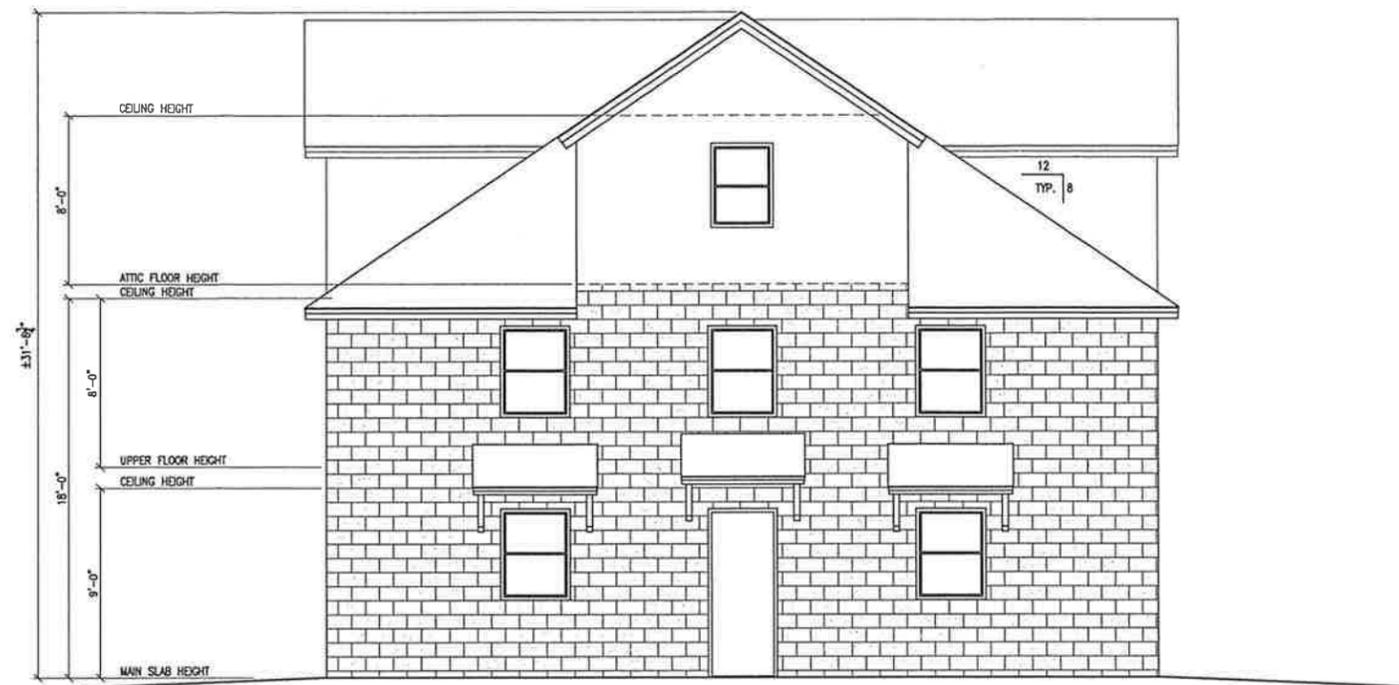
VECTOR
ENGINEERS
SALT LAKE CITY, UTAH
(801) 990-1775
LAYTON, UTAH (801) 927-2054
ST. GEORGE, UTAH (435) 628-5122

