



ALPINE CITY COUNCIL AMENDED AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, March 12, 2024, at 6:00 pm**, at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpinecity.org. Public comments will be accepted during the Public Comment portion of the meeting.

- I. CALL MEETING TO ORDER**
 - A. Roll Call** Mayor Carla Merrill
 - B. Prayer:** By Invitation
 - C. Pledge:** By Invitation

- II. CONSENT CALENDAR**

Approve minutes for February 27, 2024, City Council Meeting
Approval to Declare 2006 International 7400 Dump truck, Sander, and Plow as Surplus Property.

- III. PUBLIC COMMENT**

- IV. REPORTS AND PRESENTATIONS**
 - A. Financial Report for February**

- V. ACTION/ DISCUSSION ITEMS**
 - A. Ordinance 2024-07: Amendment to Shooting Galleries**
 - B. Ordinance 2024-08: Amendments to Zoning/Subdivision Definitions**
 - C. Resolution R2024-07: A Resolution of the Alpine City Council Supporting Submittal of the FY2024 Land and Water Conservation Fund Grant Application to Secure Grant Funding to Assist in the Burgess Park Baseball Field Revitalization and Restoration**
 - D. Funding Proposal for Burgess Park Baseball Field 4 Improvements**
 - E. Commitment for Smooth Canyon Trail Rehabilitation Grant**
 - F. Commitment for Main Street Area Planning Grant**

- VI. STAFF REPORTS**

- VII. COUNCIL COMMUNICATION**

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

Mayor Carla Merrill
March 8, 2024

ALPINE CITY COUNCIL MEETING

February 27, 2024

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

I. CALL MEETING TO ORDER: The following were present at the anchor location, which constituted a quorum: Brent Rummeler, Kelli Law, Chrissy Hannemann, and Jason Thelin.

Roll Call Mayor Carla Merrill
A. Prayer: By Kelli Law
B. Pledge: By Chrissy Hannemann

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

Others: Juliette Ensign, Brad Belnap, Brian Voeller, Wyatt Holbrook, Heidi Smith, Wes Funk, Shane Peterson, and Jennifer Wadsworth

II. WORK SESSION: Burgess Orchards and FY2025 Budget

Burgess Orchards / Cherry Hill Farms

City Administrator Shane Sorensen explained that Cherry Hill Farms, formerly Burgess Orchards, applied for and was granted a Conditional Use Permit (CUP) for their new building located at 625 S Alpine Highway. The Planning Commission is the designated land use authority for produce stands in the CR-40,000 zone. This permit was approved during the March 21st, 2023, Planning Commission meeting.

The new building was not completed before the start of last season, so the produce stand was operated out of the old Burgess Orchards building. Due to the construction of two houses on the property, the parking area used in the past was significantly reduced. More cars than usual parked along the Alpine Highway, creating safety concerns. Cherry Hill Farm occasionally placed temporary no parking signs along Alpine Highway, which were largely ignored.

As part of the CUP, the following conditions were approved by the Planning Commission:

1. Off-street standard exceptions for paving and lighting of the parking lot are subject to City Council approval.
2. No portion of the setback area adjacent to Alpine Highway or Bateman Lane will be used for off-street parking unless approved by the Gateway Historic Committee and the City Council.
3. The applicant will install signage on their property to not allow parking on Alpine Highway and direct traffic to the parking lot.
4. Meet with UDOT to receive permission to paint curbing or to put up no parking signs in the parking strip.
5. Hours of operation are from dawn to dusk.
6. The season of operation is the first day of spring to the last day of fall.
7. The business cannot open until improvements to Bateman Lane and the parking lot are complete.

The City Council approved an exception to the off-street parking to not require lighting on the parking lot so long as the business hours are between dawn and dusk. The council also waived the requirement of paving to allow a road base parking lot. Staff will verify that the parking lot is in compliance with ADA guidelines.

During the March 28th, 2023, meeting the Planning Commission shared concerns that parking will continue to be an issue with the new fruit stand, and would like to see the city address potential parking problems. The applicant shows eighteen (18) on-site parking spaces which meet the requirements of the city code. If any of the conditions attached to this property are not met, the City Council acts as the authority to revoke the permit. As use of the new building has not begun the permit is not in question, but the council can discuss details about the anticipated traffic and parking issues at the location.

1 ALPINE CITY CODE: • 3.23.060 #3

2
3 PUBLIC NOTICE: N/A

4
5 GENERAL PLAN: N/A

6
7 The council discussed the dangerous situation last season with increased customers at the fruit stand. People
8 were parking along both sides of the Alpine Highway with car doors opening into traffic and pedestrians
9 crossing the busy road. Motorists were also making illegal U-turns that increased the risk to pedestrians. The
10 new location has better visibility than the south fruit stand which was on a blind curve.

11
12 Brent Rummel commented that the new fruit stand looks great and is an improvement to the area, but
13 neighbors on Bateman Lane and Cascade Avenue are concerned about overflow parking on their streets.

14
15 Chrissy Hanneman felt that parking should be confined to the parking lot and Bateman Lane.

16
17 Jason Thelin asked if the council is bound by the conditions that were set by the Planning Commission.
18 Attorney Steve Doxey confirmed that the council is bound by those conditions.

19
20 Shane Sorensen suggested that we talk with the owners before they open for business and discuss the
21 anticipated issues and involve them in the solution, because they will be responsible. Shane further explained
22 that we do not need a motion to paint a city curb red (on Bateman Lane), but it is virtually impossible to un-
23 paint a curb and looks it bad for years afterwards. We would need permission from UDOT to paint the curb
24 red on Alpine Highway or to put up any signs.

25
26 Jason Thelin asked about the implications if the Business/Commercial district were to progress further south
27 and this land were re-zoned.

28 Steve Doxey explained that because the applicant has already been granted a Conditional Use Permit, they
29 would be grandfathered in, and the council could not take away the right to operate at that point. Our
30 ordinance says that fruit stands are conditional use, need a minimum of five acres, and sufficient off-street
31 parking space for customers and employees. Those standards are in our ordinance already and do not have to
32 be listed in the CUP. The council would become involved if the applicant did not meet the conditions.

33
34 Mayor Carla Merrill suggested that the council wait and see what the owners do with the guidance of the
35 Planning Commission. The council is not voting tonight, just considering concerns voiced by residents.

36
37 The consensus was to wait and see how the management of the fruit stand responds to the Planning
38 Commission parameters and how they handle the traffic and parking.

39 40 41 **General Fund Priorities**

42 City Administrator Shane Sorensen explained budget details:

43
44 Revenue projections – Financial Director Dave Sanderson will provide Shane an Excel document for
45 planning the next fiscal year budget. Staff will consider capital projects, wage increases, etc., and prepare
46 the budget. Any procedural questions will be directed to Dave Sanderson. Typical changes each year are
47 in specific project costs and wages and benefits. For the budget amendment tonight, Shane prepared the
48 information and then discussed it with Dave Sanderson. Shane sent out the budget outline yesterday. The
49 items in blue are supporting information for the outline.

50
51 Revenue Projections – We had 23 new homes built in 2023. The County Assessor works with the State Tax
52 Commission to give us a certified tax rate, which is what we use unless we have a tax increase. We will
53 have projected property tax revenue numbers later.

54
55 Sales Tax – Last year we did not budget for an increase in sales tax and kept it at \$2 million. This year it
56 will probably be a little higher than that, but not like it was a few years ago.

1
2 PARC Tax – This is a new revenue source and is restricted to parks, trails, etc. The estimated revenue
3 based on 2022 is around \$116,000.
4

5 5th/5th Sales Tax – This is also a new revenue source and is restricted to transportation projects. Last week
6 we received our first disbursement which was just a few hundred dollars. Revenue is estimated by the
7 State Tax Commission to be around \$86,000.
8

9 Lone Peak Public Safety District – There is an increase each year for wages. We have another meeting next
10 week, and more information will be presented at the Lone Peak board meeting.
11

12 Wage Increases – We are currently starting a review process of the data.
13

14 Health Insurance – We will not have the actual numbers until April, but last year’s increase was 3.9 percent
15 for medical. There was no increase in costs for dental coverage.
16

17 Garbage – Our contract with Ace Disposal expires June 30, 2024, and we are reviewing options for moving
18 forward. The initial contract was for a five-year term, with two 3-year extensions. Staff have already met
19 with Ace representatives. If we are happy with their service, we can renegotiate the contract. We also
20 have the option to send out an RFP. One challenge with a different carrier is the complicated process of
21 switching out trash and recycle cans for the new provider, and the updating all of the customer accounts.
22 Last time the city did this it was messy.
23

24 Another challenge is that when we began the contract with Ace Disposal, we were part of the North
25 Pointe Solid Waste Special Service District. In the years following, the city pulled out of that contract,
26 and we do not have a good option to renew our membership. We currently pay Ace to haul waste to
27 Fairfield, which is less expensive than to the NPSWD transfer station in Lindon. We do not know how a
28 change in carrier would affect an RFP, because our trash cannot be taken to North Pointe. If we want to
29 do an RFP, we need to get that out soon.
30

31 Mayor Carla Merrill said that if council members have input on the garbage contract, they should contact
32 Shane in the next week.
33

34 **Projects**

35 Street Maintenance – Funding is taken from the general fund Streets category, Class C road funds, mass
36 transit funds, the 5th/5th tax revenue, and occasionally from the Capital Improvement Fund (CIF).
37

38 Fire Station – We have been meeting with Chief Patten, Chief Beck, the architect, and the general
39 contractor. We want to bring an accurate estimate to the council for budgeting purposes and hope to have
40 those numbers by the next meeting. Funding would come from sales tax (a bond), the Capital
41 Improvement Fund, and future public safety impact fees.
42

43 Consideration for maintenance of city open space – This request was from council member Kelli Law. The
44 city has various properties that are not parks, and some have weeds that have overgrown the sidewalk.
45 Kelli said that how we maintain these properties reflects our pride in the city, and he proposes park strip
46 beautification and a maintained area 10-20 feet from the sidewalk. He would also like to address the
47 problem of dog droppings. If we clean up and demonstrate by example that we care about where we live,
48 it should help.
49

50 Mayor Carla Merrill asked for a cost estimate for the improvements that Kelli Law is proposing for the
51 open spaces.

1 Shane Sorensen said that we have an open space map and can look at options for contracting this work. It
2 is difficult to hire seasonal workers, and we cannot add open space maintenance to our current seasonal
3 park workers' duties. Shane will work on the cost estimate.
4

5 Kelli Law expressed concern about the black Town and Country fiberglass lamp posts that are showing
6 extreme wear.

7 Shane Sorensen explained that the majority of our lamp posts are owned by Rocky Mountain Power. Ten
8 to fifteen years ago we started requiring city-owned lighting in new subdivisions. Shane will find out
9 about Rocky Mountain Power's schedule for replacing aging posts.
10

11 Installation of radar speed limit signs – This is a request from council members Brent Rummmler and Jason
12 Thelin. This item would typically be paid for out of the General Fund. A bid for a set of two signs (like
13 the ones on Canyon Crest Road), was \$8,100.
14

15 Mayor Carla Merrill asked where the signs would be placed.
16

17 Brent Rummmler felt that the priorities are Ridge Road, west bound going downhill, and Canyon Crest
18 Road between the roundabout and Long Drive, in both directions. Brent sent an email to the council
19 recently with additional suggestions but feels that these two areas are the most critical.
20

21 Shane Sorensen said that we have an action item on the agenda later in the meeting regarding a speed
22 study. We asked Hales Engineering to include the radar speed limit signs in their proposal. They sent us a
23 response that said UDOT typically handles radar speed signs by performing a speed study. If speed is an
24 issue (meaning that 85 percent of motorists are traveling at 5-10 mph over the posted speed), they may
25 consider speed management measures, like radar signs. Other lower cost measures are wider striping,
26 pavement speed limit markings, and optical speed bars. There are additional options that are more
27 expensive.
28

29 Shane further explained we have narrowed the travel lanes and painted white striping called "fog lines,"
30 on all of our main roads in the city, except Grove Drive. This has been somewhat effective. Because of
31 the cost of the radar speed signs, we need to establish criteria for installation.
32

33 Kelly Law asked if one measure is more effective than another.

34 Shane Sorensen said that he can check with our supplier. The recommendation is that radar signs are not
35 left in place indefinitely, because motorists tend to ignore them as time goes on.
36

37 Mayor Carla Merrill asked if the money would be better spent to pay for overtime for police officers who
38 are enforcing the speed limit. She also thanked Chief Brian Gwilliam for the increased presence of
39 officers in the city.

40 Chief Brian Gwilliam suggested that issuing tickets would be best discussed offline. There are current
41 bills in the state legislature that may affect these efforts.
42

43 Three Falls landslide mitigation – With last year's wet spring, a section of hillside near our Three Falls
44 water tank experienced a mudslide that heaved the road. We are also concerned about our waterline and a
45 home under construction across the street. When the slide was discovered, the city installed points and
46 monitored the situation closely. Public Works employees checked the points again last week and there
47 has not been any movement. The situation is stable right now, but with spring rainfall we anticipate
48 further sliding. The city has been working with IGS (a geotechnical firm), and they will report to the
49 council at the meeting on March 12 to present their recommendations for mitigation.
50

51 Parks – With the restrictions on PARC tax use, Shane suggested we create a three- to five-year plan for
52 priorities. One option would be playground upgrades at Creekside Park. The original equipment was
53 supposed to be wonderful, but we have replaced many components. Engineer Jed Muhlestein is working

1 with a company to suggest options that would fit inside our concrete borders for the playground areas.
2 An initial estimate for replacing the playground equipment and installing rubber flooring at the north
3 playground was around \$500,000. Flooring is very expensive.
4

5 Mayor Carla Merrill added that with our existing wood chips, they become overgrown with morning
6 glory weeds in the spring, the wood chips blow around in the wind and children like to throw them.
7

8 Kelli Law asked about the splash pad and would like that to be a priority.
9

10 Chrissy Hannemann commented that the Burgess Park pavilion has been neglected.
11 Shane Sorensen explained that the Burgess Park pavilion is not on the list for next year because there is
12 money in the budget to upgrade it during this fiscal year. Public Works staff will complete the demolition
13 of the north pavilion when they can drive on the grass without tearing it up or damaging the newly
14 installed trail.
15

16 Mayor Carla Merrill explained that previous discussions stalled because there was no consensus on
17 where the new pavilion should be. Currently, the north pavilion is too far from the street, so visitors drive
18 across the grass to take supplies to the pavilion. A good option would be to trade places with the sand
19 volleyball courts, which would create better access for visitors.
20

21 Chrissy Hannemann suggested that moving the pavilion closer to the street would also increase safety
22 because it would be further from the river when the water is high in the springtime, and it would be
23 closer to the restrooms.
24

25 Chrissy Hanneman asked when the council would be informed about the cost of each proposed project and
26 how it would be funded.
27

28 Shane Sorensen explained that when the council has decided on their priorities and the details of each
29 project, he will prepare a spreadsheet that will show the projects and how they will be funded. This will be
30 presented to the council for approval.
31

32 Rodeo Bleacher Upgrades – This year we plan to add Thursday evening to the rodeo schedule, which will
33 allow more people to attend. Improvements to the bleachers are still needed. Shane is meeting with Cody
34 Smith and will have more information for the council at a later date.
35

36 Other – Brent Rummier suggested the increase of the library reimbursement from \$40 to a higher amount.
37 In 2023 we issued 292 reimbursements for a total of \$11,680. Highland City charges \$70 for a non-
38 resident library card. If we reimbursed that amount it would add \$8,760 per year, based on numbers from
39 2023.
40

41 Chrissy Hannemann remembers the reimbursement being \$40 for a long period of time and would like to
42 know when the previous increase was approved.
43

44 **Streets**

45 Street maintenance – We anticipate spending around \$800,000, which could increase with the 5th/5th tax
46 revenue. We will refine this number as we go. Other street projects include the improvement of Grove
47 Drive from Alpine Boulevard/Heritage Hills Drive going north. The asphalt is in bad shape, and we do
48 not want to spend the money on an overlay if we will ultimately improve it with curb, gutter, and
49 sidewalk like some of our other areas. We have two or three years before it would need an overlay. Lehi
50 City wants to replace their waterline there, so we want to give them enough notice to complete their
51 project before we do additional road work. Some of the nearby residents put money into escrow for these
52 improvements when they were annexed into the city.
53

1 Mayor Carla Merrill explained that one advantage of curb and gutter is that it extends the life of the
2 asphalt.

3
4 Chrissy Hannemann asked if we have a city standard for curb and gutter or if the residents need to
5 approve the upgrades.

6
7 Shane Sorensen said that the plan for improving this section is complete, and includes curb and gutter on
8 both sides, and a sidewalk on one side of the street. It would be similar to the project the city did on 800
9 South a couple of years ago. The improvements would be completed in the existing city right of way. If the
10 council is serious about this project, the city would get estimates in the next two or three years so we
11 could plan and move ahead. Shane does not anticipate curb and gutter on Moyle Drive, due to the
12 challenges of the grade and the driveways on that road.

13
14 Mayor Carla Merrill asked the council to let Shane know how they feel about a 3-5 year plan to improve
15 Grove Drive.

16 **Water**

17 Shane suggested that we postpone discussion about the water projects until Greg Kmetzsch can attend, as
18 he is away at a water conference. Jason Thelin will be absent from the next City Council meeting, so we
19 will wait until everyone can attend to discuss bonding for water projects, infrastructure, and
20 implementing capital improvement plans.

21 **Pressurized Irrigation**

22 This discussion was postponed until Greg Kmetzsch and the entire council can be present.

23 **Sewer**

24 Contract for video inspection of sewer lines – Timpanogos Special Service District gives our city a
25 certain amount of time each month with a jet truck and video equipment. This schedule allows us to flush
26 the entire city sewer system in about five years. At the current rate of video inspection, it would take
27 about 20 years to get through the whole city. These inspections are important because they find problems
28 early and we can prevent backups due to root blockages, etc. Shane is proposing that we approve funds
29 for a video contractor to help us inspect the whole city in a ten-year timeframe. Current bids indicate that
30 \$15,000 per year would facilitate that schedule.

31 **Storm Drain**

32 There are some small improvement projects planned for the storm drain system.

33 **Grants**

34 UORG: Twin Rivers Trail Connector or Smooth Canyon Trail Rehabilitation – The Twin Rivers Trail
35 was considered a priority, but because of the necessary pre-work to be done there, staff recommend the
36 Smooth Canyon Trail rehabilitation for this year's grant. We are not required to apply for the grant, but it
37 is a good grant and an effective way to spend PARC tax revenue.

38
39 MAG Community Development Block Grant (CDBG) – This may be a possibility, especially for ADA
40 access projects.

41 **Equipment**

42 Purchase a drone – Shane Sorensen and Ryan Robinson attended a conference where other cities
43 demonstrated how they are using drones for aerial photos, utility mapping, and other projects. The quote
44 we received for equipment, software, and training was \$11,450.

45
46 Trucks – We are still looking at other equipment needs but will likely propose one or two pickup trucks
47 in this year's budget.

1
2 Mayor Carla Merrill asked about security cameras to help reduce vandalism at the parks. She would like
3 to see them installed before summer because we experience vandalism every year.
4

5 **Personnel**

6 This personnel issue was discussed at the council retreat on January 18. The city needs a new PI staff
7 member to train with Greg Kmetzsch before he retires.
8

9 Mayor Carla Merrill asked the council to give feedback on the proposed projects to Shane in the next week.
10

11
12 **III. PUBLIC COMMENT**

13
14 *Julie Ensign*

15 *144 S Country Manor Lane*

16 *Our city's written vision says we are to encourage, develop, or maintain venues that enhance a sense of*
17 *community and provide residents with an opportunity to congregate. When we talk about the preservation of*
18 *the Carlisle house and the creation of a children's library, we are talking about that directive. We are not*
19 *asking for funds tonight. We are asking for cooperation between the City Council and Mountainville Academy*
20 *to achieve the goal of preserving the home. Julie believes that this is the oldest structure in Alpine, older than*
21 *Moyle Park and the Relic Hall, and we are fortunate that it is still standing. Libraries foster literary*
22 *development. We do a lot in our city to encourage athletics, we build beautiful parks, and we also need to*
23 *seriously consider our support of literacy and community opportunities. Once a historic building is torn*
24 *down, we cannot go back. A marker does not do it justice. Mountainville Academy will bring a proposal to*
25 *the council for consideration and negotiation. Julie thanked the council for recognizing the importance of*
26 *this decision.*
27

28 *Jennifer Wadsworth*

29 *188 W Parkway*

30 *Jennifer is the Executive Director and President of the Friends of the Alpine City Library, a 501(c)(3)*
31 *organization. In the past few weeks, they have created a partnership with the Highland City Library and have*
32 *received offers of help with startup. They have also formed a partnership with the Utah State Library Division*
33 *which has offered resources and help as well. They have another partnership with the Main Street Art*
34 *Organization, including Dennis Smith and other Alpine artists, who have offered to help establish a sculpture*
35 *garden in the front yard of the Carlisle home if it is established as the children's library. This would include*
36 *up to 20 sculptures by Dennis Smith and the landscaping around them. They have offered to house several*
37 *of Dennis Smith's oil paintings in the library. Community members have also reached out to offer book*
38 *donations. At last count it was 1,200 books. The organization began a formal fundraiser this week and*
39 *collected \$14,000 dollars in the first 24 hours. This demonstrates that people want a library and a community*
40 *space here in Alpine. The organization is asking for the city's help in promoting the fundraiser in the*
41 *newsletter to reach citizens, some of whom are not online, and to give them a chance to participate.*
42

43 *Wes Funk*

44 *702 N Summit Way*

45 *Wes said that last month they requested that the city work with Mountainville Academy to revise the*
46 *construction plan to use the city's property on 100 South instead of demolishing the Carlisle home. They had*
47 *a private donor who was willing to purchase the Carlisle property and help to renovate it. However, the*
48 *private donor is no longer involved. The Friends of the Alpine City Library have begun a fundraiser and*
49 *want to buy the property and work on restoration. The initial response from the community and the advice*
50 *from professional fundraisers has generated optimism that this can happen. Wes is asking that the City*
51 *Council continue deliberations with Mountainville Academy, including the necessary public hearings, as*
52 *quickly as possible. They would also like to place a short statement in the newsletter for this month, with a*
53 *URL or QR code. Mountainville Academy has requested that the citizens of Alpine who are concerned about*
54 *the possible demolition of the Carlisle house be patient. Wes would like to request that the City Council write*
55 *a letter to Mountainville Academy requesting their patience while the Friends of the Alpine City Library try*
56 *to raise the funds to buy the property. Wes feels that this is in the best interest of the community and the*
57 *Academy.*

1
2
3 **IV. CONSENT CALENDAR**

- 4 **A. Approve City Council minutes for February 13, 2024**
- 5 **B. Approval of Smooth Canyon WeatherTrak System**
- 6 **C. Resolution R2024-06: Municipal Wastewater Planning Program**

7
8 **Motion:** Jason Thelin moved to approve the Consent Calendar as proposed. Kelli Law seconded the motion. There
9 were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.

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

10
11
12
13
14
15
16
17
18 **V. REPORTS AND PRESENTATIONS**

19 **A. Lone Peak Baseball Field Improvements**

20 Shane Sorensen said that last year Brian Voeller with Lone Peak Baseball (LPB) came in with ideas to
21 improve the fields at Burgess Park. Shane recommended that LPB create a master plan for the City
22 Council to review and approve. This would allow LPB to seek funding from donors with an approved
23 plan already in place with the city.

24
25 Brian Voeller and Brad Belnap presented. Their goal is to transform the Burgess Park fields into a
26 destination facility and enhance the visual appeal. Currently the park has dilapidated fencing and other
27 problems. They also want to prevent vehicles from driving on the fields and destroying the surfaces.
28 Additionally, safety upgrades would protect cars, visitors, and players. Students and other park visitors
29 would still be welcome to use the fields for recreation when there are no games scheduled.

30
31 The following points were covered in the presentation and council discussion:

- 32
- 33 • The overall scope of the project would be around \$150,000, including new retaining walls,
34 backstops, fences, etc.
- 35 • Retaining walls at the base of backstops would prevent dirt loss and curling. The current
36 backstop footprint would be used for upgrades.
- 37 • New netting would replace the chain link backstops. This netting is used at many new sports
38 parks. The lifespan is about 12 years if it is removed each fall and stored until spring. The
39 posts last 30-40 years.
- 40 • Vandalism is a yearly concern at Burgess Park and security cameras are needed.
- 41 • Additional fencing, large posts, and locked access gates for maintenance crews would prevent
42 vehicles from driving on the fields, but still allow pedestrian access.
- 43 • Parking is a challenge on busy game weekends, but the Timberline Middle School parking lot
44 is available to the west.
- 45 • The League uses registration funds for uniforms, umpires, and field rental, so money for the
46 upgrades would need to come from donors and from Alpine City sources, such as PARC tax
47 revenue.
- 48 • The initial focus would be on Field 4, on the west side, followed by Fields 1-3. Field 4
49 upgrades would cost approximately \$50,000, and it is estimated that donors could contribute
50 \$25,000 of that amount.
- 51 • Potential donors would like to know about possible naming rights for large donations. The
52 city needs an established policy so we can be consistent with all donors.

53
54 Mayor Carla Merrill requested a more detailed proposal from Lone Peak Baseball so the City Council
55 could vote on approval.
56
57

1 VI. ACTION/ DISCUSSION ITEMS

2 A. Request for Accessory Structure Setback Exception – Chris Young, 542 E. Three Falls Drive

3
4 An application has been made by Shane Peterson (Contractor) on behalf of Chris Young (Property
5 Owner) for an exception to the setback requirements for an accessory structure in the CE-5 zone. Alpine
6 Development Code 3.05.050 (Setback requirements) requires accessory structures to have a ten (10) foot
7 setback on the side lot line and a fifteen (15) foot rear yard setback. Exceptions can be made if conditions
8 are met as outlined below to allow for two (2) foot minimum rear or side yard setbacks.

9
10 Side and Rear Setback - Interior Lot Line. Accessory Structures shall be set back not less than fifteen
11 (15) feet from the rear lot line and ten (10) feet from the side lot line, except that a two (2) foot minimum
12 rear or side setback shall be required when all the following conditions are met:

- 13 1. The Accessory Structure is located more than twelve (12) feet from an existing dwelling on the same
14 or adjacent lot;
- 15 2. If the Accessory Structure is an Accessory Building, it shall contain no openings on the side
16 contiguous to the lot line;
- 17 3. No drainage from the roof will be discharged onto an adjacent lot;
- 18 4. The Accessory Structure shall be constructed of non-combustive materials or have fire-resistive walls
19 rated at one (1) hour or more;
- 20 5. The Accessory Structure will not be placed on land designated as a recorded easement, such as a
21 utility or trail easement, unless the owner(s) of said easement agree(s) to allow the encroachment.
22 Documentation of the agreement shall be provided to the City;
- 23 1. When utilities are present in an Accessory Structure, the building shall not be permanently
24 attached to the ground and can be moved or relocated within 24 hours. Fines shall be issued
25 for buildings that cannot be moved within 24 hours.
- 26 2. The owner acknowledges that they bear all costs of moving the Accessory Structure,
27 including damage to the property, in the event an easement needs to be accessed.
- 28 6. The Accessory Structure will not be taller than twelve (12) feet six (6) inches to the top of the roof
29 line;
- 30 7. If the Accessory Structure is an Accessory Building, it will not exceed 200 square feet in size;
- 31 8. **The City Council may grant additional exceptions to the above conditions if the Accessory**
32 **Structure will be located adjacent to a non-residential property; and**
- 33 9. No minimum rear or side setback shall be required if the building will not be taller than ten (10) feet
34 to the top of the roof line.

35
36 The submitted plans show the accessory structure to be 350 square feet which does not meet the standards
37 for the smaller setbacks (Item #7 above). Item #8 does allow the City Council to grant exceptions to the
38 conditions if the structure is located adjacent to a non-residential property. The property to the south is
39 owned by the Three Falls HOA and is private open space. There is a five (5) foot public utility easement
40 around the property, documentation will also need to be turned in to the city showing the various public
41 utility companies approved the structure to be in their easement.

42
43 ALPINE CITY CODE • Alpine Development Code 3.05.050 #2

44
45 GENERAL PLAN: N/A

46
47 PUBLIC NOTICE: No additional public notice or hearings are required for this item.

48
49 STAFF RECOMMENDATION: The City Council may grant an exception to the requirements as
50 outlined in Alpine Development Code 3.05.050 but is not required to do so. The exception would be for
51 requirement #7 that the max square footage cannot exceed 200 square feet. There are no additional
52 standards for the council to consider when making this decision.

53
54 Shane Peterson, the contractor, answered questions posed by the council. The building will be concrete
55 and cinderblock; it does not need fire sprinklers; and it will be 8-10 feet tall. They have letters from
56 Rocky Mountain Power and Dominion Energy releasing the easement, (Comcast may be required). The
57 HOA requirements are that the accessory structure must match the house.

1
2 **Motion:** Jason Thelin moved to approve the exception for the lot at 542 E. Three Falls Drive to the requirement that
3 an accessory structure needs to be less than 200 square feet to meet the requirements for a minimum two (2) foot
4 setback from the rear property line with the following conditions: the Three Falls HOA approves the structure, the
5 structure will not exceed 350 square feet, and written legal releases must be obtained from all public utilities in the
6 easement. Kelli Law seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The
7 request was approved.
8

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

9
10
11
12
13
14
15
16
17 **B. Ordinance 2024-10: FY2024 Mid-Year Budget Adjustment**

18 The following items are included in the proposed budget adjustment for FY2023-24:

- 19 • Property Purchase: Adjustment in budget for the purchase of the property at 124 East 100 South.
20 Funds will be appropriated from the Capital Improvement Fund balance.
- 21 • Fire Department: Adjustment in the budget for a 5 percent increase in wages for all full-time Fire
22 Department employees to bring wages closer in line with surrounding departments. The increase
23 would be retroactive to January 7, 2024. Chief Patten believes this increase is necessary to recruit
24 and retain highly qualified staff. The Lone Peak Public Safety District Board approved the increase
25 at their February 14 board meeting. The Highland City Council will consider approval of the request
26 at an upcoming City Council meeting. Funds (approximately \$20,700) will be appropriated from the
27 General Fund balance.
28
29
30
31

32 **Motion:** Jason Thelin moved to approve Ordinance 2024-10 amending the FY2023-24 budget as proposed. Kelli Law
33 seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused as recorded below. The motion passed.
34

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

35
36
37
38
39
40
41 Mayor Carla Merrill asked if we have received results from a study on the public safety fee, or when
42 the results will be available.
43 Shane Sorensen said that the study is in progress, and he will find out about the timeline.
44
45

46 **C. Ordinance 2024-09: Amendment to Subdivision Ordinance – Land Use Table**

47 During the January 23rd City Council meeting, updates to the subdivision review process were
48 approved as required by the state. Part of that review process was to create a table with the various land
49 use applications and the reviewing, recommending, and approving bodies for each. One of the items
50 was a subdivision amendment which was divided into two different categories. If the amendment
51 requires the vacating of a public right of way or public utility easement, it requires a recommendation
52 by the Planning Commission and approval by the City Council. If it does not require a vacation, it can
53 be approved by city staff. This makes the process for simple amendments (i.e., combining lots) more
54 efficient.
55

56 This amendment will add language to subdivision amendments to permit staff to require that an
57 application be reviewed by the City Council if staff believes it necessary. As outlined in Alpine

1 Development Code 3.31 and Utah State Code, the council is not required to approve subdivision
2 amendments, and these should not be viewed as an administrative decision. Any changes to open space
3 would have to come through the City Council and would require a public hearing.
4

5 The Planning Commission reviewed this item during their February 20th meeting. The following
6 motion was made: Planning Commissioner Susan Whittenburg moved to recommend approval of
7 Ordinance 2024-09 Amending the land use authority for subdivision amendments. John MacKay
8 seconded the motion. There were 5 Ayes and 0 Nays. The motion passed.
9

10 ALPINE CITY CODE: 4.04.110
11

12 Public Notice: The requirements for a public hearing by Alpine City and the State have been met. A
13 public hearing took place during the review of this item by the Planning Commission during their
14 February 20th, 2024, meeting.
15

16 GENERAL PLAN: N/A
17

18 Council members had questions specifically about Planned Residential Developments (PRDs).
19

20 Attorney Steve Doxey explained that when a developer presents a PRD, the council can negotiate for
21 the conditions they want within the context of city ordinances. The council would set guidelines like
22 density, amenities, open spaces, trails, etc. Once it is approved by the council, it moves out of their
23 oversight and on to the staff to see it completed. If the developer wanted to change the scope of the
24 project, it would need to come back to the City Council.
25

26 Shane Sorensen added that if a developer wanted to make small adjustments to property lines, the staff
27 would respond. If they wanted to amend lots to create higher density, that would be a legislative
28 decision for the council. Creating a right of way would come to the council as the land use authority.
29

30 **Motion:** Chrissy Hannemann moved to approve Ordinance 2024-09 Amending the land use authority for subdivision
31 amendments with the edits presented in this meeting. Brent Rummler seconded the motion. There were 4 yes votes, 0
32 no votes, and 1 excused as recorded below. The motion passed.
33

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

34
35
36
37
38
39
40
41 **D. Proposal for Canyon Crest Road Speed Limit Study**
42

43 Shane Sorensen explained that staff received a request to consider reducing the speed limit on Canyon
44 Crest Road, particularly from the roundabout to the south side of Carlisle Hill. Canyon Crest Road is an
45 arterial street and is one of three main accesses into Alpine City. The speed limit is currently posted at
46 35 mph. Staff recommend that a speed study be performed when considering a reduction in the speed
47 limit on a given street. A proposal was requested from Hales Engineering to complete this work. The
48 proposal and scope of work is included in the packet. The fee to complete the study is \$4,200.
49

50 Section 2B.21 in the Manual on Uniform Traffic Control Devices (MUTCD) outlines how speed limits
51 are required to be established. The complete section is included in the packet. Following are some
52 excerpts:

- 53 • Agencies with designated authorities to set speed limits, which include States, and sometimes local
54 jurisdictions, can establish non-statutory speed limits or designate reduced speed zones using an
55 engineering study.
- 56 • Setting appropriate speed limits is especially important to ensure safety for all road users in varying
57 types of contexts, particularly on roadways where adjacent land use suggests that trips could be

1 served by varied modes. These situations include urban and suburban non-freeway arterials or rural
 2 arterials that serve as main streets in smaller communities, consistent with the context
 3 classifications of urban core, urban, suburban, and rural towns found in “A Policy on Geometric
 4 Design of Highways and Streets,” 2018 Edition, AASHTO.

- 5 • When setting a speed limit, a range of factors such as land-use context, pedestrian and bicyclist
 6 activity, crash history, intersection spacing, driveway density, roadway geometry, roadside
 7 conditions, roadway functional classification, traffic volume, and observed speeds can influence
 8 the speed limit determined in the engineering study. The engineering study will determine which
 9 of the recommended factors will prevail in setting the speed limit.
- 10 • To achieve desired operating speeds, agencies often implement other speed management strategies
 11 concurrently with setting speed limits, such as traffic calming measures, geometric design features,
 12 speed safety cameras, and increased enforcement.
- 13 • Standard: Speed zones (other than statutory speed limits) shall only be established on the basis of
 14 an engineering study that has been performed in accordance with traffic engineering practices. The
 15 engineering study shall consider the roadway context.
- 16 • Guidance: Among the factors that should be considered when conducting an engineering study for
 17 establishing or reevaluating speed limits within speed zones are the following:
 - 18 o Roadway environment (such as roadside development, number and frequency of driveways
 19 and access points, and land use), functional classification, public transit volume and location or
 20 frequency of stops, parking practices, and pedestrian and bicycle facilities and activity;
 - 21 o Roadway characteristics (such as lane widths, shoulder condition, grade, alignment, median
 22 type, and sight distance);
 - 23 o Geographic context (such as an urban district, rural town center, non-urbanized rural area, or
 24 suburban area), and multi-modal trip generation;
 - 25 o Reported crash experience for at least a 12-month period;
 - 26 o Speed distribution of free-flowing vehicles including the pace, median (50th-percentile), and
 27 85th-percentile speeds; and
 - 28 o A review of past speed studies to identify any trends in operating speeds.
- 29 • When the 85th-percentile speed is appreciably greater than the posted speed limit, and the roadway
 30 context does not support setting a higher speed limit, the engineering study should consider whether
 31 changes to geometric features, enforcement, and/or other speed-reduction countermeasures might
 32 improve compliance with the posted speed limit. A similar approach should be used if the results
 33 of past speed studies indicate that the 85th-percentile speed has consistently increased.
- 34 • On urban and suburban arterials, and on rural arterials that serve as main streets through developed
 35 areas of communities, the 85th-percentile speed should not be used to set speed limits without
 36 consideration of all factors described in Paragraph 7 of this Section.

37
 38 Hales Engineering proposes to complete the study based on UDOT Policy 06C-25 (included in packet),
 39 which follows the MUTCD requirements.

40
 41 Shane Sorensen explained that we need to know if the council wants to consider lowering the speed
 42 limit. The process would be to contract the speed study, look at all the criteria, and make a
 43 recommendation to the council.

44
 45 The council discussed the following points:

- 46
- 47 ▪ The last speed study for this street was done around 2002 or 2003. The speed limit was raised to 35
 48 mph at that time.
- 49 ▪ This section of road has a blind corner, a crosswalk, and traffic entering from Pheasant Ridge Drive.
- 50 ▪ The crosswalk marking should be upgraded to make it more visible. Orange flags could also be
 51 added for safety.

52
 53 **Motion:** Chrissy Hannemann moved to table the proposal from Hales Engineering to complete a speed limit study on
 54 Canyon Crest Road as outlined. There was no second. That motion failed.
 55

1 **Motion:** Jason Thelin moved to direct city staff to change the speed limit on Canyon Crest Road from the roundabout
2 to the south side of Carlisle Hill from 35 mph to 25 mph, and to bypass the traffic study. Brent Rummmler seconded the
3 motion. There were 2 yes votes, 3 no votes, and 1 excused as recorded below. The motion failed.
4

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

5
6
7
8
9
10 Mayor Carla Merrill asked that staff restripe the crosswalk to make it more visible, possibly adding
11 blinking lights at the crosswalk and around the curve.
12 Shane Sorensen said they will work on a proposal.
13

14
15 **VII. STAFF REPORTS**

16 Chief Brian Gwilliam had nothing to report.
17

18
19 Chief Brian Patten followed up on a previous question about required fire sprinklers in the Three Falls
20 development. The code requires sprinklers only in occupied buildings.
21

22 Ryan Robinson was excused.
23

24 Attorney Steve Doxey had nothing to report.
25

26 Shane Sorensen reported on the Moyle Park landscaping plan which was previously
27 approved by the city council. We have the funds in our budget and would like to complete the work this
28 spring, ideally before the grass starts growing. The oak brush on the west side of the entrance would be
29 removed to make space for parking, the entrance would be landscaped, and the pavement would be
30 replaced. A metal arched sign like the ones we have over our cemetery entrances would be a nice
31 addition.
32

33 Mayor Carla Merrill clarified that having marked parking spaces would be helpful to keep the cars
34 organized. Like many employers, the city has had a hard time hiring seasonal workers, so this project has
35 been delayed.
36

37 Kelli Law asked if we could use volunteers for parts of this landscaping project.
38 Shane Sorensen agreed that it could be helpful. Shane proposes that we send notices to neighbors within
39 500 feet, explaining the approved plan and our timeline. If neighbors have concerns, they can voice them
40 to staff or the council. If we begin this project early, we can be done before peak visits to the park
41 typically begin.
42

43 Shane reported that our snowpack on Mountain Timpanogos is at 110 percent of normal.
44 We still do not know the causes of the electrical interruptions in our area.
45 Our trail project started this week. We have received some positive comments from neighbors and
46 anticipate that it will be completed well before the due date.
47

48 Mayor Carla Merrill would like to offer the rental home at Moyle Park to public safety employees first. It
49 is a 2-bedroom, 1-bath home. The employee and their spouse would give tours of the park, and a certain
50 number of required hours per month would be dedicated to Moyle. The city will probably also advertise,
51 but the mayor would prefer to have an employee living there. Rent is negotiable. Applicants should
52 contact Shane Sorensen.
53

54
55 **VIII. COUNCIL COMMUNICATION**

56 Brent Rummmler had nothing to report.
57

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

Jessica Smuin was excused.

Kelli Law spoke with a resident who was opposed to the Grove Drive construction, but now loves the improvements.

Shane Sorensen said he has also heard very positive comments from the residents in the area.

Chrissy Hannemann reported on her meeting with the American Fork Chamber of Commerce Executive Council, where they discussed needs for next year. Those needs were identified as: 1) Hiring – businesses cannot find qualified people to work; 2) Affordable housing – this affects business indirectly; and 3) the need for East-West connector roads in the valley.

Jason Thelin said that when we discuss water at a future meeting, he would like to know how much water comes out of Schoolhouse Springs that is unused by Lehi City and would be available to us.

Mayor Carola Merrill asked Steve Doxey about panhandling regulations. She is concerned about people in need, and the city is involved with the Giving Tree, but the mayor does not appreciate it when they are essentially running a business on our street corners, setting up chairs and scanning Venmo QR codes. The 4-way stop at 200 North is near a preschool and is problematic.

The mayor would also like to begin sending surveys to our residents monthly, so we know what they want and need. She asked that the council send survey ideas to Heidi Smith.

The mayor recently met with UTA board members and UDOT, and they are working on solutions to the lack of East-West connectors, but those solutions are probably 5-7 years out. Canyon Crest Road is supposed to have an 8-foot-wide multi-use pathway which has been approved, but it won't be funded for about four years. This path will go from the roundabout to the intersection on Timpanogos Highway, which then connects to trails on the south that lead to the Murdock Canal Trail.

Motion: Chrissy Hannemann moved to adjourn the meeting to an Executive Session to discuss real property, to be held in the conference room, and to adjourn at the end of the session. Kelli Law seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused, as recorded below. The motion passed.

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

The meeting was closed at 9:00 pm.

ALPINE CITY CORPORATION
 COMBINED CASH INVESTMENT
 FEBRUARY 29, 2024

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	165,556.93
01-1112	XPRESS BILL PAY	372.12
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	23,263,892.65
		23,430,821.70
	TOTAL COMBINED CASH	23,430,821.70
01-1190	CASH - ALLOCATION TO OTHER FUN	(23,430,821.70)
		.00
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,553,363.13
11	ALLOCATION TO CLASS C ROADS	759,589.22
15	ALLOCATION TO RECREATION IMPACT FEES	631,602.38
16	ALLOCATION TO STREET IMPACT FEES	422,199.40
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	7,222,007.05
51	ALLOCATION TO WATER FUND	3,079,178.54
52	ALLOCATION TO SEWER FUND	2,888,646.01
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	998,891.73
56	ALLOCATION TO STORM DRAIN FUND	800,963.85
70	ALLOCATION TO TRUST AND AGENCY FUND	1,016,523.60
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	759,921.74
81	ALLOCATION TO WATER IMPACT FEES	589,009.60
82	ALLOCATION TO SEWER IMPACT FEES	157,061.00
85	ALLOCATION TO PI IMPACT FEES	354,704.51
86	ALLOCATION TO STORM DRAIN IMPACT FEES	197,159.94
		23,430,821.70
	TOTAL ALLOCATIONS TO OTHER FUNDS	23,430,821.70
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(23,430,821.70)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	3,553,363.13	
10-1309	DEFERRED PROPERTY TAXES REC	2,602,108.68	
10-1311	ACCOUNTS RECEIVABLE	68,004.56	
10-1561	PREPAID EXPENSES	773.46	
	TOTAL ASSETS		<u>6,224,249.83</u>

LIABILITIES AND EQUITYLIABILITIES

10-2131	ACCOUNTS PAYABLE	(1,278.05)	
10-2211	WAGES PAYABLE	13,870.00	
10-2222	FEDERAL WITHHOLDING PAYABLE	(12,129.10)	
10-2225	ULGT PAYABLE	2,175.96	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(17,961.43)	
10-2229	WORKERS COMP PAYABLE	12,283.61	
10-2400	UNEARNED REVENUE	2,602,108.00	
	TOTAL LIABILITIES		2,599,068.99

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	1,884,044.62	
	REVENUE OVER EXPENDITURES - YTD	1,741,136.22	
	BALANCE - CURRENT DATE	3,625,180.84	
	TOTAL FUND EQUITY		<u>3,625,180.84</u>
	TOTAL LIABILITIES AND EQUITY		<u>6,224,249.83</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	
<u>TAXES</u>						
10-31-10	CURRENT YEAR GENERAL PROPERTY	.00	2,534,818.17	2,600,000.00	65,181.83	97.5
10-31-20	REDEMPTION TAXES	.00	224,615.29	200,000.00	(24,615.29)	112.3
10-31-30	GENERAL SALES AND USE TAXES	.00	1,087,672.45	2,000,000.00	912,327.55	54.4
10-31-31	MOTOR VEHICLE TAXES	.00	71,169.08	120,000.00	48,830.92	59.3
10-31-40	FRANCHISE FEES	171,203.75	488,529.46	700,000.00	211,470.54	69.8
10-31-90	PENALTIES & INT. ON DELINQUENT	.00	2,210.47	4,000.00	1,789.53	55.3
	TOTAL TAXES	171,203.75	4,409,014.92	5,624,000.00	1,214,985.08	78.4
<u>LICENSES AND PERMITS</u>						
10-32-10	BUSINESS LICENSES AND PERMITS	7,250.00	19,425.00	25,000.00	5,575.00	77.7
10-32-20	PLAN CHECK FEES	7,408.60	79,013.00	225,000.00	145,987.00	35.1
10-32-21	BUILDING PERMITS	13,141.96	157,494.80	400,000.00	242,505.20	39.4
10-32-22	BUILDING PERMIT ASSESSMENT	131.41	1,575.10	5,000.00	3,424.90	31.5
	TOTAL LICENSES AND PERMITS	27,931.97	257,507.90	655,000.00	397,492.10	39.3
<u>INTERGOVERNMENTAL REVENUE</u>						
10-33-42	MUNICIPAL RECREATION GRANT	.00	.00	4,964.00	4,964.00	.0
10-33-54	BROADBAND PLANNING GRANT	.00	24,970.00	.00	(24,970.00)	.0
10-33-59	OTHER GRANTS	.00	146,850.12	227,150.00	80,299.88	64.7
	TOTAL INTERGOVERNMENTAL REVENUE	.00	171,820.12	232,114.00	60,293.88	74.0
<u>CHARGES FOR SERVICES</u>						
10-34-13	ZONING AND SUBDIVISION FEES	150.00	2,108.00	20,000.00	17,892.00	10.5
10-34-14	ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15	SALE OF MAPS AND PUBLICATIONS	.00	.00	250.00	250.00	.0
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	.00	28,887.00	38,516.00	9,629.00	75.0
10-34-40	WASTE COLLECTION SALES	59,598.42	475,063.39	670,000.00	194,936.61	70.9
10-34-69	YOUTH COUNCIL	.00	407.00	.00	(407.00)	.0
10-34-81	SALE OF CEMETERY LOTS	1,275.00	4,968.75	7,500.00	2,531.25	66.3
10-34-83	BURIAL FEES	2,650.00	21,425.00	50,000.00	28,575.00	42.9
	TOTAL CHARGES FOR SERVICES	63,673.42	532,859.14	786,766.00	253,906.86	67.7
<u>FINES AND FORFEITURES</u>						
10-35-10	TRAFFIC FINES	.00	15,762.81	40,000.00	24,237.19	39.4
10-35-15	OTHER FINES	5,898.83	31,612.11	7,000.00	(24,612.11)	451.6
10-35-16	TRAFFIC SCHOOL	.00	2,925.00	2,000.00	(925.00)	146.3
	TOTAL FINES AND FORFEITURES	5,898.83	50,299.92	49,000.00	(1,299.92)	102.7