JAMES LAWRENCE
LAWRENCE SHOP
UPPER FLOOR PLANS



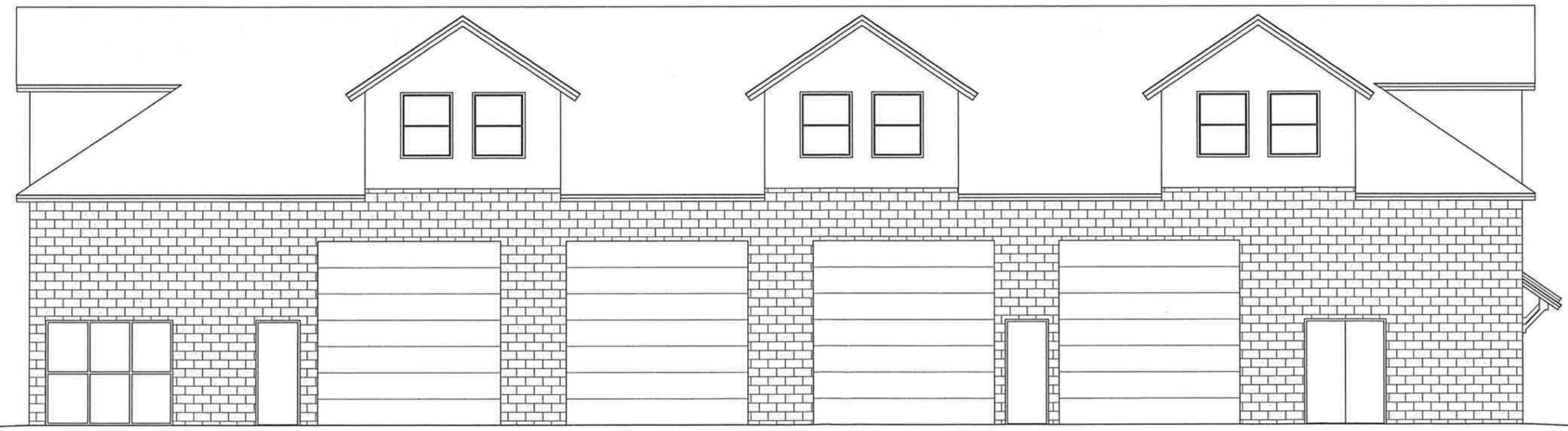
U0858-004-141

A2



EAST ELEVATION

1/4" = 1'-0"



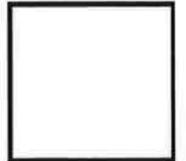
SOUTH ELEVATION

1/4" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

VECTOR
ENGINEERS
SANDY, UTAH
(801) 990-1775
LAYTON, UTAH (801) 927-2054
ST. GEORGE, UTAH (801) 990-1776 FAX (435) 628-5122

JAMES LAWRENCE
LAWRENCE SHOP
ELEVATIONS



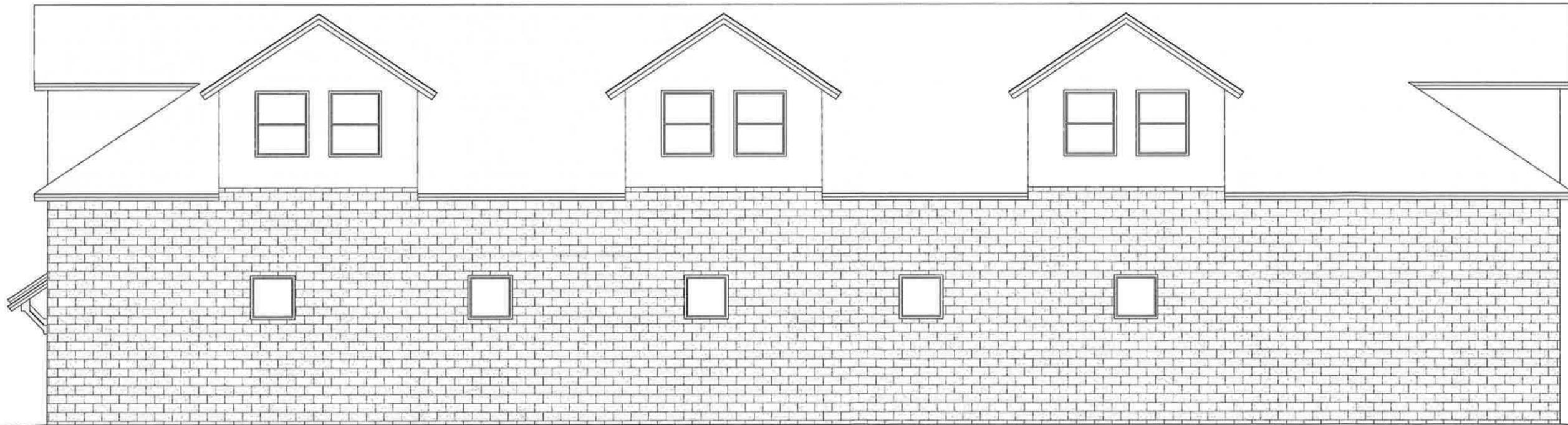
U0858-004-141

A3



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

REV. #	DATE	BY	DESCRIPTION

VECTOR
ENGINEERS
SANDY, UTAH
(801) 990-1775
BY, GEORGE, UTAH
(801) 990-1776 FAX
(435) 628-5122
LAYTON, UTAH
(801) 937-2054

JAMES LAWRENCE
LAWRENCE SHOP
ELEVATIONS



U0858-004-141

A4