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	1,835.00	17,340.00	65,000.00	47,660.00	26.7
TOTAL RENTS AND OTHER REVENUE	1,835.00	17,340.00	65,000.00	47,660.00	26.7
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	100,614.90	817,314.23	50,000.00	(767,314.23)	1634.6
10-38-17 ALPINE DAYS REVENUE	.00	51,963.94	85,000.00	33,036.06	61.1
10-38-18 RODEO REVENUE	.00	49,061.66	20,000.00	(29,061.66)	245.3
10-38-50 BICENTENNIAL BOOKS	1,240.00	2,240.00	500.00	(1,740.00)	448.0
10-38-90 SUNDRY REVENUES	.00	19,713.94	45,000.00	25,286.06	43.8
TOTAL INTEREST AND MISC REVENUE	101,854.90	940,293.77	200,500.00	(739,793.77)	469.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	20,700.00	20,700.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,864.63	22,889.16	35,000.00	12,110.84	65.4
TOTAL TRANSFERS AND CONTRIBUTIONS	2,864.63	22,889.16	55,700.00	32,810.84	41.1
TOTAL FUND REVENUE	375,262.50	6,402,024.93	7,668,080.00	1,266,055.07	83.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	21,828.60	173,541.41	224,500.00	50,958.59	77.3
10-41-13 EMPLOYEE BENEFITS	9,707.94	74,339.69	105,500.00	31,160.31	70.5
10-41-14 OVERTIME WAGES	.00	.00	1,500.00	1,500.00	.0
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	4,039.00	18,471.35	21,000.00	2,528.65	88.0
10-41-22 PUBLIC NOTICES	128.53	485.25	2,000.00	1,514.75	24.3
10-41-23 TRAVEL	1,505.29	4,002.36	7,500.00	3,497.64	53.4
10-41-24 OFFICE SUPPLIES & POSTAGE	1,342.21	12,923.41	15,000.00	2,076.59	86.2
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	384.82	2,933.96	5,500.00	2,566.04	53.3
10-41-30 PROFESSIONAL SERVICES	7,955.00	51,877.00	60,000.00	8,123.00	86.5
10-41-33 EDUCATION	.00	1,715.00	3,000.00	1,285.00	57.2
10-41-46 COUNCIL DISCRETIONARY FUND	340.67	5,648.83	12,000.00	6,351.17	47.1
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	253.47	11,368.99	12,000.00	631.01	94.7
10-41-63 OTHER SERVICES	.00	12,576.33	20,000.00	7,423.67	62.9
10-41-64 OTHER EXPENSES	1,268.91	3,584.80	4,000.00	415.20	89.6
TOTAL ADMINISTRATION	48,754.44	373,565.88	500,000.00	126,434.12	74.7
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	2,770.46	20,650.03	35,000.00	14,349.97	59.0
10-42-31 PROFESSIONAL SERVICES	3,787.50	27,590.12	45,000.00	17,409.88	61.3
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,522.57	15,737.75	25,000.00	9,262.25	63.0
TOTAL COURT	9,080.53	63,977.90	105,200.00	41,222.10	60.8
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,445.64	12,961.13	19,000.00	6,038.87	68.2
10-43-13 EMPLOYEE BENEFITS	884.43	7,862.96	11,000.00	3,137.04	71.5
10-43-14 OVERTIME WAGES	67.77	2,432.99	2,500.00	67.01	97.3
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	823.31	1,200.00	376.69	68.6
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-43-31 PROFESSIONAL & TECHNICAL	.00	3,050.00	5,200.00	2,150.00	58.7
10-43-33 EDUCATION	390.00	390.00	500.00	110.00	78.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	10,900.00	13,000.00	2,100.00	83.9
TOTAL TREASURER	2,787.84	38,420.39	53,400.00	14,979.61	72.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>					
10-50-24 OFFICE EXPENSE, SUPPLIES & POS	.00	.00	500.00	500.00	.0
10-50-62 MISCELLANEOUS SERVICES	.00	16,366.50	16,500.00	133.50	99.2
TOTAL ELECTIONS	.00	16,366.50	17,000.00	633.50	96.3
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	475.30	4,710.98	7,000.00	2,289.02	67.3
10-52-27 UTILITIES	3,921.21	18,262.81	25,000.00	6,737.19	73.1
10-52-51 INSURANCE	79.97	9,991.49	10,500.00	508.51	95.2
10-52-63 OTHER SERVICES	1,812.82	9,237.17	13,000.00	3,762.83	71.1
10-52-72 CAPITAL OUTLAY BUILDINGS	2,840.89	16,914.69	530,000.00	513,085.31	3.2
TOTAL GOVERNMENT BUILDINGS	9,130.19	59,117.14	585,500.00	526,382.86	10.1
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	120,946.00	967,568.00	1,459,437.00	491,869.00	66.3
10-57-63 FIRE-PROFESSIONAL SERVICE	103,396.00	827,168.00	1,268,182.00	441,014.00	65.2
10-57-72 ADMINISTRATION	11,217.00	89,736.00	134,163.00	44,427.00	66.9
10-57-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	20,000.00	20,000.00	.0
TOTAL EMERGENCY SERVICES	235,559.00	1,884,472.00	2,881,782.00	997,310.00	65.4
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	3,622.25	31,319.47	47,900.00	16,580.53	65.4
10-58-13 EMPLOYEE BENEFITS	1,793.15	14,828.19	22,300.00	7,471.81	66.5
10-58-14 OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24 OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28 TELEPHONE	30.00	255.00	1,000.00	745.00	25.5
10-58-29 CONTRACT/BUILDING INSPECTOR	3,876.00	46,537.00	90,000.00	43,463.00	51.7
10-58-51 INSURANCE & SURETY BONDS	79.97	9,991.49	10,400.00	408.51	96.1
10-58-65 BUILDING PERMIT SURCHARGE	.00	1,151.98	3,000.00	1,848.02	38.4
TOTAL BUILDING INSPECTION	9,401.37	104,083.13	176,400.00	72,316.87	59.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	6,764.89	90,850.39	154,000.00	63,149.61	59.0
10-59-13 EMPLOYEE BENEFITS	3,596.26	41,575.28	69,000.00	27,424.72	60.3
10-59-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	64.28	1,000.00	935.72	6.4
10-59-23 TRAVEL	240.94	240.94	1,500.00	1,259.06	16.1
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	137.46	1,500.00	1,362.54	9.2
10-59-30 PROFESSIONAL SERVICES	.00	11,963.61	45,000.00	33,036.39	26.6
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	750.00	20,000.00	19,250.00	3.8
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	10,602.09	145,581.96	293,750.00	148,168.04	49.6
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	8,036.66	69,532.36	105,400.00	35,867.64	66.0
10-60-13 EMPLOYEE BENEFITS	5,817.32	48,207.60	69,300.00	21,092.40	69.6
10-60-14 OVERTIME WAGES	180.44	4,525.29	8,000.00	3,474.71	56.6
10-60-15 ON CALL WAGES	460.24	3,955.31	5,800.00	1,844.69	68.2
10-60-23 TRAVEL	.00	740.00	1,000.00	260.00	74.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	500.84	400.00	(100.84)	125.2
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	14,457.25	64,273.38	75,000.00	10,726.62	85.7
10-60-26 STREET SUPPLIES AND MAINTENANC	2,883.02	33,388.05	75,000.00	41,611.95	44.5
10-60-27 UTILITIES	6.13	48.44	500.00	451.56	9.7
10-60-28 TELEPHONE	259.87	2,051.05	3,200.00	1,148.95	64.1
10-60-29 POWER - STREET LIGHTS	4,436.61	35,036.37	50,000.00	14,963.63	70.1
10-60-51 INSURANCE	79.97	9,991.49	10,000.00	8.51	99.9
10-60-63 OTHER SERVICES	73.00	392.00	12,000.00	11,608.00	3.3
10-60-64 OTHER EXPENSES	49.95	2,314.47	6,500.00	4,185.53	35.6
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	816,340.04	872,500.00	56,159.96	93.6
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	9,182.01	107,000.00	97,817.99	8.6
TOTAL STREETS	36,740.46	1,100,478.70	1,401,600.00	301,121.30	78.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,247.21	38,686.65	54,400.00	15,713.35	71.1
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	35,635.71	55,000.00	19,364.29	64.8
10-70-13 EMPLOYEE BENEFITS	2,789.63	27,152.78	37,700.00	10,547.22	72.0
10-70-14 OVERTIME WAGES	.00	2,719.49	2,500.00	(219.49)	108.8
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	60.28	1,982.86	2,400.00	417.14	82.6
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,760.55	11,636.70	25,000.00	13,363.30	46.6
10-70-26 BUILDING AND GROUNDS SUPPLIES	.00	21,168.09	55,000.00	33,831.91	38.5
10-70-27 UTILITIES	5,287.76	40,331.09	60,000.00	19,668.91	67.2
10-70-28 TELEPHONE	264.85	2,104.64	3,000.00	895.36	70.2
10-70-51 INSURANCE & SURETY BONDS	79.97	9,991.49	10,500.00	508.51	95.2
10-70-60 RODEO	.00	34,257.63	35,000.00	742.37	97.9
10-70-64 OTHER EXPENSES	.00	7,867.21	26,500.00	18,632.79	29.7
10-70-65 ALPINE DAYS	.00	62,832.15	115,000.00	52,167.85	54.6
10-70-67 MOYLE PARK	.00	3,796.68	9,000.00	5,203.32	42.2
10-70-68 LIBRARY	960.00	7,640.00	11,500.00	3,860.00	66.4
10-70-69 YOUTH COUNCIL	.00	6,704.13	5,500.00	(1,204.13)	121.9
10-70-70 BOOK MOBILE	.00	.00	13,596.00	13,596.00	.0
10-70-71 TRAILS	.00	2,664.96	5,000.00	2,335.04	53.3
TOTAL PARKS & RECREATION	15,450.25	317,172.26	527,596.00	210,423.74	60.1
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,247.19	38,686.55	54,400.00	15,713.45	71.1
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	34,494.17	55,000.00	20,505.83	62.7
10-77-13 EMPLOYEE BENEFITS	2,789.53	27,151.03	37,700.00	10,548.97	72.0
10-77-14 OVERTIME WAGES	.00	2,719.49	2,500.00	(219.49)	108.8
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	594.54	4,505.48	12,000.00	7,494.52	37.6
10-77-26 BUILDING AND GROUNDS	1,201.10	4,256.13	12,000.00	7,743.87	35.5
10-77-27 CEMETERY PAVING	446.56	3,572.48	.00	(3,572.48)	.0
10-77-28 TELEPHONE	40.00	340.00	850.00	510.00	40.0
10-77-51 INSURANCE & SURETY BONDS	79.97	9,991.49	8,500.00	(1,491.49)	117.6
10-77-63 OTHER SERVICES	211.85	406.78	10,000.00	9,593.22	4.1
TOTAL CEMETERY	9,610.74	126,123.60	193,700.00	67,576.40	65.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,342.88	30,867.20	49,000.00	18,132.80	63.0
10-82-13 EMPLOYEE BENEFITS	2,282.24	18,763.53	29,200.00	10,436.47	64.3
10-82-14 OVERTIME WAGES	39.53	1,606.62	1,500.00	(106.62)	107.1
10-82-15 ON CALL WAGES	.00	3.20	.00	(3.20)	.0
10-82-24 OFFICE SUPPLIES & POSTAGE	479.62	3,759.17	3,600.00	(159.17)	104.4
10-82-28 TELEPHONE	.00	18.75	250.00	231.25	7.5
10-82-31 PROFESSIONAL & TECHNICAL	.00	3,050.00	4,800.00	1,750.00	63.5
10-82-34 TECHNOLOGY UPDATE	438.61	3,042.58	5,500.00	2,457.42	55.3
10-82-61 TIPPING FEES	9,955.12	91,054.49	155,000.00	63,945.51	58.7
10-82-62 WASTE PICKUP CONTRACT	37,336.94	261,096.64	405,000.00	143,903.36	64.5
10-82-64 OTHER EXPENSES	450.62	2,054.32	.00	(2,054.32)	.0
10-82-65 CITY CLEANUP PROJECTS	4,748.44	4,748.44	3,800.00	(948.44)	125.0
TOTAL GARBAGE	59,074.00	420,064.94	657,650.00	237,585.06	63.9
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	1,235.98	9,652.31	30,000.00	20,347.69	32.2
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	239,502.00	239,502.00	.0
10-99-82 EMERGENCY PREP	267.90	1,812.00	5,000.00	3,188.00	36.2
TOTAL MISCELLANEOUS	1,503.88	11,464.31	274,502.00	263,037.69	4.2
TOTAL FUND EXPENDITURES	447,694.79	4,660,888.71	7,668,080.00	3,007,191.29	60.8
NET REVENUE OVER EXPENDITURES	(72,432.29)	1,741,136.22	.00	(1,741,136.22)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

CLASS C ROADS

<u>ASSETS</u>			
11-1190	CASH - ALLOCATION FROM GENERAL		759,589.22
	TOTAL ASSETS		759,589.22
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,872,242.42	
	REVENUE OVER EXPENDITURES - YTD	(1,112,653.20)	
	BALANCE - CURRENT DATE		759,589.22
	TOTAL FUND EQUITY		759,589.22
	TOTAL LIABILITIES AND EQUITY		759,589.22

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56 B&C ROAD FUND ALLOTMENT	.00	272,082.42	500,000.00	227,917.58	54.4
11-33-60 MASS TRANSIT	.00	102,001.05	120,000.00	17,998.95	85.0
11-33-80 PUBLIC TRANSIT TAX	.00	216.03	.00	(216.03)	.0
TOTAL SOURCE 33	.00	374,299.50	620,000.00	245,700.50	60.4
<u>INTEREST AND MISC REVENUE</u>					
11-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
11-39-10 FUND BALANCE APPROPRIATION	.00	.00	1,042,000.00	1,042,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,042,000.00	1,042,000.00	.0
TOTAL FUND REVENUE	.00	374,299.50	1,672,000.00	1,297,700.50	22.4

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	.00	1,366,952.70	1,552,000.00	185,047.30	88.1
11-60-75 MASS TRANSIT PROJECTS	.00	120,000.00	120,000.00	.00	100.0
TOTAL DEPARTMENT 60	.00	1,486,952.70	1,672,000.00	185,047.30	88.9
TOTAL FUND EXPENDITURES	.00	1,486,952.70	1,672,000.00	185,047.30	88.9
NET REVENUE OVER EXPENDITURES	.00	(1,112,653.20)	.00	1,112,653.20	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 FEBRUARY 29, 2024

RECREATION IMPACT FEES

<u>ASSETS</u>			
15-1190	CASH - ALLOCATION FROM GENERAL		631,602.38
	TOTAL ASSETS		<u>631,602.38</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
15-2831	RESERVE-IMP RECREATION		571,085.62
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	57,828.76	
	REVENUE OVER EXPENDITURES - YTD	<u>2,688.00</u>	
	BALANCE - CURRENT DATE		<u>60,516.76</u>
	TOTAL FUND EQUITY		<u>631,602.38</u>
	TOTAL LIABILITIES AND EQUITY		<u>631,602.38</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
15-37-31 RECREATION FACILITY FEES	.00	2,688.00	100,000.00	97,312.00	2.7
TOTAL OPERATING REVENUES	.00	2,688.00	100,000.00	97,312.00	2.7
<u>INTEREST AND MISC REVENUE</u>					
15-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10 FUND BALANCE APPROPRIATION	.00	.00	105,000.00	105,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	105,000.00	105,000.00	.0
TOTAL FUND REVENUE	.00	2,688.00	215,000.00	212,312.00	1.3

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

RECREATION IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
15-40-31 PARK SYSTEM	.00	.00	215,000.00	215,000.00	.0
TOTAL EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	2,688.00	.00	(2,688.00)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 FEBRUARY 29, 2024

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL		422,199.40
	TOTAL ASSETS		422,199.40
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	430,816.08	
	REVENUE OVER EXPENDITURES - YTD	(8,616.68)	
	BALANCE - CURRENT DATE		422,199.40
	TOTAL FUND EQUITY		422,199.40
	TOTAL LIABILITIES AND EQUITY		422,199.40

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STREET IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
16-37-21 STREETS & TRANSPORTATION FEES	.00	(8,616.68)	40,000.00	48,616.68	(21.5)
TOTAL OPERATING REVENUES	.00	(8,616.68)	40,000.00	48,616.68	(21.5)
TOTAL FUND REVENUE	.00	(8,616.68)	40,000.00	48,616.68	(21.5)

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	40,000.00	40,000.00	.0
	TOTAL EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	40,000.00	40,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	(8,616.68)	.00	8,616.68	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

CAPITAL IMPROVEMENTS FUND

<u>ASSETS</u>			
45-1190	CASH - ALLOCATION TO OTHER FUN	7,222,007.05	
	TOTAL ASSETS		7,222,007.05
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
45-2124	OTHER BONDS	320,000.00	
45-2140	INFRA PROTECTION BONDS	1,334,618.44	
45-2147	OPEN SPACE BOND	144,000.00	
45-2150	RESTRICTED FOR ROADS	155,014.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS	4,948.00	
	TOTAL LIABILITIES		1,963,792.44
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	151,529.36	
45-2980	BALANCE BEGINNING OF YEAR	6,800,808.20	
	REVENUE OVER EXPENDITURES - YTD	(1,694,122.95)	
	BALANCE - CURRENT DATE		5,258,214.61
	TOTAL FUND EQUITY		5,258,214.61
	TOTAL LIABILITIES AND EQUITY		7,222,007.05

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
45-38-10 INTEREST REVENUE	.00	.00	10,000.00	10,000.00	.0
45-38-17 MISCELLANEOUS REVENUE	.00	2,913.00	.00	(2,913.00)	.0
TOTAL INTEREST AND MISC REVENUE	.00	2,913.00	10,000.00	7,087.00	29.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-11 CAPITOL IMPROVEMENTS FUND SURP	.00	.00	2,417,200.00	2,417,200.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,417,200.00	2,417,200.00	.0
TOTAL FUND REVENUE	.00	2,913.00	2,427,200.00	2,424,287.00	.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	15,201.49	937,131.31	1,338,500.00	401,368.69	70.0
45-40-73 CAPITAL OUTLAY BUILDINGS	.00	.00	270,000.00	270,000.00	.0
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,225.00	60,000.00	58,775.00	2.0
45-40-75 CAPITAL OUTLAY RES LAND	.00	197,600.00	197,600.00	.00	100.0
45-40-76 CAPITAL OUTLAY RES HOME	.00	561,079.64	561,100.00	20.36	100.0
TOTAL EXPENDITURES	15,201.49	1,697,035.95	2,427,200.00	730,164.05	69.9
TOTAL FUND EXPENDITURES	15,201.49	1,697,035.95	2,427,200.00	730,164.05	69.9
NET REVENUE OVER EXPENDITURES	(15,201.49)	(1,694,122.95)	.00	1,694,122.95	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

WATER FUND

ASSETS

51-1110	CASH ON HAND	(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,079,178.54	
51-1311	WATER ACCOUNTS RECEIVABLE		60,969.73	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(996.71)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		43,520.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(137,757.57)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		16,759,114.05	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(6,297,576.65)	
51-1651	MACHINERY AND EQUIPMENT		1,203,492.49	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(614,082.40)	
	TOTAL ASSETS			<u>14,557,237.68</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		27,666.11	
51-2220	WAGES PAYABLE		2,370.00	
51-2230	ST COMPENSATED ABSENCES		3,204.32	
51-2290	NET PENSION LIABILITY		24,206.00	
51-2410	DEFERRED INFLOWS-PENSIONS		904.00	
51-2530	LT COMPENSATED ABSENCES		169.00	
	TOTAL LIABILITIES			58,519.43

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES		297,053.91	
51-2980	BEGINNING OF YEAR		13,970,299.42	
	REVENUE OVER EXPENDITURES - YTD		231,364.92	
	BALANCE - CURRENT DATE			<u>14,498,718.25</u>
	TOTAL FUND EQUITY			<u>14,498,718.25</u>
	TOTAL LIABILITIES AND EQUITY			<u>14,557,237.68</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
51-37-11 METERED WATER SALES	60,309.96	562,230.29	800,000.00	237,769.71	70.3
51-37-12 OTHER WATER REVENUE	3,956.88	8,095.11	20,000.00	11,904.89	40.5
51-37-16 WATER CONNECTION FEE	1,595.00	8,955.00	30,000.00	21,045.00	29.9
51-37-17 PENALTIES	39.00	4,627.18	5,700.00	1,072.82	81.2
TOTAL OPERATING REVENUES	65,900.84	583,907.58	855,700.00	271,792.42	68.2
<u>INTEREST AND MISC REVENUE</u>					
51-38-10 INTEREST EARNINGS	.00	.00	20,000.00	20,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	20,000.00	20,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	525,000.00	525,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	525,000.00	525,000.00	.0
TOTAL FUND REVENUE	65,900.84	583,907.58	1,400,700.00	816,792.42	41.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	11,621.76	102,278.41	155,600.00	53,321.59	65.7
51-80-13 EMPLOYEE BENEFITS	8,117.42	67,132.53	98,300.00	31,167.47	68.3
51-80-14 OVERTIME WAGES	219.97	6,131.91	9,000.00	2,868.09	68.1
51-80-15 ON CALL WAGES	460.24	3,955.31	6,900.00	2,944.69	57.3
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	881.50	2,500.00	1,618.50	35.3
51-80-23 TRAVEL	.00	.00	3,000.00	3,000.00	.0
51-80-24 OFFICE SUPPLIES & POS	539.91	23,635.45	20,000.00	(3,635.45)	118.2
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,010.72	8,281.31	21,000.00	12,718.69	39.4
51-80-26 BUILDING AND GROUNDS SUPPLIES	5,017.55	13,714.89	50,000.00	36,285.11	27.4
51-80-27 UTILITIES	2,130.52	34,060.13	35,000.00	939.87	97.3
51-80-28 TELEPHONE	316.09	2,517.76	2,500.00	(17.76)	100.7
51-80-31 PROFESSIONAL & TECHNICAL SERVI	.00	6,300.00	25,000.00	18,700.00	25.2
51-80-33 EDUCATION	.00	1,656.82	1,000.00	(656.82)	165.7
51-80-34 TECHNOLOGY UPDATE	441.26	3,060.90	10,000.00	6,939.10	30.6
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	79.97	9,991.49	10,900.00	908.51	91.7
51-80-62 MISCELLANEOUS SERVICES	3,064.23	22,869.25	38,000.00	15,130.75	60.2
51-80-63 OTHER EXPENSES	1,719.04	15,398.82	35,000.00	19,601.18	44.0
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	25,400.00	560,000.00	534,600.00	4.5
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	5,276.18	57,000.00	51,723.82	9.3
TOTAL WATER EXPENDITURES	<u>34,738.68</u>	<u>352,542.66</u>	<u>1,400,700.00</u>	<u>1,048,157.34</u>	<u>25.2</u>
TOTAL FUND EXPENDITURES	<u>34,738.68</u>	<u>352,542.66</u>	<u>1,400,700.00</u>	<u>1,048,157.34</u>	<u>25.2</u>
NET REVENUE OVER EXPENDITURES	<u>31,162.16</u>	<u>231,364.92</u>	<u>.00</u>	<u>(231,364.92)</u>	<u>.0</u>

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	2,888,646.01	
52-1312	SEWER ACCOUNTS RECEIVABLE	110,343.68	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	40,161.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(43,903.82)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,326,036.27	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,430,276.88)	
52-1651	MACHINERY AND EQUIPMENT	390,906.59	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(274,283.84)	
	TOTAL ASSETS		8,074,372.01

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	2,377.00	
52-2230	ST COMPENSATED ABSENCES	24,198.00	
52-2290	NET PENSION LIABILITY	22,337.00	
52-2300	TSSD CLEARING ACCOUNT	137,292.65	
52-2410	DEFERRED INFLOWS-PENSIONS	834.00	
52-2530	LT COMPENSATED ABSENCES	4,414.00	
	TOTAL LIABILITIES		191,452.65

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	7,792,156.50	
	REVENUE OVER EXPENDITURES - YTD	90,762.86	
	BALANCE - CURRENT DATE		7,882,919.36
	TOTAL FUND EQUITY		7,882,919.36
	TOTAL LIABILITIES AND EQUITY		8,074,372.01

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	104,355.22	718,728.96	1,050,000.00	331,271.04	68.5
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	125.00	1,875.00	5,000.00	3,125.00	37.5
TOTAL OPERATING REVENUES	104,480.22	720,603.96	1,065,000.00	344,396.04	67.7
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	155,900.00	155,900.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	155,900.00	155,900.00	.0
TOTAL FUND REVENUE	104,480.22	720,603.96	1,230,900.00	510,296.04	58.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	11,621.76	101,478.43	155,600.00	54,121.57	65.2
52-81-13 EMPLOYEE BENEFITS	8,117.20	67,930.86	98,300.00	30,369.14	69.1
52-81-14 OVERTIME WAGES	219.97	6,131.91	9,000.00	2,868.09	68.1
52-81-15 ON CALL WAGES	460.24	3,955.31	6,900.00	2,944.69	57.3
52-81-23 TRAVEL	.00	358.17	2,750.00	2,391.83	13.0
52-81-24 OFFICE SUPPLIES & POSTAGE	5,324.15	12,007.59	18,000.00	5,992.41	66.7
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	84.22	10,000.00	9,915.78	.8
52-81-26 BUILDING AND GROUND SUPPLIES	1,073.57	6,368.46	12,000.00	5,631.54	53.1
52-81-27 UTILITIES	35.57	288.40	2,200.00	1,911.60	13.1
52-81-28 TELEPHONE	311.02	2,473.83	3,900.00	1,426.17	63.4
52-81-31 PROFESSIONAL & TECHNICAL	.00	4,775.00	8,000.00	3,225.00	59.7
52-81-34 TECHNOLOGY UPDATE	441.26	3,060.90	7,000.00	3,939.10	43.7
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	79.97	9,991.49	.00	(9,991.49)	.0
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	65,688.44	340,534.68	598,250.00	257,715.32	56.9
52-81-64 OTHER EXPENSES	83.36	3,925.68	12,000.00	8,074.32	32.7
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	61,200.00	100,000.00	38,800.00	61.2
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	5,276.17	57,000.00	51,723.83	9.3
TOTAL SEWER EXPENDITURES	93,456.51	629,841.10	1,230,900.00	601,058.90	51.2
TOTAL FUND EXPENDITURES	93,456.51	629,841.10	1,230,900.00	601,058.90	51.2
NET REVENUE OVER EXPENDITURES	11,023.71	90,762.86	.00	(90,762.86)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	998,891.73	
55-1282	2020 BOND FUND 0352420	1,763.38	
55-1311	ACCOUNTS RECEIVABLE	72,807.60	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	27,685.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,036,321.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(4,754,005.51)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	368,294.13	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(257,326.15)	
55-1910	DEFERED AMOUNT ON REFUNDING	79,863.02	
	TOTAL ASSETS		12,573,995.20

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	4,203.00	
55-2220	WAGES PAYABLE	2,011.00	
55-2230	ST COMPENSATED ABSENCES	5,344.53	
55-2290	NET PENSION LIABILITY	15,399.00	
55-2410	DEFERRED INFLOWS-PENSIONS	575.00	
55-2511	CURRENT PORTION OF BONDS	347,000.00	
55-2532	BOND - 2020 WATER REFUNDING	2,181,000.00	
55-2540	LT COMPENSATED ABSENCES	66.00	
	TOTAL LIABILITIES		2,555,598.53

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	9,722,242.77	
	REVENUE OVER EXPENDITURES - YTD	13,653.90	
	BALANCE - CURRENT DATE		10,018,396.67
	TOTAL FUND EQUITY		10,018,396.67
	TOTAL LIABILITIES AND EQUITY		12,573,995.20

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
55-37-11	72,852.89	727,058.15	975,000.00	247,941.85	74.6
55-37-12	50.00	899.00	1,000.00	101.00	89.9
55-37-16	2,645.58	26,628.09	40,000.00	13,371.91	66.6
	<u>75,548.47</u>	<u>754,585.24</u>	<u>1,016,000.00</u>	<u>261,414.76</u>	<u>74.3</u>
<u>INTEREST AND MISC REVENUE</u>					
55-38-10	8.17	1,764.15	10,000.00	8,235.85	17.6
	<u>8.17</u>	<u>1,764.15</u>	<u>10,000.00</u>	<u>8,235.85</u>	<u>17.6</u>
<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	.00	.00	474,504.00	474,504.00	.0
	<u>.00</u>	<u>.00</u>	<u>474,504.00</u>	<u>474,504.00</u>	<u>.0</u>
	<u>75,556.64</u>	<u>756,349.39</u>	<u>1,500,504.00</u>	<u>744,154.61</u>	<u>50.4</u>

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	9,881.41	86,053.93	132,700.00	46,646.07	64.9
55-40-13 EMPLOYEE BENEFITS	7,119.26	59,291.39	86,100.00	26,808.61	68.9
55-40-14 OVERTIME WAGES	219.97	6,131.91	9,000.00	2,868.09	68.1
55-40-15 ON CALL WAGES	460.24	3,952.11	5,000.00	1,047.89	79.0
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	1,098.18	19,046.88	58,000.00	38,953.12	32.8
55-40-26 BUILDING & GROUNDS SUPPLIES	62.85	12,955.74	25,000.00	12,044.26	51.8
55-40-27 UTILITIES	1,196.70	41,017.66	185,000.00	143,982.34	22.2
55-40-28 TELEPHONE	280.40	2,214.42	3,500.00	1,285.58	63.3
55-40-29 OFFICE SUPPLIES & POSTAGE	539.91	14,702.11	12,000.00	(2,702.11)	122.5
55-40-31 PROFESSIONAL & TECHNICAL SERVI	.00	1,525.00	5,000.00	3,475.00	30.5
55-40-32 ENGINEER SERVICES	.00	874.60	10,000.00	9,125.40	8.8
55-40-33 TECHNOLOGY UPDATE	.00	.00	7,500.00	7,500.00	.0
55-40-34 ANNUAL AUDIT - UTAH WATER	441.26	3,060.90	.00	(3,060.90)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	79.97	9,991.49	12,000.00	2,008.51	83.3
55-40-62 MISCELLANEOUS SERVICES	2,167.56	16,496.63	33,000.00	16,503.37	50.0
55-40-63 OTHER EXPENSES	114.62	9,499.75	10,000.00	500.25	95.0
55-40-73 CAPITAL OUTLAY	10,960.00	23,960.00	233,000.00	209,040.00	10.3
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	5,276.18	6,600.00	1,323.82	79.9
55-40-80 TRUSTEE FEES	.00	1,500.00	.00	(1,500.00)	.0
55-40-83 BOND PRINCIPAL #8938222	.00	.00	267,200.00	267,200.00	.0
55-40-84 BOND INTEREST #8938222	.00	252,311.20	.00	(252,311.20)	.0
55-40-88 CUP O M	172,833.59	172,833.59	175,000.00	2,166.41	98.8
TOTAL EXPENDITURES	207,455.92	742,695.49	1,500,504.00	757,808.51	49.5
TOTAL FUND EXPENDITURES	207,455.92	742,695.49	1,500,504.00	757,808.51	49.5
NET REVENUE OVER EXPENDITURES	(131,899.28)	13,653.90	.00	(13,653.90)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	800,963.85	
56-1313	STORM DRAIN ACCTS RECEIVABLE	15,774.18	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	10,808.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,227,966.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(1,905,860.08)	
	TOTAL ASSETS		<u>6,365,407.54</u>

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	807.00	
56-2230	ST COMPENSATED ABSENCES	10,732.00	
56-2290	NET PENSION LIABILITY	6,012.00	
56-2410	DEFERRED INFLOWS-PENSIONS	224.00	
56-2530	LT COMPENSATED ABSENCES	566.00	
	TOTAL LIABILITIES		18,341.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,106,686.43	
	REVENUE OVER EXPENDITURES - YTD	44,404.98	
	BALANCE - CURRENT DATE	<u>6,347,066.54</u>	
	TOTAL FUND EQUITY		<u>6,347,066.54</u>
	TOTAL LIABILITIES AND EQUITY		<u>6,365,407.54</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
56-37-11 STORM DRAIN REVENUE	15,811.45	126,546.06	200,000.00	73,453.94	63.3
56-37-12 OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13 SWPP FEE	300.00	3,900.00	14,000.00	10,100.00	27.9
TOTAL OPERATING REVENUES	16,111.45	130,446.06	215,000.00	84,553.94	60.7
<u>INTEREST AND MISC REVENUE</u>					
56-38-10 INTEREST EARNINGS	.00	.00	6,000.00	6,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	6,000.00	6,000.00	.0
<u>SOURCE 39</u>					
56-39-12 UNAPPROPRIATED FUND EQUITY	.00	.00	86,750.00	86,750.00	.0
TOTAL SOURCE 39	.00	.00	86,750.00	86,750.00	.0
TOTAL FUND REVENUE	16,111.45	130,446.06	307,750.00	177,303.94	42.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	4,027.05	35,186.40	53,800.00	18,613.60	65.4
56-40-13 EMPLOYEE BENEFITS	2,715.45	22,470.36	33,300.00	10,829.64	67.5
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-15 ON CALL WAGES	.00	12.78	.00	(12.78)	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	3,350.00	4,000.00	650.00	83.8
56-40-23 TRAVEL	24.89	24.89	650.00	625.11	3.8
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	.00	1,520.48	4,500.00	2,979.52	33.8
56-40-27 STORM DRAIN UTILITIES	45.27	362.16	.00	(362.16)	.0
56-40-34 TECHNOLOGY UPDATE	438.62	3,042.58	5,500.00	2,457.42	55.3
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	79.94	9,991.26	10,500.00	508.74	95.2
56-40-62 MISCELLANEOUS SERVICES	83.36	5,633.88	10,000.00	4,366.12	56.3
56-40-73 CAPITAL OUTLAY	.00	4,446.29	100,000.00	95,553.71	4.5
TOTAL EXPENDITURES	7,614.58	86,041.08	307,750.00	221,708.92	28.0
TOTAL FUND EXPENDITURES	7,614.58	86,041.08	307,750.00	221,708.92	28.0
NET REVENUE OVER EXPENDITURES	8,496.87	44,404.98	.00	(44,404.98)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

1,016,523.60

TOTAL ASSETS

1,016,523.60

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

TRUST AND AGENCY FUND

LIABILITIES

70-2131	ACCOUNTS PAYABLE	(20,000.00)
70-2300	BOND FOR BECK PINES PLAT A		4,167.30
70-2301	CHERRYPOINT ROAD PRESERVATION		14,513.70
70-2302	BOND FOR BECK PINES PLAT C		3,715.54
70-2303	DRAINAGE BOND MCFADDEN		20,000.00
70-2305	ALPINE FITNEES BOND		13,882.00
70-2306	CHERRY POINT ESTATES ESCROW		186,765.95
70-2310	BOND FOR HERITAGE HILLS		10,800.00
70-2311	ESCROW BOND BATEMAN LANE		13,067.20
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT		3,000.00
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT		22,860.75
70-2334	LAYTON SUBDIVISION SEALCOAT		7,400.00
70-2338	REGAN PACK SIDEWALK BOND		2,852.00
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW		21,742.50
70-2346	FORT CREEK MANOR PLAT A		7,014.30
70-2347	THREE FALLS FLOCK CAMERAS		5,700.00
70-2350	RIDGE@ALPINE PHASE 4 PARK IMP		90,000.00
70-2373	ALPINE VIEW ESTATES		3,509.00
70-2384	JECCO FARM ROAD IMPROVEMENTS		1,611.00
70-2401	BROOKSIDE MEADOWS ROAD FUND		13,275.00
70-2422	CASH BOND TERRY PEARCE SITE		1,007.20
70-2425	ESCROW BOND 1095 E WATKINS LN		880.00
70-2430	ESCROW RIDGE DRIVE SIDEWALK		1,323.00
70-2432	ESCROW 648 N PATTERSON LN C&G		2,400.00
70-2445	CASH BOND FOR NORTH GROVE DR		11,866.20
70-2446	BOND FOR BURGESS PL SIDEWALK		400.00
70-2449	RED DEER CONSTRUCTION		6,312.00
70-2450	PERRY/APPLE CREEK ACRES		84.00
70-2451	ALPINE ACRES PLAT C C&G		2,240.00
70-2453	CARL PACK STREET ESCROW		12,279.17
70-2454	JOANN PACK STREET ESCROW		12,198.38
70-2455	WAYNE PACK STREET ESCROW		12,198.38
70-2456	LORRAINE WALZ STREET ESCROW		13,727.00
70-2457	JONES SITE PLAN 253 N 200 E		547.00
70-2458	VINTAGE PLACE B		845.00
70-2462	MONTELLA SUBDIVISION		175,800.34
70-2465	PEARCE (TERRY) PEARCE PLAT A		42,378.75
70-2470	SILVERHAWK BOND		5,000.00
70-2471	SUMMIT POINT RECLAM BOND		3,955.00
70-2500	RIDGE AT ALPINE COVE NORTH		26,881.71
70-2501	RIDGE AT ALPINE COVE SOUTH		42,949.91
70-2502	THE RIDGE AT ALPINE PHASE II		3,684.00
70-2503	THE RIDGE AT ALPINE PHASE IV		60,727.16
70-2538	WILLIS BECKSTEAD - WATER MAIN		280.61
70-2544	DON ROGERS - FORT CANYON		1,291.31
70-2545	DON ROGERS - FORT CANYON		12,918.62
70-2572	BOND FOR JAMES MOYLE		3,010.00
70-2579	BOND FOR RED PINE DRIVE		2,995.00
70-2585	VEIN TOWLE BARN BOND		24,033.15
70-2586	BOND FOR DAVID PEIRCE 600 S		904.00
70-2591	BOND FOR RIVER MEADOWS OFC PK		4,012.50
70-2599	BOND FOR 300 NORTH EXTENTION		10,586.00
	TOTAL LIABILITIES		925,591.63

ALPINE CITY CORPORATION
 BALANCE SHEET
 FEBRUARY 29, 2024

TRUST AND AGENCY FUND

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
70-2980	BALANCE BEGINNING OF YEAR	<u>90,931.97</u>	
	BALANCE - CURRENT DATE		<u>90,931.97</u>
	TOTAL FUND EQUITY		<u>90,931.97</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>1,016,523.60</u></u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

TRUST AND AGENCY FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND REVENUE	.00	.00	1,000.00	1,000.00	.0

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
70-40-63 INTEREST PAID ON RETURNED BOND	.00	.00	1,000.00	1,000.00	.0
TOTAL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

CEMETERY PERPETUAL CARE FUND

<u>ASSETS</u>		
71-1190	CASH - ALLOCATION TO OTHER FUN	759,921.74
		759,921.74
	TOTAL ASSETS	759,921.74
<u>LIABILITIES AND EQUITY</u>		
<u>FUND EQUITY</u>		
UNAPPROPRIATED FUND BALANCE:		
71-2980	BALANCE BEGINNING OF YEAR	745,970.49
	REVENUE OVER EXPENDITURES - YTD	13,951.25
		13,951.25
	BALANCE - CURRENT DATE	759,921.74
	TOTAL FUND EQUITY	759,921.74
	TOTAL LIABILITIES AND EQUITY	759,921.74

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56 CEMETERY LOT PAYMENTS	3,825.00	14,906.25	20,000.00	5,093.75	74.5
71-33-58 UPRIGHT MONUMENT	150.00	745.00	2,500.00	1,755.00	29.8
TOTAL INTERGOVERNMENTAL REVENUE	3,975.00	15,651.25	22,500.00	6,848.75	69.6
<u>INTEREST AND MISC REVENUE</u>					
71-38-10 INTEREST REVENUE	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,500.00	1,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10 FUND SURPLUS	.00	.00	146,000.00	146,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	146,000.00	146,000.00	.0
TOTAL FUND REVENUE	3,975.00	15,651.25	170,000.00	154,348.75	9.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	1,700.00	1,700.00	170,000.00	168,300.00	1.0
TOTAL EXPENDITURES	1,700.00	1,700.00	170,000.00	168,300.00	1.0
TOTAL FUND EXPENDITURES	1,700.00	1,700.00	170,000.00	168,300.00	1.0
NET REVENUE OVER EXPENDITURES	2,275.00	13,951.25	.00	(13,951.25)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 FEBRUARY 29, 2024

WATER IMPACT FEES

<u>ASSETS</u>			
81-1190	CASH - ALLOCATION FROM GENERAL		589,009.60
	TOTAL ASSETS		589,009.60
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR	850,377.73	
	REVENUE OVER EXPENDITURES - YTD	35,685.78	
	BALANCE - CURRENT DATE		589,009.60
	TOTAL FUND EQUITY		589,009.60
	TOTAL LIABILITIES AND EQUITY		589,009.60

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WATER IMPACT FEES

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>OPERATING REVENUES</u>					
81-37-20 WATER IMPACT FEES	.00	38,378.67	135,000.00	96,621.33	28.4
TOTAL OPERATING REVENUES	.00	38,378.67	135,000.00	96,621.33	28.4
TOTAL FUND REVENUE	.00	38,378.67	135,000.00	96,621.33	28.4

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	2,692.89	135,000.00	132,307.11	2.0
TOTAL IMPACT FEE PROJECTS	.00	2,692.89	135,000.00	132,307.11	2.0
TOTAL FUND EXPENDITURES	.00	2,692.89	135,000.00	132,307.11	2.0
NET REVENUE OVER EXPENDITURES	.00	35,685.78	.00	(35,685.78)	.0

ALPINE CITY CORPORATION
 BALANCE SHEET
 FEBRUARY 29, 2024

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL		157,061.00
	TOTAL ASSETS		<u>157,061.00</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	152,627.06	
	REVENUE OVER EXPENDITURES - YTD	<u>4,433.94</u>	
	BALANCE - CURRENT DATE		<u>157,061.00</u>
	TOTAL FUND EQUITY		<u>157,061.00</u>
	TOTAL LIABILITIES AND EQUITY		<u>157,061.00</u>

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
82-37-20 SEWER IMPACT FEES	.00	4,433.94	25,000.00	20,566.06	17.7
TOTAL OPERATING REVENUES	.00	4,433.94	25,000.00	20,566.06	17.7
TOTAL FUND REVENUE	.00	4,433.94	25,000.00	20,566.06	17.7

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	4,433.94	.00	(4,433.94)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

FEBRUARY 29, 2024

PI IMPACT FEES

<u>ASSETS</u>			
85-1190	CASH - ALLOCATION FROM GENERAL		354,704.51
	TOTAL ASSETS		<u>354,704.51</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)	
85-2980	BALANCE BEGINNING OF YEAR	693,975.83	
	REVENUE OVER EXPENDITURES - YTD	<u>(56,771.32)</u>	
	BALANCE - CURRENT DATE		<u>354,704.51</u>
	TOTAL FUND EQUITY		<u>354,704.51</u>
	TOTAL LIABILITIES AND EQUITY		<u>354,704.51</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
85-37-20 PI IMPACT FEES	.00	57,858.29	116,000.00	58,141.71	49.9
TOTAL OPERATING REVENUES	.00	57,858.29	116,000.00	58,141.71	49.9
<u>INTEREST AND MISC REVENUE</u>					
85-38-10 INTEREST EARNINGS	.00	.00	1,500.00	1,500.00	.0
TOTAL INTEREST AND MISC REVENUE	.00	.00	1,500.00	1,500.00	.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
85-39-10 FUND BALANCE APPROPRIATION	.00	.00	110,000.00	110,000.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	110,000.00	110,000.00	.0
TOTAL FUND REVENUE	.00	57,858.29	227,500.00	169,641.71	25.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-45 PROJECTS	687.81	3,129.61	91,000.00	87,870.39	3.4
85-40-86 BOND PRINCIPAL #0352418	.00	111,500.00	111,500.00	.00	100.0
TOTAL EXPENDITURES	687.81	114,629.61	202,500.00	87,870.39	56.6
<u>IMPACT FEE PROJECTS</u>					
85-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	687.81	114,629.61	227,500.00	112,870.39	50.4
NET REVENUE OVER EXPENDITURES	(687.81)	(56,771.32)	.00	56,771.32	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

STORM DRAIN IMPACT FEES

<u>ASSETS</u>			
86-1190	CASH - ALLOCATION FROM GENERAL		197,159.94
	TOTAL ASSETS		197,159.94
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	392,335.07	
	REVENUE OVER EXPENDITURES - YTD	800.00	
	BALANCE - CURRENT DATE		197,159.94
	TOTAL FUND EQUITY		197,159.94
	TOTAL LIABILITIES AND EQUITY		197,159.94

ALPINE CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
86-37-20 STORM DRAIN IMPACT FEES	.00	800.00	25,000.00	24,200.00	3.2
TOTAL OPERATING REVENUES	.00	800.00	25,000.00	24,200.00	3.2
TOTAL FUND REVENUE	.00	800.00	25,000.00	24,200.00	3.2

ALPINE CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	25,000.00	25,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	25,000.00	25,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	800.00	.00	(800.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

FUND 91

ASSETS

91-1611	LAND	22,775,043.75	
91-1621	BUILDINGS	2,106,643.03	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	41,979,632.54	
91-1651	MACHINERY AND EQUIPMENT	1,724,378.78	
91-1690	ACCUMULATED DEPRECIATION	(26,836,896.78)	
	TOTAL ASSETS		<u>41,748,801.32</u>

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	3,598,748.69	
	BALANCE - CURRENT DATE		<u>41,748,801.32</u>
	TOTAL FUND EQUITY		<u>41,748,801.32</u>
	TOTAL LIABILITIES AND EQUITY		<u>41,748,801.32</u>

ALPINE CITY CORPORATION
BALANCE SHEET
FEBRUARY 29, 2024

GENERAL LONG-TERM DEBT

<u>ASSETS</u>			
95-1610	DEFERRED OUTFLOW PENSION	138,270.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	57,825.08	
	TOTAL ASSETS		196,095.08
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
95-2090	SWEEPER LEASE	.01	
95-2290	NET PENSION LIABILITY	76,906.00	
95-2410	DEFERRED INFLOWS PENSION	2,871.00	
	TOTAL LIABILITIES		79,777.01
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	105,205.35	
95-2950	ACC COMP ABSENCES	11,112.72	
	BALANCE - CURRENT DATE	116,318.07	
	TOTAL FUND EQUITY		116,318.07
	TOTAL LIABILITIES AND EQUITY		196,095.08

Budget Report for February 29, 2024

Alpine City - General Fund FY 2023/2024 Budget				
---	--	--	--	--

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,600,000	\$ 2,534,818	97%	\$ 2,600,000
Redemption taxes	200,000	224,615	112%	250,000
Sales tax	2,000,000	1,087,672	54%	2,000,000
Motor vehicle taxes	120,000	71,169	59%	120,000
Franchise fees	700,000	488,529	70%	700,000
Penalties & interest on delinquent	4,000	2,210	55%	4,000
Total Taxes	\$ 5,624,000	\$ 4,409,013	78%	\$ 5,674,000
License and Permits				
Business license & fees	\$ 25,000	\$ 19,425	78%	\$ 25,000
Plan check fees	225,000	79,013	35%	225,000
Building permits	400,000	157,495	39%	400,000
Building permit assessment	5,000	1,575	32%	5,000
Total License and Permits	\$ 655,000	\$ 257,508	39%	\$ 655,000
Intergovernmental Revenue				
Municipal grant	\$ 4,964	\$ -	0%	\$ 4,964
Boradband planning grant	-	24,970	100%	24,970
Othr grants	227,150	146,850	65%	227,150
Total Intergovernmental	\$ 232,114	\$ 171,820	74%	\$ 257,084
Charges For Service				
Zoning & subdivision fees	\$ 20,000	\$ 2,108	11%	\$ 20,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	-	0%	250
Public safety district rental	38,516	28,887	75%	38,516
Waste collections sales	670,000	475,063	71%	670,000
Youth council	-	407	100%	500
Sale of cemetery lots	7,500	4,969	66%	7,500
Burial fees	50,000	21,425	43%	50,000
Total Charges for Service	\$ 786,766	\$ 532,859	68%	\$ 787,266
Fines and Forfeitures				
Fines	\$ 40,000	\$ 15,763	39%	\$ 40,000
Other fines	7,000	31,612	452%	35,000
Traffic school	2,000	2,925	146%	4,000
Total Fines and Forfeitures	\$ 49,000	\$ 50,300	103%	\$ 79,000
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	17,340	27%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 17,340	27%	\$ 65,000

Alpine City - General Fund-Continued
FY 2023/2024 Budget

Revenues-continued	Budget FY 2024	Actual To Date FY 2024	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 50,000	\$ 817,314	1635%	\$ 175,000
Alpine Days revenue	85,000	51,964	61%	85,000
Rodeo revenue	20,000	49,062	245%	49,062
Bicentennial books	500	2,240	448%	3,000
Sundry revenues	45,000	19,714	44%	45,000
Total Miscellaneous Revenues	\$ 200,500	\$ 940,294	469%	\$ 357,062
Transfers & Contributions				
Fund balance appropriation	\$ 20,700	\$ -	0%	\$ 20,700
Contribution from Capital Projects	-	-	-	0
Contribution for paramedic	35,000	22,889	65%	35,000
Total Contributions & Transfers	\$ 55,700	\$ 22,889	41%	\$ 55,700
Total General Fund Revenues	\$ 7,668,080	\$ 6,402,023	83%	\$ 7,930,112

**Alpine City - General Fund-Continued
FY 2023/2024 Budget**

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Administration	\$ 500,000	\$ 373,566	75%	\$ 500,000
Court	105,200	63,978	61%	105,200
Treasurer	53,400	38,420	72%	53,400
Elections	17,000	16,367	96%	17,000
Government Buildings	585,500	59,117	10%	585,500
Emergency Services	2,881,782	1,884,472	65%	2,881,782
Building Inspection	176,400	104,083	59%	176,400
Planning & Zoning	293,750	145,582	50%	293,750
Streets	1,401,600	1,100,479	79%	1,401,600
Parks & Recreation	527,596	317,172	60%	527,596
Cemetery	193,700	126,124	65%	193,700
Garbage	657,650	420,065	64%	657,650
Miscellaneous	274,502	11,464	4%	274,502
Total General Fund Expenditures	\$ 7,668,080	\$ 4,660,889	61%	\$ 7,668,080
Surplus/(Deficit)	\$ -	\$ 1,741,134		\$ 262,032
Fund Balance Beginning of Year				\$ 1,884,171
Projected Surplus/(Deficit)				\$ 262,032
Appropriate fund balance/Reserves				\$ (20,700)
Ending Fund Balance				\$ 2,166,903
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				28.26%

CLASS C ROADS & MASS TRANSIT
FY 2023/2024 Budget

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Interest earnings	\$ 10,000	\$ -	0%	\$ 10,000
Class "B&C" Road allotment	500,000	272,082	54%	500,000
Mass Transit	120,000	102,001	85%	120,000
Public transit	-	216	100%	15,000
Appropriation of fund balance	1,042,000	-	0%	1,042,000
Total Revenues	\$ 1,672,000	\$ 374,299	22%	\$ 1,687,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	1,552,000	1,366,952	88%	1,552,000
Mass Transit projects	120,000	120,000	100%	120,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 1,672,000	\$ 1,486,952	89%	\$ 1,672,000

Surplus/(Deficit)	\$ -	\$ (1,112,653)		\$ 15,000
--------------------------	-------------	-----------------------	--	------------------

Fund Balance Beginning of Year				\$ 1,872,242
---------------------------------------	--	--	--	---------------------

Projected Surplus/(Deficit)				\$ 15,000
------------------------------------	--	--	--	------------------

Appropriate fund balance\Reserves				\$ (1,042,000)
--	--	--	--	-----------------------

Ending Fund Balance				\$ 845,242
----------------------------	--	--	--	-------------------

**Recreation Impact Fee Funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 2,688	3%	\$ 100,000
Interest earnings	10,000	-	0%	10,000
Appropriation of fund balance	105,000	-	0%	105,000
Total Revenues	\$ 215,000	\$ 2,688	1%	\$ 215,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Park system	\$ 215,000	-	0%	\$ 215,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 215,000	\$ -	0%	\$ 215,000
Surplus/(Deficit)	\$ -	\$ 2,688		\$ -

Fund Balance Beginning of Year **\$ 628,914**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ (105,000)**

Ending Fund Balance **\$ 523,914**

**Impact Fee Funds Streets
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ -	0%	\$ 40,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 40,000	\$ -	0%	\$ 40,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Streets & transport	\$ 40,000	8,617	22%	\$ 40,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 40,000	\$ 8,617	22%	\$ 40,000
Surplus/(Deficit)	\$ -	\$ (8,617)		\$ -

Fund Balance Beginning of Year	\$ 430,816
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 430,816

**Alpine City - Capital Projects Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 10,000	\$ -	0%	\$ 10,000
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	2,913	100%	4,000
Fund Balance appropriation	2,417,200	-	0%	1,658,500
Total Revenues	\$ 2,427,200	\$ 2,913	0%	\$ 1,672,500

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ 1,338,500	937,131	70%	\$ 1,338,500
Capital outlan residential Land	197,600	-	0%	197,600
Capital outlan residential home	561,100	-	0%	561,100
Capital outlay buildings	270,000	-	0%	270,000
Contribution to General Fund	-	-	0%	-
Capital outlay equipment	60,000	1,225	2%	60,000
Capital outlay residential home	-	197,600	100%	197,600
Capital outlay residential Land	-	561,080	100%	561,080
Total Capital Expenditures	\$ 2,427,200	\$ 1,697,036	70%	\$ 3,185,880
Surplus/(Deficit)	\$ -	\$ (1,694,123)		\$ (1,513,380)

Fund Balance Beginning of Year	\$ 6,952,337
Projected Surplus/(Deficit)	\$ (1,513,380)
Appropriate fund balance\Reserves	\$ (1,658,500)
Ending Fund Balance	\$ 3,780,457

**Alpine City - Water Utility
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	\$ 800,000	\$ 562,230	70%	\$ 800,000
Other water revenue	20,000	8,095	40%	20,000
Water connection fee	30,000	8,955	30%	30,000
Penalties	5,700	4,627	81%	5,700
Total Miscellaneous Revenues	\$ 855,700	\$ 583,907	68%	\$ 855,700
Miscellaneous				
Interest earned	\$ 20,000	\$ -	0%	\$ 20,000
Appropriated fund balance	525,000	-	0%	525,000
Total Utility Revenue	\$ 545,000	\$ -	0%	\$ 545,000
Total Utility Fund Revenues	\$ 1,400,700	\$ 583,907	42%	\$ 1,400,700

Expenses	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Water operating	\$ 523,700	\$ 321,867	61%	523,700
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	5,000	-	0%	5,000
Capital outlay- Improvements	560,000	25,400	5%	560,000
Capital outlay- Equipment	57,000	5,276	9%	57,000
Total Utility Fund Expenses	\$ 1,400,700	\$ 352,543	25%	\$ 1,400,700
Surplus/(Deficit)	\$ -	\$ 231,364		\$ -

Cash Balance Beginning of Year	\$ 2,792,724
Surplus/(Deficit)	\$ -
Appropriate fund balance/Reserves	\$ (525,000)
Ending Cash Balance	\$ 2,267,724

**Impact Fee Funds Water Impact Fees
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 38,379	28%	\$ 135,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 135,000	\$ 38,379	28%	\$ 135,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 135,000	2,693	2%	\$ 135,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 135,000	\$ 2,693	2%	\$ 135,000
Surplus/(Deficit)	\$ -	\$ 35,686		\$ -

Fund Balance Beginning of Year	\$ 553,324
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 553,324

**Alpine City - Sewer Utility
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	\$ 1,050,000	\$ 718,729	68%	\$ 1,050,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	1,875	38%	5,000
Total Miscellaneous Revenues	\$ 1,065,000	\$ 720,604	68%	\$ 1,065,000
Miscellaneous				
Interest earned	\$ 10,000	\$ -	0%	\$ 10,000
Appropriated fund balance	155,900	-	0%	155,900
Total Utility Revenue	\$ 165,900	\$ -	0%	\$ 165,900
Total Utility Fund Revenues	\$ 1,230,900	\$ 720,604	59%	\$ 1,230,900

Expenses	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Sewer operating	\$ 943,900	\$ 563,365	60%	943,900
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	100,000	61,200	61%	100,000
Capital outlay- Equipment	57,000	5,276	9%	57,000
Total Utility Fund Expenses	\$ 1,230,900	\$ 629,841	51%	\$ 1,230,900
Surplus/(Deficit)	\$ -	\$ 90,763		\$ -
Cash Balance Beginning of Year				\$ 2,683,944
Surplus/(Deficit)				\$ -
Appropriate fund balance/Reserves				\$ (155,900)
Ending Cash Balance				\$ 2,528,044

**Alpine City - Sewer Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 4,434	18%	\$ 25,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 4,434	18%	\$ 25,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 4,434		\$ -

Fund Balance Beginning of Year	\$ 152,627
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 152,627

**Alpine City - PI Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	83.3% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	\$ 975,000	\$ 727,058	75%	975,000
Other revenue	1,000	899	90%	1,000
PI connection fee	40,000	26,628	67%	40,000
Impact fee transfer	-	-		-
PI Well project reimbursement	-	-	0%	-
Total Miscellaneous Revenues	\$ 1,016,000	\$ 754,585	74%	\$ 1,016,000
Miscellaneous				
Interest earned	\$ 10,000	\$ 1,764	18%	\$ 10,000
Appropriated fund balance	474,504	-	0%	474,504
Total Utility Revenue	\$ 484,504	\$ 1,764	0%	\$ 484,504
Total Utility Fund Revenues	\$ 1,500,504	\$ 756,349	50%	\$ 1,500,504

Expenses	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
PI operating	\$ 597,500	\$ 286,814	48%	597,500
Depreciation	223,704	-	0%	223,704
Capital outlay	220,000	23,960	11%	220,000
Capital outlay- Equipment	5,100	5,276	103%	5,276
Irrigation meter replacement	-	-	0%	-
PI Bond Projects	-	-	0%	-
CUP O&M	175,000	172,834	99%	175,000
Bond costs	12,000	1,500	13%	12,000
Debt Service	267,200	252,311	94%	267,200
Total Utility Fund Expenses	\$ 1,500,504	\$ 742,695	49%	\$ 1,500,680
Surplus/(Deficit)	\$ -	\$ 13,654		\$ (176)

Cash Balance Beginning of Year	\$ 986,651
Surplus/(Deficit)	\$ (176)
Appropriate fund balance\Reserves	\$ (474,504)
Ending Cash Balance	\$ 511,971

**Alpine City - Pressure Irrigation Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 116,000	\$ 57,858	50%	\$ 116,000
Interest earnings	1,500	-	0%	1,500
Appropriation of fund balance	110,000	-	0%	110,000
Total Revenues	\$ 227,500	\$ 57,858	25%	\$ 227,500

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 116,000	3,130	3%	\$ 116,000
Debt service	111,500	111,500	100%	111,500
Total Capital Expenditures	\$ 227,500	\$ 114,630	50%	\$ 227,500
Surplus/(Deficit)	\$ -	\$ (56,772)		\$ -

Fund Balance Beginning of Year **\$ 411,476**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ -**

Ending Fund Balance **\$ 411,476**

**Alpine City - Storm Drain Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	\$ 200,000	\$ 126,546	63%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	3,900	28%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 130,446	61%	\$ 215,000
Miscellaneous				
Interest earned	\$ 6,000	\$ -	0%	\$ 6,000
Appropriated fund balance	86,750	-	0%	86,750
Total Utility Revenue	\$ 92,750	\$ -	0%	\$ 92,750
Total Utility Fund Revenues	\$ 307,750	\$ 130,446	42%	\$ 307,750

Expenses	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
SD operating	\$ 124,250	\$ 81,595	66%	124,250
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	4,446	4%	100,000
Total Utility Fund Expenses	\$ 307,750	\$ 86,041	28%	\$ 307,750
Surplus/(Deficit)	\$ -	\$ 44,405		\$ -
Cash Balance Beginning of Year				\$ 757,158
Surplus/(Deficit)				\$ -
Appropriate fund balance/Reserves				\$ (86,750)
Ending Cash Balance				\$ 670,408

**Alpine City - Storm Drain Impact fee funds
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 800	3%	\$ 25,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 800	3%	\$ 25,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 25,000	-	0%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ -	0%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ 800		\$ -

Fund Balance Beginning of Year	\$ 196,360
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 196,360

**Alpine City - Trust & Agency Fund
FY 2023/2024 Budget**

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 1,000
Total Revenues	\$ 1,000	\$ -	0%	\$ 1,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	0%	\$ 1,000
Surplus/(Deficit)	\$ -	\$ -		\$ -

Fund Balance Beginning of Year	\$ 90,932
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 90,932

Alpine City - Cemetery Perpetual Fund
FY 2023/2024 Budget

Revenues	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 14,906	75%	\$ 20,000
Upright Monument	2,500	745	30%	2,500
Fund appropriation	146,000	-	0%	146,000
Interest revenues	1,500	-	0%	1,500
Total Revenues	\$ 170,000	\$ 15,651	9%	\$ 170,000

Expenditures	Budget FY 2024	Actual To Date FY 2024	67.0% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 170,000	1,700	1%	\$ 170,000
Total Expenses	\$ 170,000	\$ 1,700	1%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 13,951		\$ -

Fund Balance Beginning of Year \$ 745,970

Projected Surplus/(Deficit) \$ -

Appropriate fund balance\Reserves \$ (146,000)

Ending Fund Balance \$ 599,970

ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment: 3.23.060 + 9.17 Shooting Gallery

Standards

FOR CONSIDERATION ON: March 12th, 2024

PETITIONER: City Staff

ACTION REQUESTED: Approval of Amended Shooting Gallery Standards

Review Type: Legislative

BACKGROUND INFORMATION:

Alpine City received multiple applications over the past year for shooting galleries in residential zones. They are listed as a conditional use in all but the Business Commercial zone. The city council acts as the designated land use authority. The proposed changes the city staff is recommending will amend the code to address several concerns that have been raised in reviewing previous applications. Range consultants from local commercial shooting ranges were also consulted regarding industry standards for such things as wall thickness. The changes deal primarily with the following:

- Changes name from shooting gallery to shooting range.
- Adds additional clarification that the range must have a minimum of 10” from the ceiling of the shooting range to the surface.
- Range must have internal baffling installed so ammunition discharged will be completely within the range.
- Requires an hour of operation unless the noise levels are below a certain requirement, then no hours of operation are necessary.
- Requires the Lone Peak Chief of Police to approve a site plan.
- Adds a 12’ setback requirement from the property line.
- A minimum lot size of ½ acre is included.

The Planning Commission reviewed this item during their February 20th, meeting. The discussion focused on the reasoning for including the Chief of Police as part of the review process, how to enforce noise complaints and standards to protect future owners of homes with a shooting range. The following motion was made:

***MOTION:** Planning Commission member John MacKay moved to recommend approval of Ordinance 2024-07 amending section 3.23.060 of the Alpine Development Code regarding shooting gallery standards.*

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays. The motion passed.

ALPINE CITY CODE

- Alpine Development Code 3.23.060
- Alpine Municipal Code 9.17

GENERAL PLAN:

N/A

PUBLIC NOTICE:

The requirements found in the City and State Code for a public hearing have been met. A public hearing has taken place as part of the review process by the Planning Commission.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed code amendment should be compatible with the standards found in the general plan as well as current city code and policies. A decision by the City Council for approval or denial should be made based on those criteria.

SAMPLE MOTION TO APPROVE:

I move to approve of Ordinance 2024-07 amending section 3.23.060 of the Alpine Development Code and section 9.17 of the Municipal Code regarding shooting gallery standards.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve of Ordinance 2024-07 amending section 3.23.060 of the Alpine Development Code and section 9.17 of the Municipal Code regarding shooting gallery standards with the following conditions/changes:

- ****insert additional findings****

SAMPLE MOTION TO TABLE/DENY:

I move that Ordinance 2024-07 amending section 3.23.060 of the Alpine Development Code and section 9.17 of the Municipal Code regarding shooting gallery standards be tabled/denied based on the following:

SECTION 1: AMENDMENT “9.17 SHOOTING GALLERIES” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17 SHOOTING ~~GALLERIES~~RANGES

SECTION 2: AMENDMENT “9.17.010 LICENSE REQUIRED” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.010 ~~LICENSE~~APPROVAL REQUIRED

It is unlawful for any person, firm or corporation to operate or conduct a shooting ~~range gallery~~ of any kind in the city without having obtained necessary approval from the City. ~~a license therefor.~~ (1999 Code)

SECTION 3: AMENDMENT “9.17.020 PREMISES TO BE KEPT CLEAN” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.020 PREMISES TO BE KEPT CLEAN

Premises used for a shooting range galleries shall be kept in a clean and sanitary condition. (1999 Code)

SECTION 4: AMENDMENT “9.17.030 TARGETS AND SAFETY PRECAUTIONS” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.030 TARGETS AND SAFETY PRECAUTIONS

All shooting ~~ranges galleries~~ shall be meet the requirements for targets and safety as found in Alpine Development Code 3.23.0606 #4 Shooting Ranges. ~~located in a facility completely underground, with walls and ceiling of steel, concrete or other material sufficiently thick to prevent any bullet or arrow from piercing it, and so arranged that there will be no danger from ricocheting or deflected pieces of bullet. Also, targets shall be placed before a backstop of steel or other material sufficiently thick to prevent any bullet or arrow from piercing it, and so arranged that there will be no danger from ricocheting or deflected pieces of bullet. All shooting galleries shall comply with all applicable laws, rules and regulations regarding lead contamination.~~ (1999 Code)

SECTION 5: AMENDMENT “9.17.040 CONDUCT REGULATIONS” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.040 CONDUCT REGULATIONS

All persons present in any shooting range gallery shall conduct themselves in an orderly manner, and shall not make or cause to be made any loud or unnecessary noise. It is unlawful to gamble or bet in any such place. (1999 Code)

SECTION 1: AMENDMENT “3.23.060 Review Conditions And Criteria For Certain Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.23.060 Review Conditions And Criteria For Certain Conditional Uses

1. **Guest Houses** (Ord. 94-06, 5/24/94). Guest houses may be allowed as a conditional use, upon approval of the designated land use authority and subject to compliance with the following:
 - a. Guest Houses are listed as a conditional use within the zone.
 - b. The lot or parcel upon which the guesthouse is proposed to be placed shall have a lot area of not less than five (5) acres.
 - c. The guesthouse shall be located not less than 30 ft. to the rear of the primary dwelling and not closer than twelve (12) ft. to any side or rear property line.
 - d. The water and sewer service shall be the same as for the principal dwelling.
 - e. The hookup fees for a single-unit dwelling with a guest house shall be one and one-half (1 and 1/2) times the rate for a single family dwelling.
 - f. The guesthouse shall be an integral part of the site plan for the principle dwelling and attendant lot area. Vehicular access to the guest house shall be over the same driveway as for the primary dwelling, unless a secondary driveway can be accessed from another public right of way.
 - g. Prior to approval, a site plan showing the proposed location of the guesthouse and provision for utilities, vehicular access and other standards and conditions shall be submitted and approved by the Planning Commission.
 - h. Any person desiring to construct a guest house shall convey to the City water rights in the amount of 1/2 acre foot.
2. **Home Occupations** (Ord. 95-04, 2/28/95. Amended Ord. 08-18, 12/16/08; Ord. 2009- 14, 9/22/09; Ord. 2010-07, 5/11/10; Ord. 2010-11, 10/12/10; Ord. 2013-04, 3/12/13; Ord. 2014-06, 3/25/14; Ord. 2016-23, 11/09/16). Home occupations may be allowed as a conditional use, upon approval by the designated land use authority. All home occupations will be subject to compliance with the following:
 - a. Terms and Conditions.
 - i. Home occupations are listed as a conditional use in the zone.
 - ii. The home occupation is conducted entirely within the livable area of a dwelling or attached garage. Business outdoor activities such as swimming lessons, tennis lessons, horseback riding lessons or other similar activities as determined by the Planning Commission may be considered as a home occupation.
 - iii. The business activity of the Home Occupation carried out on the premises shall be conducted only by members of the residing family, except that not more than one person, not a member of the residing

- family, may be engaged in the conduct of the home occupation if such person is utilized in the capacity of a support function.
- iv. The home occupation does not involve the use of any accessory buildings or yard space for storage outside of the dwelling or attached garage.
 - v. The home occupation shall contain no facilities for the display of goods. Any sale of goods and services shall constitute a clearly incidental part of the operation of the home occupation.
 - vi. No commercial vehicles shall be stored at the premises except one delivery truck which does not exceed 12,000 gvw rated capacity.
 - vii. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling.
 - viii. Home occupation signs shall be limited to one (1) identification nameplate, not larger in area than two (2) square feet fastened to the home, and one (1) sign, not larger in area than one (1) square foot, fastened to the side of the mailbox structure at or below the level of the mail box. No off-site advertising signs shall be permitted.
 - ix. The home occupation shall not occupy an area not more than the equivalent of twenty-five percent (25%) of the livable area of the dwelling or 1000 square feet, whichever is less. The livable area does not include the garage.
 - x. The home occupation shall obtain a business license from the City.
 - xi. The activities of the home occupation shall not involve the use of hazardous materials or chemicals in amounts that will increase the hazard of fire or explosion. Activities of the home occupation shall not decrease safety to the structure or occupants of the dwelling or adjacent dwellings.
 - xii. The operation of the home occupation shall not produce any noise, smoke, glare, light, fumes, dust, electronic interference or similar condition which is discernible outside the dwelling.
 - xiii. The physical appearance, traffic, and other activities in connection with the home occupation will not be contrary to the intent of the zone in which the home occupation is located and, in the opinion of the Planning Commission, the activities of the home occupation will not depreciate surrounding property values or the quality of the area for residential purposes as determined by the Planning Commission.
 - xiv. A sexually-oriented business shall not be a home occupation.
 - xv. An automotive repair business shall not be a home occupation.
 - xvi. If the home occupation will have customers/clients coming to the home as part of the business, an inspection(s) of the business portion of the home is required to determine compliance with zoning, building, and life safety requirements. When no customers/clients will be coming to the home as part of the business, the applicant shall be required to submit the home business self fire inspection form.

- b. Commission May Attach Conditions. In order to achieve the objectives of this Code and to protect the health, safety and quality of life in the community the Planning Commission or City Planner may attach conditions to the granting of a home occupation consistent with the standards hereinabove stated.
- c. Continuing Obligation - Business License Required. All home occupations shall be operated in compliance with the conditions herein above set forth and any conditions which may be attached as part of the approval. Upon approval of a home occupation the applicant shall be eligible to acquire a business license to operate. Issuance of the Business License shall be conditioned upon continued performance of the conditions of approval and said license shall be refused or revoked upon failure of the owner and/or operator to maintain or operate the home occupation in accordance therewith.

The approval shall be valid for the remainder of the year in which it is first granted. Thereafter the approval will be extended for successive one year periods, commencing on January 1 of the calendar year, or such other date as the Council or City Planner may from time to time establish as the effective date for business licenses, provided (1) that the home occupation remains substantially the same as initially approved and (2) that the home occupation has remained active as evidenced by the acquisition of a valid business license for the previous year.

- 3. **Produce Stands** (Ord 96-05, 4/10/96). Incidental Produce Stands may be allowed as a conditional use, upon approval by the designated land use authority and subject to compliance with the following:
 - a. Intent. The Intent and purpose of this Part is to allow the operation of incidental produce stands which supply the local market with needed food and farm products produced primarily on the premises.
 - b. Terms and Conditions.
 - i. Incidental Produce Stands are listed as a conditional use in the zone.
 - ii. The property includes a minimum of five (5) acres.
 - iii. Products offered for sale should be consistent with the definition of Produce Stands; see DC 3.01.110.
 - iv. The Produce stand shall provide sufficient off-street parking space to safely accommodate the anticipated level of patrons and employees. The required off-street parking shall be in addition to the spaces required to meet the parking requirements of the primary use.
 - v. Each produce stand shall be entitled to one sign. Said sign shall have not more than thirty-two (32) sq. ft. of sign area and shall advertise only products of the lot. The sign shall not extend into the road right-of-way. Additional signage may be approved for parking and other items not related to advertisement.
 - vi. An annual business license to operate the produce stand shall be obtained from the City.
 - vii. The application shall include a detailed site plan showing the location of all dwellings and other buildings on the site and also all facilities

and areas intended for use in the production, processing, storage and sales of the products intended to be offered for sale on the premises.

4. **Shooting Ranges Galleries:** Shooting **Ranges Galleries** may be permitted as a conditional use. All shooting **ranges galleries** will be subject to compliance with Alpine City Code 9.17-Shooting **Ranges Galleries** and the following standards:
- a. All shooting **ranges galleries** shall be located in a facility completely underground by a minimum of 10 inches from ceiling of the shooting range to the ground level.
; with walls and ceiling of steel, concrete or other material sufficiently thick to prevent any bullet or arrow from piercing it, and so arranged that there will be no danger from ricocheting or deflected pieces of bullet and have internal baffling installed so that the ammunition discharged will be completely contained within the shooting range.
;
 - b. Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to exceed a maximum limit of sixty-five (65) dBA at the property line.
 - c. Targets shall be placed before a backstop of steel or other material sufficiently thick to prevent any bullet or arrow from piercing it, and so arranged that there will be no danger from ricocheting or deflected pieces of bullet or arrow.
 - d. All shooting **ranges galleries** shall comply with all applicable laws, rules and regulations regarding lead contamination.
 - e. Hours of operation shall be from 7:00 A.M. to 10:00 P.M. unless sound levels from the shooting range at the property line are forty (40) dBA or less. If forty (40) dBA or less sound levels are met, there shall be no limitation on hours of operation.
 - f. A site plan shall be approved by the Lone Peak Chief of Police.
 - g. All portions of the range shall be set back at a minimum of 12' from the nearest property line.
 - h. The minimum lot size shall be ½ of an acre.

(Ord. 94-06, 5/24/94; Amended by Ord. 2004-13, 9/28/04)

(Amended by Ordinance 2005-21 on 12/20/05)

**ALPINE CITY
ORDINANCE 2024-07**

**AN ORDINANCE AMENDING SECTION 3.23.060 OF THE ALPINE
DEVELOPMENT CODE AND 9.17 OF THE ALPINE MUNICIPAL CODE
AMENDING STANDARDS FOR RESIDENTIAL SHOOTING RANGES WITHIN
ALPINE CITY.**

WHEREAS, the Alpine City Council has reviewed the proposed amendments and deems it in the best interest of the health, safety, and welfare of Alpine City and its residents to amend section 3.23.060 of the Alpine Development Code and 9.17 of the Alpine City Municipal Code.

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “9.17 SHOOTING GALLERIES” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17 SHOOTING RANGES

SECTION 2: **AMENDMENT** “9.17.010 LICENSE REQUIRED” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.010 LICENSE REQUIRED

It is unlawful for any person, firm or corporation to operate or conduct a shooting range of any kind in the city without having obtained necessary approval from the City. . (1999 Code)

SECTION 3: **AMENDMENT** “9.17.020 PREMISES TO BE KEPT CLEAN” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.020 PREMISES TO BE KEPT CLEAN

Premises used for a shooting range shall be kept in a clean and sanitary condition. (1999 Code)

SECTION 4: **AMENDMENT** “9.17.030 TARGETS AND SAFETY PRECAUTIONS” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.030 TARGETS AND SAFETY PRECAUTIONS

All shooting ranges shall be meet the requirements for targets and safety as found in Alpine Development Code 3.23.0606 #4 Shooting Ranges. (1999 Code)

SECTION 5: **AMENDMENT** “9.17.040 CONDUCT REGULATIONS” of the Alpine City Municipal Code is hereby *amended* as follows:

AMENDMENT

9.17.040 CONDUCT REGULATIONS

All persons present in any shooting range shall conduct themselves in an orderly manner, and shall not make or cause to be made any loud or unnecessary noise. It is unlawful to gamble or bet in any such place. (1999 Code)

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____
Presiding Officer		Attest		

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Text Amendment Definitions

FOR CONSIDERATION ON: March 12th, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendments.

Review Type: Legislative

BACKGROUND INFORMATION:

To make the Development Code more efficient and avoid any confusion, city staff is recommending combining the definition sections of Chapter 3.01.110 Zoning and Chapter 4.03 Subdivision into one Chapter. This amendment will move all definitions in these chapters to 3.01.110 and add language to 4.03 to say the definitions are found in the other chapter. A change to the definition of Accessory Apartment to Accessory Dwelling Unit has also been changed to mirror the State Code language. The Planning Commission held a public hearing regarding this proposed change and made the following motion:

***MOTION:** Planning Commission member Michelle Schirmer moved to recommend approval of Ordinance 2024-08 consolidating definitions into chapter 3.01.110 and updating definitions to match state code. Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays. The motion passed.*

ALPINE CITY CODE

- DCA 3.01.110 Definitions
- DCA 4.03 Definitions

GENERAL PLAN:

N/A

PUBLIC NOTICE:

The requirements for a public hearing as outlined in the City and State Code have been met. A public hearing was held as part of the review of this item by the Planning Commission.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed code amendment should be compatible with the standards found in the general plan as well as current city code and policies. A decision by the City Council for approval or denial should be made based on those criteria.

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2024-08 consolidating definitions into chapter 3.01.110 and updating definitions to match state code.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Ordinance 2024-08 consolidating definitions into chapter 3.01.110 and updating definitions to match state code. with the following conditions/changes:

- ****insert additional findings****

SAMPLE MOTION TO TABLE/DENY:

I move Ordinance 2024-08 consolidating definitions into chapter 3.01.110 and updating definitions to match state code. be tabled/denied based on the following:

- ****insert finding****

SECTION 1:**AMENDMENT** “3.01.110 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.110 Definitions

~~**ACCESSORY APARTMENT.** A subordinate dwelling unit within and part of a principle dwelling and which has its own cooking, sleeping and sanitation facilities.~~

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

ACCESSORY DWELLING UNIT. A subordinate dwelling unit within and part of a principal dwelling and which has its own cooking, sleeping and sanitation facilities.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BLOCK. The land surrounded by streets or other rights-or-way, other than an alley, or land which is designated as a block or any recorded subdivision plat

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands

**ALPINE CITY
ORDINANCE 2024-08**

**AN ORDINANCE AMENDING SECTION 3.01.110 AND 4.03 OF THE ALPINE
DEVELOPMENT CODE AMENDING DEFINITIONS FOR ZONING AND
SUBDIVISIONS.**

WHEREAS, the Alpine City Planning Commission has reviewed proposed amendments to section 3.01.110 and 4.03 of the Alpine Development Code and held a public hearing on February 20th, 2024, pertaining to the proposed amendments;

WHEREAS, on February 20th, ,2024, the Planning Commission made a favorable recommendation of the proposed amendments to sections 3.01.110 and 4.03 of the Alpine Development Code;

WHEREAS, the Alpine City Council has reviewed the proposed amendments and deems it in the best interest of the health, safety, and welfare of Alpine City and its residents to amend section 3.01.110 and 4.03 of the Alpine Development Code

NOW THEREFORE, be it ordained by the Council of the Alpine City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “3.01.110 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

3.01.110 Definitions

ACCESSORY BUILDING. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel of land with the main building or use.

ACCESSORY DWELLING UNIT. A subordinate dwelling unit within and part of a principal dwelling and which has its own cooking, sleeping and sanitation facilities.

AGRICULTURE. The tilling of soil, the raising of crops, horticulture, the gardening, but not including the keeping or raising of domestic animals or fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, commercial egg production, or similar uses.

APIARY. Any place where one (1) or more colonies of bees are located.

AVERAGE SLOPE OF LOT. The average slope of a lot, expressed as the percent of slope, to be determined via computer modeling. AutoCAD or ESRI products are acceptable programs to be used for determining the average slope of lot; any other program must be pre-approved by the City Engineer.

BEEKEEPING EQUIPMENT. Anything used in the operation of an apiary, such as hive bodies, supers, frames, top and bottom boards, and extractors.

BLOCK. The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block or any recorded subdivision plat

BUILDABLE AREA. (Ord. 94-02, 2/8/94) A lot or portion thereof possessing all of the following physical characteristics:

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONDOMINIUM. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property as provided by state law.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, , green houses, storage buildings, and satellite dishes.

CROSSWALK or WALKWAY or PEDESTRIAN WAY. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a crosswalk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade- separated from vehicular traffic.

DESIGNATED BUILDABLE AREA. A lot or portion thereof possessing all of the following physical characteristics: (Added by Ord. 2004-13, 9/28/05)

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment .

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DRIVEWAY. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which the roadway is located.

DWELLING. Any building or portion thereof designed or used exclusively as the more or less permanent residence or sleeping place of one of more persons or families.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said properties. The easement may be for use on, under, or above said lot or lots.

ELECTRIC BICYCLE (CLASS 1). bicycle equipped with an electric motor that: has a power output of not more than 750 watts; has fully operational pedals on permanently affixed cranks; is fully operational as a bicycle without the use of the electric motor; provides assistance only when the rider is pedaling; and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. For the purpose of City ordinances, shall not be considered a motorized vehicle.

ENVIROMNETAL IMPACT STUDY. A study which is described by means of written narrative as well as maps, a geographical area in terms of existing: (1) slope, (2) soils, (3) water courses, (4) water table, (5) flood hazard areas, (6) geologic hazards, (7) vegetative types, (8) wildlife, (9) wildlife habitat, and (10) available urban services, i.e., electricity, gas, roads, schools, culinary water, sewage facilities, police and fire protection, (11) air quality and movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities. The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision. The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems.

ESSENTIAL FACILITIES. Utilities, sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation, or transmission line of fifty (50) KV or greater capacity, except by conditional use permit.

EXPOSED FACE OF RETAINING WALL. The part of a retaining wall that is above ground and visible. An exposed face of a retaining wall shall be considered visible from the nearest public right of way when the alignment of the wall is within 60 degrees of parallel to the nearest public right of way.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. “Family” does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FINAL PLAT. A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder.

FIRE PROTECTION. Such water supply, water lines, fire hydrants, and other protective devices as may be required in accordance with the provisions of this Ordinance.

FLOOD HAZARD. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

IMPROVEMENT. Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, street construction to required standards water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by the Subdivision Ordinance, Subdivision Regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed subdivision.

LAND, AGRICULTURAL. Land whose primary use is determined to be agricultural in the Land Use Element of the Alpine City General Plan, or which is included in an agricultural district in the Alpine Zoning Ordinance.

LAND, COMMERCIAL. Land whose optimum use is determined to be commercial in the Land Use Element of the Alpine City General Plan, or which is included in a commercial district in the Alpine Zoning Ordinance.

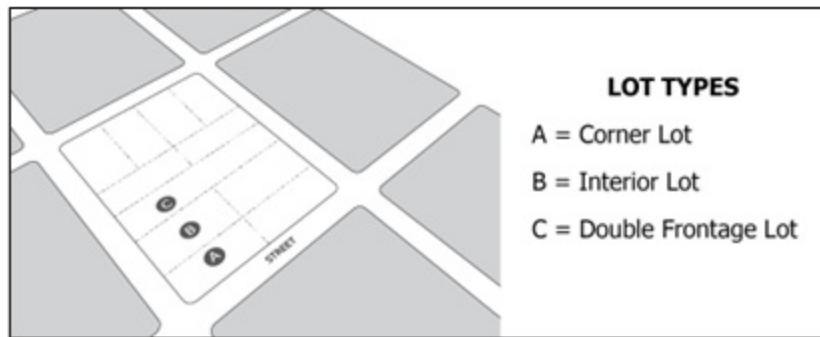
LAND, INDUSTRIAL. Land whose optimum use is determined to be industrial in the Land Use Element of the Alpine City General Plan, or which is included in an industrial or manufacturing district in the Alpine Zoning Ordinance.

LAND USE ELEMENT of the GENERAL PLAN. A coordinated plan which has been prepared and adopted for the purpose of guiding development of land use.

LIGHT TRESPASS. Light from an artificial source which can be measured on a neighboring property, and subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.

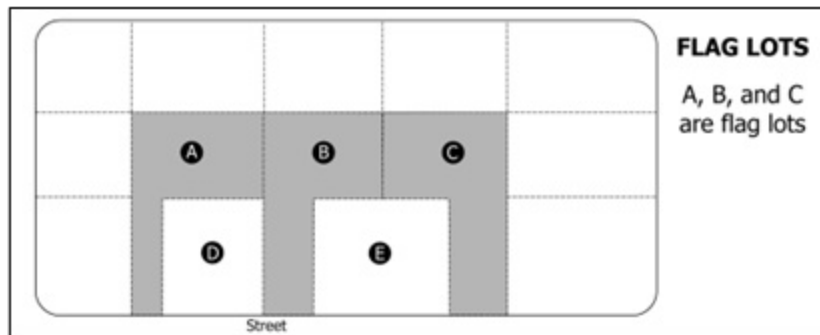
LOT. A tract of land regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the Office of the County Recorder.

LOT, CORNER. A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.



LOT, DOUBLE FRONTAGE. A lot where the front and rear lot lines both front on a street. See figure provided for “LOT, CORNER”.

LOT, FLAG. A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage.



LOT, INTERIOR. A lot other than a corner lot. See figure provided for “LOT, CORNER”.

LOT LINE ADJUSTMENT. A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with §10-9a-608 of Utah State Code (as amended) whether or not the lots are located in the same subdivision and with the consent of the owners of record. Lot line adjustment does not mean a new boundary line that creates an additional lot or constitutes a subdivision. Lot line adjustment does not include a boundary line adjustment made by the Utah Department of Transportation (UDOT).

MAJOR STREET PLAN. The most recently adopted "Alpine City Transportation Master Plan Map" which shows existing public streets and which has been officially adopted by the Planning Commission and City Council as the Major Street Plan

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

MUNICIPAL UTILITY EASEMENT. An easement that is created or depicted on a plat recorded in the Office of the County Recorder and is described as a municipal utility easement granted for public use; is not a protected utility easement or a public utility easement as defined in §54-3-27 of Utah State Code (as amended); the City or the City's affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, stormwater, or communications or data lines; is used or occupied with the consent of the City in accordance with an authorized franchise or other agreement; is used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use, or is described in §10-9a-529 of Utah State Code (as amended) by a specified public utility.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OFF-SITE. Of or pertaining to land, area or facilities not located within the boundaries of a final plat of a subdivision.

ON-SITE. Of or pertaining to land, area or facilities located within the boundaries of a final plat of a subdivision.

OUTDOOR LIGHTING. External lighting on a building or a property and any other artificial illumination of a property.

OUTDOOR RECREATION AREAS. Areas of a property used for recreation purposes, including but not limited to: soccer fields, sports courts, swimming pools, tennis courts, pickleball courts, basketball courts, sports fields, arenas, and other areas of recreation.

OWNER OCCUPANT. means, except as set forth in Subsection (3) of this definition:

1. an individual who:
 - a. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
 - b. occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or
2. an individual who:
 - a. is a trustor of a family trust which:
 - i. possesses fee title ownership to a dwelling unit;
 - ii. was created for estate planning purposes by one (1) or more trustors of the trust; and
 - b. occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. A person who meets the requirements of Subsections (1) and (2) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Planning and Zoning Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his or her primary residence as indicated by the following documents which show such person:
 - i. is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
 - ii. has claimed all income, deductions, and depreciation from the property on his or her tax returns for the previous year;

- iii. is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
 - iv. is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
 - v. is a full-time resident of Utah for Utah State income tax purposes.
- b. Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Planning and Zoning Department which shows such person:
 - i. has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
 - ii. is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
 - iii. is not listed as an owner on any insurance, utility, appraisal, or a agreement related to the property.
- c. Any person, or group of persons, who fails, upon request of the Planning and Zoning Department, to provide any of the documents set forth in Subsections (3)(a) or (3)(b) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PARCEL. Any real property that is not a lot. **PARCEL BOUNDARY ADJUSTMENT.** A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with §10-9a-524 of Utah State Code (as amended), if no additional parcel is created and none of the property identified in the agreement is a lot or the adjustment is to the boundaries of a single person's parcels. Parcel boundary adjustment does not mean an adjustment of a parcel boundary line that creates an additional parcel or constitutes a subdivision. Parcel boundary adjustment does not include a boundary line adjustment made by UDOT. **PERMANENT MONUMENT.** Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of the local jurisdiction for permanent monuments.

PERMITTED USE. A use of land for which no conditional use permit is required.

PLAT. An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah State Code (as amended). **POTENTIAL GEOLOGIC HAZARD AREA.** An area that is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area's potential for geologic hazard; or has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area. May be referred to in this title as "sensitive lands".

PRIMARY USE. The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary use's square footage.

PRODUCE STANDS. Any temporary or permanent structure, used for the sale of agricultural products, that is sited on the lot on which the majority of products being offered for sale have been grown. The agriculture products offered for sale must be primarily fresh whole fruits and or vegetables. Certain animal products may also be sold as part of the produce stand, these are limited to fresh eggs, raw milk, fresh cheese, fresh yogurt, raw honey, bees wax, honeycomb, butter, sour cream, and beef jerky.

PUBLIC HEARING. A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. **PUBLIC MEETING.** A meeting that is required to be open to the public under the Open and Public Meetings Act, §52-4 of Utah State Code (as amended).

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

REVIEW COMMENTS. Requests issued to an applicant by the City as part of the review cycle process, including requests for modifications to plats, plans, designs, reports, and studies submitted with the application, requests to supplement any incomplete information, document, or material submitted with or that was required to have been submitted with the application, and requests to correct any other deficiency with an application to ensure compliance with this Title and all other governing laws, land use regulations, applicable land use decisions, ordinances, and standards. **REVIEW CYCLE.** The process described in §10-9a-604.2 of Utah State Code (as amended), and described in this Title, consisting of one (1) full cycle of a subdivision applicant's submittal of a complete application, the City's review of that application, the City's response to that application, and the applicants reply to the City's response. **REVIEW RESPONSE.** The applicant's response to the City's review comments, including a written response addressing each review comment and the submission of revised, modified, or corrected plats, plans, and other information, documents, and materials.

SENSITIVE LANDS. Means the same as "geologic hazards" and "potential geological hazard areas" definitions. Sensitive lands shall also mean and include those lots or parcels as identified on the City's Sensitive Lands map.

SHORT TERM RENTAL. Temporary lodging or place of stay that is rented (including but not limited to: hotels, motels, bed and breakfast, boarding houses, etc.) for a period of thirty (30) consecutive days or less.

SITE PLAN. A plot of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, north point, scale, utility easements, vehicle access, and such other information as may be required by the Planning Commission.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

Sports Court. An outdoor hard-surfaced court (not including parking lots) designed for athletic purposes (i.e. basketball court, tennis court, pickleball court, etc.)

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STREETS, ROADS, and HIGHWAYS.

1. Street, Arterial. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated an arterial street on the Major Street Plan.
2. Street, Collector. A street, existing or proposed, of considerable continuity, which is the main means of access to arterial streets, and is designated a collector street on the Major Street Plan.
3. Street, Cul-de-sac. A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turnaround to the point of connection to the next intersection street. (DCA 4.07.040 Part 9, Subdivision Ordinance)
4. Street, Frontage, or Frontage Road. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.
5. Street, Minor. A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood and to give access to abutting properties.
6. Street, Partial, Width. A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as frontage.
7. Street, Public. A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority.
8. Street Right-of-Way. That portion of land dedicated to public use for street and utility purposes.
9. Street, Stub. A street or road extending from within a subdivision boundary and terminating there; with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

SUBDIVIDER. Any person, firm, corporation, partnership or association who causes land to be divided into two or more parcels of land for himself or others. **SUBDIVISION.** Any land that is divided, subdivided, or proposed to be divided into two (2) or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. The term "Subdivision includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

Subdivision does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
3. A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into the one (1) legal description encompassing all such parcels or joining a lot to parcel;
4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
6. A parcel boundary adjustment;
7. A lot line adjustment;
8. A road, street, or highway dedication plat;
9. A deed or easement for a road, street, or highway purpose; or
10. Any other division of land authorized by law.

SUBDIVISION AMENDMENT. An amendment to a recorded subdivision in accordance with §10-9a-608 of Utah State Code (as amended) that vacates all or a portion of the subdivision; alters the outside boundary of the subdivision; changes the number of lots within the subdivision; alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision. Subdivision amendment does not include a lot line adjustment between a single lot of an adjoining lot or parcel that alters the outside boundary of the subdivision. **SUBDIVISION IMPROVEMENT PLANS.** The civil engineering plans, grading and landscaping plans, drawings, details, specifications, and other technical or engineered plans or designs associated with required infrastructure, City controlled utilities, and public landscaping required for a subdivision. **SUBDIVISION REQUIREMENTS.** Those requirements that are adopted by the City and applicable County or State entities for the necessary and proper development of a proposed subdivision. Includes all applicable zoning regulations, governing laws, land use regulations, applicable land use decisions, ordinances, standards, designs and specifications. **SUSPECT SOIL.** Soil that has a high susceptibility for volumetric change, typically clay-rich, having more than a three percent (3%) swell potential, bedrock units with high shrink or swell susceptibility, or gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features. **VICINITY MAP (Location Map).** A map or drawing showing where a subdivision, or proposed subdivision is located.

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

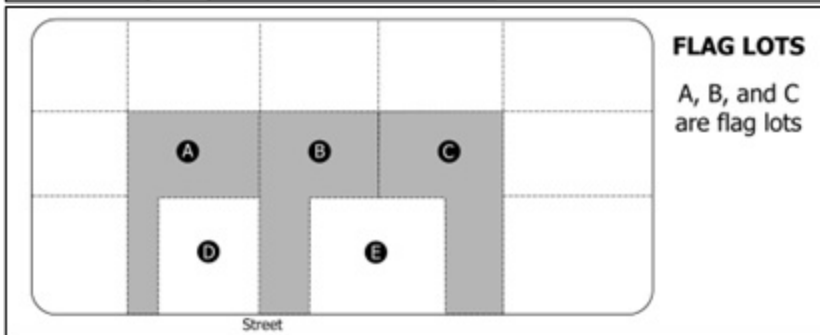
(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

SECTION 2: **AMENDMENT** “4.03.010 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

4.03.010 Definitions

For Definitions refer to Alpine Development Code 3.01.110



PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummeler	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____
Presiding Officer		Attest		

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

- subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
 4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
 5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
 6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

BUILDING. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

CIVIC BUILDING. A structure owned by the City and used for governmental purposes, including administrative buildings (City Hall) fire stations, police stations, libraries, but not including shop and repair facilities.

COLONY. Bees in a hive including queens, workers, or drones.

CONDITIONAL USE. A use of land that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONDOMINIUM. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property as provided by state law.

CUSTOMARY RESIDENTIAL ACCESSORY STRUCTURE. A structure constructed on the same zoning lot as a dwelling and which is intended for the incidental and exclusive use of the residents of said dwelling, including but not limited to detached garages, carports, , green houses, storage buildings, and satellite dishes.

CROSSWALK or WALKWAY or PEDESTRIAN WAY. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a crosswalk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade- separated from vehicular traffic.

DESIGNATED BUILDABLE AREA. A lot or portion thereof possessing all of the following physical characteristics: (Added by Ord. 2004-13, 9/28/05)

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands

- subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
 4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;
 5. The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and
 6. The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment .

DEVELOPMENT. Any change to a parcel of ground, which alters it from its natural state in any way. This includes clearing, excavation, grading, installation of any infrastructure or erection of any types of buildings.

DRIVEWAY. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which the roadway is located.

DWELLING. Any building or portion thereof designed or used exclusively as the more or less permanent residence or sleeping place of one of more persons or families.

DWELLING CLUSTER. A Group of three (3) or more single-unit detached Dwellings whose respective Buildable Areas are located no more than 400 feet from one Buildable Area to the next closest Buildable Area as measured from the midpoint of each Buildable Area.

DWELLING UNIT. One or more rooms in a building or portion thereof designed, occupied, or intended as a residence for a family with complete and independent facilities for living, sleeping, eating, cooking, and sanitation provided within the dwelling unit. See also Dwelling, Single Family.

DWELLING, MULTIPLE-UNIT. A building arranged to be occupied by two (2) or more families, the structure having two (2) or more attached dwelling units.

DWELLING, SINGLE FAMILY. A building arranged or designed to include only one (1) dwelling unit occupied by one (1) family, including extended living areas or an accessory apartment which may be approved as provided elsewhere in this Code.

EASEMENT. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said properties. The easement may be for use on, under, or above said lot or lots.

ELECTRIC BICYCLE (CLASS 1). bicycle equipped with an electric motor that: has a power output of not more than 750 watts; has fully operational pedals on permanently affixed cranks; is fully operational as a bicycle without the use of the electric motor; provides assistance only when the rider is pedaling; and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour. For the purpose of City ordinances, shall not be considered a motorized vehicle.

ENVIROMNETAL IMPACT STUDY. A study which is described by means of written narrative as well as maps, a geographical area in terms of existing: (1) slope, (2) soils, (3) water courses, (4) water table, (5) flood hazard areas, (6) geologic hazards, (7) vegetative types, (8) wildlife, (9) wildlife habitat, and (10) available urban services, i.e., electricity, gas, roads, schools, culinary water, sewage facilities, police and fire protection, (11) air quality and movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities. The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision. The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems.

ESSENTIAL FACILITIES. Utilities, sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation, or transmission line of fifty (50) KV or greater capacity, except by conditional use permit.

EXPOSED FACE OF RETAINING WALL. The part of a retaining wall that is above ground and visible. An exposed face of a retaining wall shall be considered visible from the nearest public right of way when the alignment of the wall is within 60 degrees of parallel to the nearest public right of way.

FAMILY. An individual or two (2) or more persons related by blood, marriage, adoption, or guardianship; or a group of not more than four (4) persons, (excluding domestic help) who are not related, living in a dwelling unit as a single housekeeping unit and using common cooking facilities. "Family" does not exclude the care of foster children.

FENCES. A fence shall include any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screen, wall, hedge, or continuous growth of shrubs with the purpose of preventing passage or view across a boundary or lot line. (Ord. 2004-13, 9/28/04)

1. Privacy fences are structures where the field of vision through the fence is less than 50%.
2. Open-style fences are structures where the field of vision through the fence is 50% or greater.

FINAL PLAT. A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder.

FIRE PROTECTION. Such water supply, water lines, fire hydrants, and other protective devices as may be required in accordance with the provisions of this Ordinance.

FLOOD HAZARD. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

FRONTAGE. The width of the lot or parcel of land measured at the required front setback-line.

GARAGE/CARPORT (PRIVATE). A structure for the parking or temporary storage of automobiles, but which does not involve commercial repairing or storage.

GEOLOGIC HAZARD. A hazard inherent in the surface or subsurface of the earth or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to movement, failure, or shifting of earth.

GROUP LIVING ARRANGEMENT. A group living or congregate living arrangement where groups of more than four unrelated persons live together in a single dwelling unit, including, but not limited to, a batching apartment, Congregate Living Unit, Assisted Living Facility, Nursing Care Facility, Residential Facility for Persons With a Disability, dormitory, student housing, fraternity, club, institutional group, half-way house, or similar group living or congregate living arrangement.

GUEST HOUSE. An accessory building constructed on the same zoning lot as the principle Single-Unit dwelling to be used for temporary occupancy.

HANDICRAFT PRODUCTION. Production of an individual's one-of-a-kind objects for sale on the site.

HELICOPTER. A manned aircraft in which lift, flight and landing is achieved by means of one or more power-driven horizontal propellers.

HELIPORT. An area on land or upon a building or structure set aside and used for the landing or takeoff of helicopters or other manned rotary wing aircrafts capable of vertical takeoff or landing.

HIVE. A frame hive, box hive, box, barrel, log, gum skep, or other artificial or natural receptacle which may be used to house bees.

HOME OCCUPATION. Any gainful occupation, service, profession or similar activity conducted in a consistent and ongoing manner within a dwelling. Business activity consisting primarily of the sale of goods produced elsewhere on the premises (i.e. retail sales establishment) shall not qualify as a home occupation.

HOBBY BEEKEEPER. A person who owns or has charge of eight (8) or fewer hives of bees.

HONEYBEE. The common honeybee, *Apis mellifera* species, at any stage of development, but not including the African honeybee, *Apis mellifera scutellata* species, or any hybrid thereof.

HOUSEHOLD PETS. Animals or fowl ordinarily permitted to a residence and kept for company or pleasure, such as dogs, cats, fish and canaries. Household pets do not include inherently or potentially dangerous animals or fowl, or those normally considered agricultural livestock.

IMPERVIOUS MATERIAL. Matter that is impenetrable as by moisture.

IMPROVEMENT. Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, street construction to required standards water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by the Subdivision Ordinance, Subdivision Regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed subdivision.

LAND, AGRICULTURAL. Land whose primary use is determined to be agricultural in the Land Use Element of the Alpine City General Plan, or which is included in an agricultural district in the Alpine Zoning Ordinance.

LAND, COMMERCIAL. Land whose optimum use is determined to be commercial in the Land Use Element of the Alpine City General Plan, or which is included in a commercial district in the Alpine Zoning Ordinance.

LAND, INDUSTRIAL. Land whose optimum use is determined to be industrial in the Land Use Element of the Alpine City General Plan, or which is included in an industrial or manufacturing district in the Alpine Zoning Ordinance.

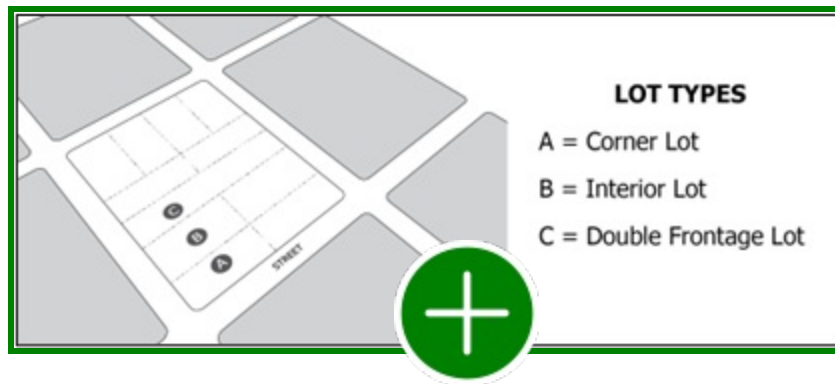
LAND USE ELEMENT of the GENERAL PLAN. A coordinated plan which has been prepared and adopted for the purpose of guiding development of land use.

LIGHT TRESPASS. Light from an artificial source which can be measured on a neighboring property, and subject to the foregoing, the maximum allowed vertical illuminance at any point on the plane of the property line is 0.1 foot-candles.

LOT. A parcel or unit of land describable either by metes and bounds, or by other legal plat designation held or intended to be held in separate ownership or leasehold or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale of land resulting from the division of a larger tract into smaller units. Lots shall be generally rectangular in nature, and shall have no more than five sides without an exception being recommended by the Planning Commission and approved by the City Council; the front of a property, located at the front right of way, does not count against this requirement. **LOT, CORNER.** Shall mean a lot located at the junction of and fronting on two (2) or more intersecting streets.

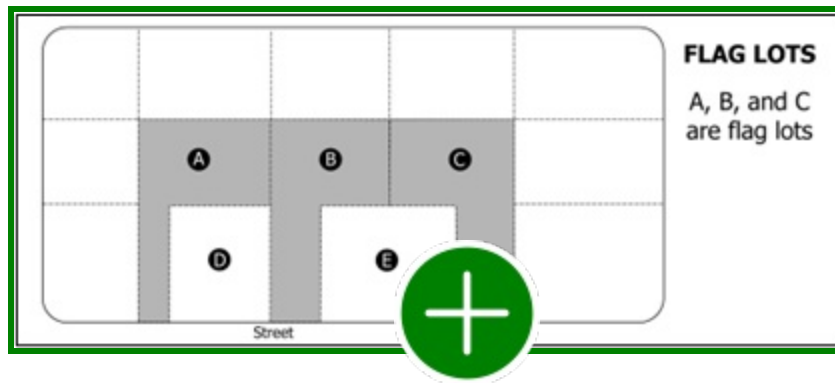
LOT. A tract of land regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the Office of the County Recorder.

LOT, CORNER. A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.



LOT, DOUBLE FRONTAGE. A lot where the front and rear lot lines both front on a street. See figure provided for “LOT, CORNER”.

LOT, FLAG. A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the street frontage.



LOT, INTERIOR. A lot other than a corner lot. See figure provided for “LOT, CORNER”.

LOT LINE ADJUSTMENT. A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with §10-9a-608 of Utah State Code (as amended) whether or not the lots are located in the same subdivision and with the consent of the owners of record. Lot line adjustment does not mean a new boundary line that creates an additional lot or constitutes a subdivision. Lot line adjustment does not include a boundary line adjustment made by the Utah Department of Transportation (UDOT).

MAJOR STREET PLAN. The most recently adopted "Alpine City Transportation Master Plan Map" which shows existing public streets and which has been officially adopted by the Planning Commission and City Council as the Major Street Plan

MOBILE HOME. A detached dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailer or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such dwelling unit on a foundation shall not remove such unit from classification as a mobile home. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the Uniform Building Code and which are finished with exterior building material that is typical of permanent residential buildings.

MUNICIPAL UTILITY EASEMENT. An easement that is created or depicted on a plat recorded in the Office of the County Recorder and is described as a municipal utility easement granted for public use; is not a protected utility easement or a public utility easement as defined in §54-3-27 of Utah State Code (as amended); the City or the City’s affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, stormwater, or communications or data lines; is used or occupied with the consent of the City in accordance with an authorized franchise or other agreement; is used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use, or is described in §10-9a-529 of Utah State Code (as amended) by a specified public utility.

NON-CONFORMING USE. A building or structure, or portion thereof, or use of a building or land which does not conform to use regulations for the district in which it is situated, but which is in conformity with said regulations, if any, at the time of its establishment.

OFF STREET PARKING. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.

OFFICE, PROFESSIONAL. A building or space used by persons such as accountants, architects, artists, dentists, designers, engineers, lawyers, physicians, realtors, teachers, and others who, by virtue of training and for license, are qualified to perform services of a professional nature, and where storage of goods and sale of merchandise is minimal and secondary to performance of the service.

OFF-SITE. Of or pertaining to land, area or facilities not located within the boundaries of a final plat of a subdivision.

ON-SITE. Of or pertaining to land, area or facilities located within the boundaries of a final plat of a subdivision.

OUTDOOR LIGHTING. External lighting on a building or a property and any other artificial illumination of a property.

OUTDOOR RECREATION AREAS. Areas of a property used for recreation purposes, including but not limited to: soccer fields, sports courts, swimming pools, tennis courts, pickleball courts, basketball courts, sports fields, arenas, and other areas of recreation.

OWNER OCCUPANT. means, except as set forth in Subsection (3) of this definition:

1. an individual who:
 - a. possesses, as shown by a recorded deed, fifty (50) percent or more ownership in a dwelling unit; and
 - b. occupies the dwelling unit with a bonafide intent to make it his or her primary residence; or
2. an individual who:
 - a. is a trustor of a family trust which:
 - i. possesses fee title ownership to a dwelling unit;
 - ii. was created for estate planning purposes by one (1) or more trustors of the trust; and
 - b. occupies the dwelling unit owned by the family trust with a bonafide intent to make it his or her primary residence. Each living trustor of the trust shall so occupy the dwelling unit except for a trustor who temporarily resides elsewhere due to a disability or infirmity. In such event, the dwelling unit shall nevertheless be the domicile of the trustor during the trustor's temporary absence.
3. A person who meets the requirements of Subsections (1) and (2) of this definition shall not be deemed an owner occupant if the property on which the dwelling unit is located has more than one (1) owner and all owners of the property do not occupy the dwelling unit with a bona fide intent to make the dwelling unit their primary residence.
 - a. A claim that a person is not an owner occupant may be rebutted only by documentation, submitted to the Planning and Zoning Department, showing that the person who occupies the dwelling unit has a bona fide intent to make the dwelling unit his or her primary residence as indicated by the following documents which show such person:

- i. is listed as a primary borrower on documents for any loan presently applicable to the property where the dwelling unit is located;
 - ii. has claimed all income, deductions, and depreciation from the property on his or her tax returns for the previous year;
 - iii. is the owner listed on all rental documents and agreements with tenants who occupy the dwelling unit, including any accessory apartment;
 - iv. is the owner listed on all insurance, utility, appraisal, or other contractual documents related to the property; and
 - v. is a full-time resident of Utah for Utah State income tax purposes.
- b. Any person who claims to be an owner of the dwelling unit, but who does not occupy it, shall provide documentation to the Planning and Zoning Department which shows such person:
- i. has not claimed any income, tax deduction, or depreciation for the property on the person's tax returns for the previous year;
 - ii. is not listed as an owner on any rental document or agreement with any tenant who occupies the dwelling unit, including any accessory apartment; and
 - iii. is not listed as an owner on any insurance, utility, appraisal, or a agreement related to the property.
- c. Any person, or group of persons, who fails, upon request of the Planning and Zoning Department, to provide any of the documents set forth in Subsections (3)(a) or (3)(b) of this definition or who provides a document showing that ownership of a dwelling unit is shared among persons who do not all occupy the dwelling unit shall mean for the purpose of this Title that such person or persons shall not be deemed an "owner occupant" of the dwelling unit in question.

OPEN SPACE. The use of land which leaves soil generally undisturbed and upon which natural vegetation, whether or not native to the area, occupies the major visible aspect of the land.

PARCEL. Any real property that is not a lot. **PARCEL BOUNDARY ADJUSTMENT.** A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with §10-9a-524 of Utah State Code (as amended), if no additional parcel is created and none of the property identified in the agreement is a lot or the adjustment is to the boundaries of a single person's parcels. Parcel boundary adjustment does not mean an adjustment of a parcel boundary line that creates an additional parcel or constitutes a subdivision. Parcel boundary adjustment does not include a boundary line adjustment made by UDOT. **PERMANENT MONUMENT.** Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of the local jurisdiction for permanent monuments.

PERMITTED USE. A use of land for which no conditional use permit is required.

PLAT. An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah State Code (as amended). **POTENTIAL GEOLOGIC HAZARD AREA.** An area that is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area’s potential for geologic hazard; or has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area. May be referred to in this title as “sensitive lands”.

PRIMARY USE. The main use to which the premises is devoted and the primary purpose for which the premises exists. An ancillary use's square footage shall not exceed the primary use's square footage.

PRODUCE STANDS. Any temporary or permanent structure, used for the sale of agricultural products, that is sited on the lot on which the majority of products being offered for sale have been grown. The agriculture products offered for sale must be primarily fresh whole fruits and or vegetables. Certain animal products may also be sold as part of the produce stand, these are limited to fresh eggs, raw milk, fresh cheese, fresh yogurt, raw honey, bees wax, honeycomb, butter, sour cream, and beef jerky.

PUBLIC HEARING. A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. **PUBLIC MEETING.** A meeting that is required to be open to the public under the Open and Public Meetings Act, §52-4 of Utah State Code (as amended).

PUBLIC USE. A use operated or supervised exclusively by a public body, such use having the purpose of serving the public health, safety, or general welfare, and including uses such as public schools, parks, playgrounds, and other recreational facilities, administrative and service facilities, and public utilities.

QUASI PUBLIC USE. A use operated by a private non-profit educational, religious, recreational, charitable or philanthropic institution, having the primary purpose of serving the general public, such as churches, private schools, hospitals and similar uses.

REASONABLE ACCOMMODATION. A reasonable change in any rule, policy, practice, or service necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling when compared to similarly-situated persons or groups.

RECREATION, PUBLIC. Recreation facilities operated by a public agency and open to the public with or without a fee.

RESIDENCE. A dwelling unit where an individual or family is actually domiciled at a given point in time and not a place of temporary sojourn or transient visit. Temporary sojourn or transient visit shall be thirty (30) days or less.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY. A residence in which no more than eight (8) unrelated persons with a disability resides and which is:

1. Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, of the Utah Code, Licensure of Programs and Facilities; or
2. Licensed or certified by the Department of Human Health under Title 26, Chapter 21, Health Care Facilities Licensing and Inspection Act.

RETAINING WALL. Any structure designed to resist the lateral displacement of soil or other materials. Examples include block walls, rock walls, concrete walls and segmented walls. A retaining wall is not considered a fence.

REVIEW COMMENTS. Requests issued to an applicant by the City as part of the review cycle process, including requests for modifications to plats, plans, designs, reports, and studies submitted with the application, requests to supplement any incomplete information, document, or material submitted with or that was required to have been submitted with the application, and requests to correct any other deficiency with an application to ensure compliance with this Title and all other governing laws, land use regulations, applicable land use decisions, ordinances, and standards. **REVIEW CYCLE.** The process described in §10-9a-604.2 of Utah State Code (as amended), and described in this Title, consisting of one (1) full cycle of a subdivision applicant's submittal of a complete application, the City's review of that application, the City's response to that application, and the applicants reply to the City's response. **REVIEW RESPONSE.** The applicant's response to the City's review comments, including a written response addressing each review comment and the submission of revised, modified, or corrected plats, plans, and other information, documents, and materials. **SENSITIVE LANDS.** Means the same as "geologic hazards" and "potential geological hazard areas" definitions. Sensitive lands shall also mean and include those lots or parcels as identified on the City's Sensitive Lands map.

SHORT TERM RENTAL. Temporary lodging or place of stay that is rented (including but not limited to: hotels, motels, bed and breakfast, boarding houses, etc.) for a period of thirty (30) consecutive days or less.

SITE PLAN. A plot of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, north point, scale, utility easements, vehicle access, and such other information as may be required by the Planning Commission.

SIGN. Any device for visual communication to the public displayed out-of-doors, including signs painted on exterior walls, and interior illuminated signs, to be viewed from out-of-doors, but not including a flag, badge, or ensign of any government or government agency.

Sports Court. An outdoor hard-surfaced court (not including parking lots) designed for athletic purposes (i.e. basketball court, tennis court, pickleball court, etc.)

STREET, PUBLIC. A thoroughfare which has been dedicated and accepted by proper public authority (or abandoned to the public) or a thoroughfare not less than twenty-four (24) feet wide which has been made public by right of use and which affords the principal means of access to abutting property.

STREETS, ROADS, and HIGHWAYS.

1. Street, Arterial. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated an arterial street on the Major Street Plan.
2. Street, Collector. A street, existing or proposed, of considerable continuity, which is the main means of access to arterial streets, and is designated a collector street on the Major Street Plan.
3. Street, Cul-de-sac. A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turnaround to the point of connection to the next intersection street. (DCA 4.07.040 Part 9, Subdivision Ordinance)
4. Street, Frontage, or Frontage Road. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.
5. Street, Minor. A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood and to give access to abutting properties.
6. Street, Partial, Width. A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as frontage.
7. Street, Public. A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority.
8. Street Right-of-Way. That portion of land dedicated to public use for street and utility purposes.
9. Street, Stub. A street or road extending from within a subdivision boundary and terminating there; with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system.

STRUCTURE. Anything constructed, the use of which requires fixed location upon the ground, or attached to something having a fixed location upon the ground, and which creates an impervious material on or above the ground; definition includes "building."

SUBDIVIDER. Any person, firm, corporation, partnership or association who causes land to be divided into two or more parcels of land for himself or others. **SUBDIVISION.** Any land that is divided, subdivided, or proposed to be divided into two (2) or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. The term "Subdivision includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

Subdivision does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created;
3. A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into the one (1) legal description encompassing all such parcels or joining a lot to parcel;
4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance;
5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority;
6. A parcel boundary adjustment;
7. A lot line adjustment;
8. A road, street, or highway dedication plat;
9. A deed or easement for a road, street, or highway purpose; or
10. Any other division of land authorized by law.

SUBDIVISION AMENDMENT. An amendment to a recorded subdivision in accordance with §10-9a-608 of Utah State Code (as amended) that vacates all or a portion of the subdivision; alters the outside boundary of the subdivision; changes the number of lots within the subdivision; alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision. Subdivision amendment does not include a lot line adjustment between a single lot of an adjoining lot or parcel that alters the outside boundary of the subdivision. **SUBDIVISION IMPROVEMENT PLANS.** The civil engineering plans, grading and landscaping plans, drawings, details, specifications, and other technical or engineered plans or designs associated with required infrastructure, City controlled utilities, and public landscaping required for a subdivision. **SUBDIVISION REQUIREMENTS.** Those requirements that are adopted by the City and applicable County or State entities for the necessary and proper development of a proposed subdivision. Includes all applicable zoning regulations, governing laws, land use regulations, applicable land use decisions, ordinances, standards, designs and specifications. **SUSPECT SOIL.** Soil that has a high susceptibility for volumetric change, typically clay-rich, having more than a three percent (3%) swell potential, bedrock units with high shrink or swell susceptibility, or gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features. **VICINITY MAP (Location Map).** A map or drawing showing where a subdivision, or proposed subdivision is located.

YARD. A required space on a lot other than a court, unoccupied and unobstructed from the ground upward, by buildings, except as otherwise provided herein.

YARD, FRONT. A space between the front of the main building on a lot and the front lot line or line of an abutting street or right-of-way and extending across the full width of a lot. The depth (or setback) of the front yard is the minimum distance between the front lot line, and the front-most part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches, and decks).

YARD, REAR. A space between the back wall of the nearest main building extending the full width of the lot and the lot line that is most distant from, and is most nearly parallel with, the front lot line. If the rear lot line is less than ten feet (10') in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a ten foot (10') line parallel to the front line, lying wholly within the lot for the purpose of establishing the minimum rear yard. The depth (or setback) of the rear yard is the minimum distance between the rear lot line and the rearmost part of the primary structure of the nearest main building at the foundation level.

(Primary structure includes overhangs, porches and decks. See drawing in Appendix A). (Ord. 2004-13, 9/28/04)

YARD, SIDE. A yard that is neither a front yard nor a rear yard. The depth (or setback) of the side yard is the minimum distance between the side lot line and the nearest part of the primary structure of the nearest main building at the foundation level. (Primary structure includes overhangs, porches and decks).

ZONING LOT (Ord. 94-02, 2/8/94). A lot or parcel of land which:

1. Meets all area (lot size), frontage (width), setback (yard), and other zoning requirements applicable within the zone in which it is located;
2. Abuts upon and has direct access to a street which has been dedicated to the City or otherwise accepted by the City as a City Street;
3. Is served by the minimum level of improvements required for issuance of a building permit or for which the construction of the minimum level of improvements is secured through the posting of a performance guarantee; and
4. Is shown as a separate lot on the final plat of a subdivision or similar development, which has been approved in accordance with the applicable ordinance, or is legally exempted from compliance with said ordinance. A parcel which is part of an unapproved or illegal subdivision shall not qualify as a zoning lot.

(Amended by Ord. 2004-14 on 9/28/04; Ord. 2009-16, 10/13/09; Ord. 20011-06, 03/08/11; Ord. 2011-12, 10/25/11; Ord. 2014-11, 6/24/14; Ord. 2015-02, 02/10/15; Ord. 2015-07, 05/26/15)

SECTION 2:**AMENDMENT** “4.03.010 Definitions” of the Alpine City Development Code is hereby *amended* as follows:

AMENDMENT

4.03.010 Definitions

For Definitions refer to Alpine Development Code 3.01.110

~~Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure;" the words "used" and "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory; and the word "may" is permissive; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word "lot" includes the words plot, or parcel. Words used in this Ordinance but not defined herein shall have the meaning as defined in any other Ordinance adopted by the City of Alpine. Administrative Land Use Authority. An individual, board, or commission, appointed or employed by the City, including City Staff or the City's Planning Commission. Administrative land use authority does not include the City Council or a member of the City Council. Appeal Authority. The person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance. Average Slope. The definition shall conform with that in the Alpine Zoning Ordinance, DCA 3.01.110 Part 4. Block. The land surrounded by streets or other rights-of-way, other than an alley, or land which is designated as a block or any recorded subdivision plat. Building Official. Building official is the official, or his duly authorized deputy, charged with the administration and enforcement of this ordinance. Condominium. The ownership of a single unit in a multi-unit project together with an undivided interest in common in the common areas and facilities of the property as provided by state law. Crosswalk or Walkway or Pedestrian Way. A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind; a cross-walk or walkway or pedestrian-way may be located within or without a street right-of-way, at grade, or grade-separated from vehicular traffic. Designated Buildable Area. A lot or portion thereof possessing all of the following physical characteristics: (Added by Ord. 2004-13, 9/28/05) Development Agreement. A written agreement or amendment to a written agreement between the City and one (1) or more parties that regulates or controls the use or development of a specific area of land. Development agreement does not include an improvement completion assurance. Driveway. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the lot on which the roadway is located. Dwelling. Any building or portion thereof designed or used exclusively as the more or less permanent residence or sleeping place of one or more persons or families. Easement. That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner(s) of said properties. The easement may be for use on;~~

under, or above said lot or lots. Environmental Impact Study. A study which is described by means of written narrative as well as maps, a geographical area in terms of existing: (1) slope, (2) soils, (3) water courses, (4) water table, (5) flood hazard areas, (6) geologic hazards, (7) vegetative types, (8) wildlife, (9) wildlife habitat, and (10) available urban services, i.e., electricity, gas, roads, schools, culinary water, sewage facilities, police and fire protection, (11) air quality and movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities. The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision. The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems. Essential Facilities. Utilities, sanitary and public safety facilities provided by a public utility or other governmental agency for overhead or surface or underground services, excluding any building, electrical substation or transmission line of fifty (50) KV or greater capacity, except by conditional use permit. Final Plat. A subdivision map prepared in accordance with the provisions of this Ordinance, which is designed to be placed on record in the office of the County Recorder. Fire Protection. Such water supply, water lines, fire hydrants, and other protective devices as may be required in accordance with the provisions of this Ordinance. Flood Hazard. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses. Frontage. The width of the lot or parcel of land measured at the required front setback lines. Geological Hazard. A hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property, or improvements, due to the movements, failure or shifting of the earth. Improvement. Work, objects, devices, facilities, or utilities required to be constructed or installed in a subdivision. Such improvements may include, but are not limited to, street construction to required standards water facilities, sewer facilities, sidewalks, curbs and gutters, drainage facilities, street trees, street signs, street lights, traffic control or safety devices, fire hydrants, and such other facilities or construction required by the Subdivision Ordinance, Subdivision Regulations, or by the Planning Commission and/or City Council for the necessary proper development of the proposed subdivision. Improvement Completion Assurance. A surety bond, financial institution bond, cash, an escrow bond, or other equivalent security required by the City to guarantee the proper completion of landscaping or an infrastructure improvement required as a condition precedent to recording a subdivision plat or development of a commercial, industrial, mixed-use, or multi-family project. Improvement Warranty. An applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement complies with the City's written standards for design, materials, and workmanship; and will not fail in any material respect, as a result of poor workmanship or materials within the improvement warranty period. Improvement Warranty Period. A period no later than one (1) year after the City's acceptance of required landscaping; or no later than one (1) year after the City's acceptance of required infrastructure, unless the City determines for good cause that a one (1) year period would be inadequate to protect the public health, safety, and welfare; and has substantial evidence on record of prior poor performance by the applicant or that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the applicant to mitigate the suspect soil. Land, Agricultural.

Land whose primary use is determined to be agricultural in the Land Use Element of the Alpine City General Plan, or which is included in an agricultural district in the Alpine Zoning Ordinance.

Land, Commercial. Land whose optimum use is determined to be commercial in the Land Use Element of the Alpine City General Plan, or which is included in a commercial district in the Alpine Zoning Ordinance.

Land, Industrial. Land whose optimum use is determined to be industrial in the Land Use Element of the Alpine City General Plan, or which is included in an industrial or manufacturing district in the Alpine Zoning Ordinance.

Land Use Applicant. A property owner, or the property owner's designee, who submits a land use application regarding the property owner's land. May also be known and referred to in this title as "applicant(s) or developer(s)".

Land Use Application. An application that is required by the City and submitted by a land use applicant to obtain a land use decision, and does not mean an application to enact, amend, or repeal a land use regulation. May also be known and referred to in this title as "application(s)".

Land Use Authority. A person, board, commission, agency, or body including the City Council, designated by the City Council to act upon a land use application; or if the City Council has not designated a person, board, commission, agency, or body, the City Council.

Land Use Decision. An administrative decision of a land use authority or appeal authority regarding a land use permit or a land use application. May also be known and referred to in this title as a "decision".

Land Use Element of the General Plan. A coordinated plan which has been prepared and adopted for the purpose of guiding development of land use.

Land Use Permit. A permit issued by the Land Use Authority.

Land Use Regulation. A legislative decision enacted by ordinance, law, code, map, resolution, specification, fee or rule that governs the use or development of land. Includes the adoption or amendment of a zoning map or the text of the zoning code and does not include a land use decision of the city council acting as the land use authority even if the decision is expressed in a resolution or ordinance; or a temporary revision to an engineering specification that does not materially increase a land use applicant's cost of development compared to the existing specification or impact a land use applicant's use of land.

Lot. A tract of land regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the Office of the County Recorder.

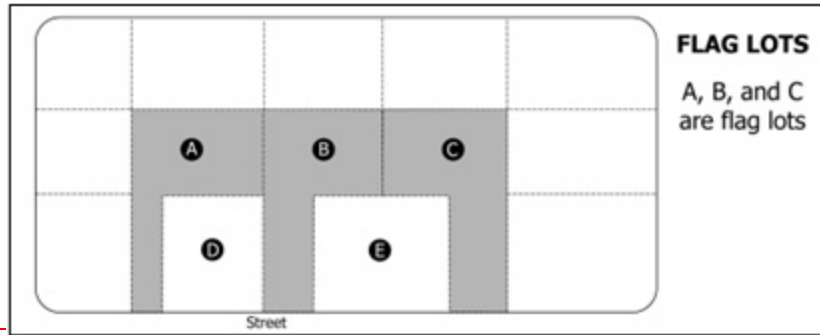
Lot, Corner. A lot abutting upon two (2) or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees.



Lot, Double

Frontage. A lot where the front and rear lot lines both front on a street. See figure provided for "LOT, CORNER".

Lot, Flag. A lot of irregular configuration in which an access strip (a strip of land of a width less than the required lot width) connects the main body of the lot to the



street frontage.

~~Lot, Interior. A lot other than a corner lot. See figure provided for "LOT, CORNER".~~
~~Lot Line Adjustment. A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with §10-9a-608 of Utah State Code (as amended) whether or not the lots are located in the same subdivision and with the consent of the owners of record. Lot line adjustment does not mean a new boundary line that creates an additional lot or constitutes a subdivision. Lot line adjustment does not include a boundary line adjustment made by the Utah Department of Transportation (UDOT).~~
~~Major Street Plan. The most recently adopted "Alpine City Transportation Master Plan Map" which shows existing public streets and which has been officially adopted by the Planning Commission and City Council as the Major Street Plan.~~
~~Municipal Utility Easement. An easement that is created or depicted on a plat recorded in the Office of the County Recorder and is described as a municipal utility easement granted for public use; is not a protected utility easement or a public utility easement as defined in §54-3-27 of Utah State Code (as amended); the City or the City's affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, stormwater, or communications or data lines; is used or occupied with the consent of the City in accordance with an authorized franchise or other agreement; is used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use, or is described in §10-9a-529 of Utah State Code (as amended) by a specified public utility.~~
~~Off-street Parking Space. An area adjoining a building providing for the parking of automobiles which does not include a public street but has convenient access to it.~~
~~Off-site. Of or pertaining to land, area or facilities not located within the boundaries of a final plat of a subdivision.~~
~~On-site. Of or pertaining to land, area or facilities located within the boundaries of a final plat of a subdivision.~~
~~Parcel. Any real property that is not a lot.~~
~~Parcel Boundary Adjustment. A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with §10-9a-524 of Utah State Code (as amended), if no additional parcel is created and none of the property identified in the agreement is a lot or the adjustment is to the boundaries of a single person's parcels. Parcel boundary adjustment does not mean an adjustment of a parcel boundary line that creates an additional parcel or constitutes a subdivision. Parcel boundary adjustment does not include a boundary line adjustment made by UDOT.~~
~~Permanent Monument. Any structure of concrete, masonry and/or metal permanently placed on or in the ground, including those expressly placed for surveying reference, which meets the requirements of the local jurisdiction for permanent monuments.~~
~~Plat. An instrument subdividing property into lots as depicted on a map or other graphic representation of land that a licensed professional land surveyor makes and prepares in accordance with §10-9a-603 or §57-8-13 of Utah State Code (as~~

amended). Potential Geologic Hazard Area. An area that is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area's potential for geologic hazard; or has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area. May be referred to in this title as "sensitive lands". Public Hearing. A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. Public Meeting. A meeting that is required to be open to the public under the Open and Public Meetings Act, §52-4 of Utah State Code (as amended). Review Comments. Requests issued to an applicant by the City as part of the review cycle process, including requests for modifications to plats, plans, designs, reports, and studies submitted with the application; requests to supplement any incomplete information, document, or material submitted with or that was required to have been submitted with the application, and requests to correct any other deficiency with an application to ensure compliance with this Title and all other governing laws, land use regulations, applicable land use decisions, ordinances, and standards. Review Cycle. The process described in §10-9a-604.2 of Utah State Code (as amended), and described in this Title, consisting of one (1) full cycle of a subdivision applicant's submittal of a complete application, the City's review of that application, the City's response to that application, and the applicant's reply to the City's response. Review Response. The applicant's response to the City's review comments, including a written response addressing each review comment and the submission of revised, modified, or corrected plats, plans, and other information, documents, and materials. Sensitive Lands. Means the same as "geologic hazards" and "potential geological hazard areas" definitions. Sensitive lands shall also mean and include those lots or parcels as identified on the City's Sensitive Lands map. Site Plan. A plot of a lot, drawn to scale, showing its actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, north point, scale, utility easements, vehicle access, and such other information as may be required by the Planning Commission. Streets, Roads, and Highways. Structure. Anything constructed, the use of which requires fixed location on the ground, or attachment to something having a fixed location upon the ground, includes "building." Subdivider. Any person, firm, corporation, partnership or association who causes land to be divided into two or more parcels of land for himself or others. Subdivision. Any land that is divided, or proposed to be divided into two (2) or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms and conditions. The term "Subdivision includes: Except as provided below, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes. Subdivision does not include: A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance; A boundary line agreement recorded with the Office of the County Recorder between owners of adjoining parcels adjusting the mutual boundary in accordance with §10-9a-524 of Utah State Code (as amended) if no new parcel is created; A recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into the one (1) legal description encompassing all such parcels or joining a lot

to parcel; A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with §10-9a-524 and §10-9a-608 of Utah State Code (as amended) if no new dwelling lot or housing unit will result from the adjustment and the adjustment will not violate any applicable land use ordinance; A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels does not confer any land use approvals, and has not been approved by the land use authority; A parcel boundary adjustment; A lot line adjustment; A road, street, or highway dedication plat; A deed or easement for a road, street, or highway purpose; or Any other division of land authorized by law.

Subdivision Amendment. An amendment to a recorded subdivision in accordance with §10-9a-608 of Utah State Code (as amended) that vacates all or a portion of the subdivision; alters the outside boundary of the subdivision; changes the number of lots within the subdivision; alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or alters a common area or other common amenity within the subdivision. Subdivision amendment does not include a lot line adjustment between a single lot of an adjoining lot or parcel that alters the outside boundary of the subdivision.

Subdivision Improvement Plans. The civil engineering plans, grading and landscaping plans, drawings, details, specifications, and other technical or engineered plans or designs associated with required infrastructure, City-controlled utilities, and public landscaping required for a subdivision.

Subdivision Requirements. Those requirements that are adopted by the City and applicable County or State entities for the necessary and proper development of a proposed subdivision. Includes all applicable zoning regulations, governing laws, land use regulations, applicable land use decisions, ordinances, standards, designs and specifications.

Suspect Soil. Soil that has a high susceptibility for volumetric change, typically clay-rich, having more than a three percent (3%) swell potential, bedrock units with high shrink or swell susceptibility, or gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features.

Vicinity Map (Location Map). A map or drawing showing where a subdivision, or proposed subdivision is located. The area contains no territory having a natural slope of twenty (20) percent or greater; The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall; The engineering properties of the soil provide adequate structural support for the intended use; The area does not possess any other recognized natural condition, which renders it unsafe for building purposes; The area is within the building setback envelope as determined in accordance with the setback provisions of the zone; and The area is readily capable of vehicular access from the adjacent public street over a driveway having a slope of not more than twelve (12) percent with no cut or fill greater than five feet as measured at the finished grade of the centerline alignment.

Street, Arterial. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated an arterial street on the Major Street Plan.

Street, Collector. A street, existing or proposed, of considerable continuity, which is the main means of access to arterial streets, and is designated a collector street on the Major Street Plan.

Street, Cul-de-sac. A street which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround. For purposes of these regulations, the length of a cul-de-sac street shall be measured from center of turn-around to the point of connection to the next intersection street. (DCA 4.07.040 Part 9, Subdivision

~~Ordinance) Street, Frontage, or Frontage Road. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic. Street, Minor. A street, existing or proposed, which is supplementary to a collector street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood and to give access to abutting properties. Street, Partial, Width. A street parallel and contiguous to a property line and of lesser right-of-way width than will eventually be required; the additional needed right-of-way width to be obtained in the future from the abutting property owner prior to development as frontage. Street, Public. A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority. Street Right-of-Way. That portion of land dedicated to public use for street and utility purposes. Street, Stub. A street or road extending from within a subdivision boundary and terminating there; with no permanent vehicular turnaround. Stub streets are provided to permit adjacent undeveloped parcels of land to be developed later by continuing the stub street to the extended connecting street system. The division or development of land whether by deed, metes and bounds description, devise and testacy, lease map, plat or other recorded instrument; regardless of whether the division includes all or a portion of a parcel or lot and (Ord. 98-19 amending Ord. 78-03)~~

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2024-07 – A Resolution Supporting Submittal of the FY2024 Land and Water Conservation Fund Grant Application for Restoration of the Burgess Park Baseball Fields 1-3

FOR CONSIDERATION ON: March 12, 2024

PETITIONER: Lone Peak Baseball/City Staff

ACTION REQUESTED BY PETITIONER: Approve Resolution R2024-07 supporting the submittal of the FY2024 LWCF Grant Application for the restoration of the Burgess Park Baseball Fields 1-3.

BACKGROUND INFORMATION:

At the February 27, 2024, City Council meeting, representatives from the Lone Peak Baseball organization presented a proposed master plan for improving the baseball fields at Burgess Park. Shortly after the meeting, it was realized that there was a grant opportunity available that, if awarded, could provide significant funding for the improvements. Councilmember Jessica Smuin worked with representatives of Lone Peak Baseball to prepare and submit the grant application by the deadline. The application included the restoration of baseball fields 1-3 on the east side of the park. These fields were constructed in 1998 and have not had any significant replacement since being constructed.

The cost of the project is approximately \$355,000 funded as follows:

- Non-federal cash: \$130,000
- LWCF Federal Funds: \$177,337
- In Kind Work: \$47,337

Funding from the City would either come from the capital improvement fund, from PARC tax funds and some in kind work. It is anticipated that \$30,000 cash would come from the City.

Lone Peak Baseball representatives will be at the meeting to present the details of the plan. Due to the application deadline, the grant application has already been submitted. The City received permission to provide the required resolution of support after the city council meeting. In the event the council chooses not to support the grant application, the application can be withdrawn. A copy of the grant application is included.

STAFF RECOMMENDATION:

Review the grant application and associated costs and determine if the Council is in support of Resolution R2024-XX supporting submittal of the FY2024 Land and Water Conservation Fund grant application for restoration of the Burgess Park baseball fields 1-3, including a contribution of \$30,000 cash and some in kind work.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2024-07 supporting submittal of the FY2024 Land and Water Conservation Fund grant application for restoration of the Burgess Park baseball fields 1-3, including a contribution of \$30,000 cash from the City and other in kind work; and \$140,000 in matching funds from the Lone Peak Baseball 501(3) c.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2024-07 supporting submittal of the FY2024 Land and Water Conservation Fund grant application for restoration of the Burgess Park baseball fields 1-3, including a contribution of \$30,000 cash from the City and other in kind work; and \$140,000 in matching funds from the Lone Peak Baseball 501(3) c with the following conditions:

****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the proposed grant application based on the following:

****insert finding****

ALPINE CITY

RESOLUTION NO. R2024-07

**A RESOLUTION OF THE ALPINE CITY COUNCIL SUPPORTING
SUBMITTAL OF THE FY2024 LAND AND WATER CONSERVATION
FUND GRANT APPLICATION TO SECURE GRANT FUNDING TO
ASSIST IN THE BURGESS PARK BASEBALL FIELD
REVITALIZATION AND RESTORATION**

WHEREAS, Alpine City has traditionally tried to secure grants to help fund various projects throughout the City; and

WHEREAS, the City strives to provide recreational opportunities for its residents by constructing new facilities and improving aging facilities; and

WHEREAS, the City desires to repair and restore the Burgess Park Baseball Fields 1, 2 and 3, which were originally constructed in 1998, located at Parkway South, Alpine, Utah; and

WHEREAS, the City supports and approves submitting a grant application for the FY2024 Land and Water Conservation Fund Grant through the Utah Division of Outdoor Recreation for the repair and restoration of the baseball fields; and

WHEREAS, the City recognizes that the grant requires 50% matching funds; and

WHEREAS, Lone Peak Youth Baseball, a 501(c)(3) organization, has agreed to partner with the City to fund the restoration of the baseball fields.

NOW THEREFORE, BE IT RESOLVED by the City Council of Alpine City as follows:

1. The Alpine City Council supports, approves, and ratifies the submittal of the 2024 Land and Water Conservation Fund application.
2. The Lone Peak Baseball 501(c)(3) is committed to providing matching funds identified in the application up to \$140,000, with Alpine City contributing an amount not to exceed \$48,500 cash and a \$7,337 in kind contribution for a total match of \$177,337.

[Signatures on following page.]

PASSED AND APPROVED this 12th day of March, 2024.

By: _____
Carla Merrill, *Mayor*

[SEAL]

VOTING:

Jessica Smuin	Yea	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent	<input type="checkbox"/>
Jason Thelin	Yea	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent	<input type="checkbox"/>
Kelli Law	Yea	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent	<input type="checkbox"/>
Chrissy Hannemann	Yea	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent	<input type="checkbox"/>
Brent Rummler	Yea	<input type="checkbox"/>	Nay	<input type="checkbox"/>	Absent	<input type="checkbox"/>

ATTEST:

Deann Parry, *City Recorder*

EXHIBIT A

Amendment to Personnel Policy and Procedure Manual for Paid Leave to New Part-Time Employees

Vacation Leave

B. Rate of Accrual.

(2) Part-time employees:

- a. Part-time employees hired prior to July 25, 2023, earn 65% vacation leave on the same schedule as listed above.
- b. Part-time employees hired on or after July 25, 2023, are not eligible for vacation leave.

Holiday Leave

A. Regular full-time employees are entitled to 11.5 paid holidays annually.

B. Part-time employees:

- (1) Part-time employees hired prior to July 25, 2023, are eligible for paid holiday leave, but will be compensated only for the hours they would have normally worked.
- (2) Part-time employees hired on or after July 25, 2023, are not eligible for paid holiday leave.

C. Seasonal employees are not eligible for paid holiday leave.

Sick Leave

D. Rate of Accrual.

- (2) Benefited part-time employees accrue sick leave at a 65% pro-rated basis. Accrual begins during the first month of employment.
- (3) Non-benefited part-time, temporary, and seasonal employees are not eligible for sick leave.



UTAH DIVISION OF OUTDOOR RECREATION

Land and Water Conservation Fund

2024 Guidelines



INTRODUCTION

PURPOSE

The Land and Water Conservation Fund (LWCF) stateside grant program (54 U.S.C.A. § 200305 formerly P.L. 88-578) was established to encourage and assist local and state government agencies in creating new and expanded high-quality public outdoor recreation areas and facilities by providing (1) for statewide planning and (2) for financial assistance. The program became effective on January 1, 1965. It is financed primarily from revenues derived from outer continental oil and gas leasing and is appropriated by Congress. This is a federal grant to the State of Utah that is sub-granted to local governments for specific outdoor recreation projects.

SCOPE OF GRANTS

Assistance may be provided for the acquisition (Acquisition Grant) of real property for public outdoor recreation use and/or development (Development Grant) of outdoor recreation facilities on property owned by the applicant. Projects that include acquisition and development (Combined Grant) are also within the scope of the LWCF grant program. Projects must serve the needs of the general public rather than special interest groups.

TERMS

Grants require at least a 50% state or local match. Approved projects are funded on a cost-reimbursement basis. Eligible projects must be in accordance with Utah's Outdoor Recreation Plan (UORP) – otherwise known as the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The applicant must agree to **permanently/perpetually** dedicate approved project sites for public outdoor recreation use and accept responsibility for the operation and maintenance of the facilities.

Minimum grant request: \$50,000 (\$100,000 total project)

Maximum grant request: \$2,500,000 (\$5,000,000 total project)

CONTACT INFORMATION

LWCF Contact: Evan Beitsch

Phone: 385-835-0778

E-Mail: ebeitsch@utah.gov

ELIGIBILITY REQUIREMENTS

ELIGIBLE PARTICIPANTS

1. State agencies
2. Counties
3. Incorporated cities and towns
4. Special improvement or service districts
5. Federally recognized American Indian Tribes

ELIGIBLE PROJECTS

ACQUISITION PROJECTS: Projects solely devoted to the acquisition of land for the development of public outdoor recreation.

1. All projects involving land acquisitions are subject to the provisions of the “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970,” as amended (P.L. 91-646). Failure to comply with P.L. 91- 646 may result in project ineligibility for LWCF assistance. This Act deals with two major areas of concern:

The establishment of uniform policies and procedures must be followed when acquiring real property so that all persons receive fair and equitable treatment and be offered the fair market value for their property as determined by a competent appraiser.

The establishment of a uniform policy for fair and equitable treatment of persons who must relocate their homes, farms, or businesses as a result of a federal or federally assisted action.

2. In order to comply with P.L. 91-646, the following steps should be taken:
 - a. Initial contact is made with the property owner. No price is negotiated at this time.
 - b. An appraisal is completed by a qualified appraiser using standards that are in accordance with the current “Uniform Appraisal Standards for Federal Land Acquisitions” (Yellow Book).
 - c. The owner must be given the opportunity to accompany the appraiser during the inspection of the property. This should be documented by the appraiser in his report or by the acquiring agency.

- d. The State may approve the preparation of a waiver valuation per 49 CFR 24.102(2)(ii) for acquisitions that are uncomplicated and the estimation of the value of the real property is less than \$10,000. The waiver valuation cap can be raised to \$25,000 if the acquiring agency offers the owner the option to have an appraisal and the owner elects to have the agency prepare a waiver valuation instead. Appraisals for more than \$25,000 must be an analytical narrative report involving the application of standard techniques, such as comparative or market-value, cost-less depreciation, and income approaches to value.
- e. The owner must be advised in writing of the fair market value of his property and of his rights concerning relocation and replacement housing assistance if applicable. A written offer to purchase should then be made at the approved appraisal value. Forms for the offer to purchase and statement of just compensation are available upon request.
- f. A minimum one-year option should be secured based on the appraised value, prior to making an application for LWCF assistance. An option agreement may constitute an acceptable written offer to purchase if it is made at the appraised value.
- g. Only in unusual circumstances may acquisitions at less than fair market value be eligible. If an owner has been offered the fair market value for his property but desires to sell for less, the seller must provide a written waiver of his right to just compensation, indicating the reasons for accepting less. Waiver forms are available upon request.
- h. No retroactive acquisition costs are eligible for grant assistance, with the exception of option payments that may be used against the purchase price upon acquisition.
- i. The owner must be reimbursed for certain costs of acquisition, such as title insurance and transfer fees.
- j. If the displacement of any person will result from this action, P.L. 91-646 requires that written notification be given to the occupants, at the time negotiations begin, that advises them of their rights and entitlements. Owner-occupants and renters are entitled to certain financial aid as a result of their forced relocation.

3. Acquisitions that are not eligible for assistance include the following:

- a. Acquisition of a historical structure where the principal interest is in the structure itself and the structure does not otherwise contribute to outdoor recreation. Acquisition of property for primarily historic/cultural purposes wherein outdoor public recreation would be constrained or curtailed by the property's historic values/resources.
- b. Acquisition of property as part of a larger project where public outdoor recreation use cannot be identified within the particular tract itself.
- c. Property with a primary use other than public outdoor recreation.
- d. Property that is encumbered by or will be encumbered by a conservation easement that may limit or curtail public outdoor recreation.

4. The project sponsor must acquire fee title to the land. Reservations and rights held by others are permissible only if it is determined that public outdoor recreation purposes would not be affected. If the project sponsor cannot show adequate control and tenure of the divided estate, then the acquisition is not eligible. The project sponsor shall provide a description of all outstanding rights held by others and identify them on the Section 6(f)(3) boundary map (this includes easements and rights of ways).

DEVELOPMENT PROJECTS: Projects involving the development of public outdoor recreation and related facilities that directly support the public recreation use of the area. Locate additional [funding sources](#) provided by the State.

1. Participants must own fee title to the land on which development will occur. The land must be free of encumbrances that could curtail public outdoor recreation. Property that is encumbered by or will be encumbered by a conservation easement that will/may limit or curtail public outdoor recreation is ineligible for LWCF grants.

2. Development plans should be based on the needs of the public. Facilities should be attractive and consistent with the setting. Depending on the nature and location of the project, improvements and structures should be designed as much as possible to be in harmony with the natural environment.

3. Compliance with P.L. 91-646, "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970", is required for the development of project sites acquired after January 2, 1971. A statement of compliance with this Act is required as part of the application for grant assistance.

4. Assistance may be available for the development of a broad range of public outdoor recreation facilities; however, projects that are **not eligible** for grant assistance include the following:

- a. Restoration or preservation of historic structures; however, outdoor recreation facilities and their support facilities in conjunction with historical structures or sites may be eligible for assistance.
- b. Development of areas and facilities to be used primarily for semi-professional or professional arts and athletics, such as professional-type outdoor theaters and rodeo arenas. Grandstands or large bleachers.
- c. Development of amusement facilities (such as merry-go-rounds, Ferris wheels, children's railroads, pioneer towns, zoos, livestock and produce exhibit facilities and allied exhibit type developments), convention facilities, commemorative exhibits, or the construction of facilities, including their furnishings, that are only marginally related to outdoor recreation.
- d. Construction of and furnishings for employee residences or temporary housing.
- e. Construction or renovation of lodges, motels, luxury cabins, or non-austere cabins. However, cabins and group camp dormitories of a simple, austere design may qualify. If the group camp facilities are to be designated for specific groups or if specific groups will be given priority use, the development does not qualify for assistance. An example would be an area designed specifically for Boy Scout use.
- f. Development projects in new or previously undeveloped recreation areas that consist solely of support facilities, unless it is clearly indicated in the project proposal that they are required for proper and safe use of an area that does not require additional outdoor recreation facilities to be functional (such as the construction of restrooms at a public nature study area), or that necessary outdoor recreation facilities are being developed concurrently without grant assistance.
- g. Support facilities, such as roads and sewer systems, exclusively to serve ineligible facilities. However, if the support facilities will serve both eligible and ineligible facilities, the cost may be prorated between the two uses.
- h. Development of nature and geological interpretive facilities that go beyond interpreting the project site and its immediate surrounding area.
- i. Development of outdoor recreation and outdoor recreation support facilities for which Exhibit "R" of a utility company's license application, filed with the

Federal Power Commission, indicates are to be developed without Federal financial assistance.

- j. Development of school athletic facilities, such as stadiums, running tracks for interscholastic athletics, and athletic fields with grandstands or more bleacher capacity than would normally be required for non-interscholastic athletic use.
- k. Enclosed recreation facilities, with the exception of support facilities, swimming pools, and ice rinks.
- l. Construction of community centers, fire/police stations, cell towers, water tanks, and other governmental buildings/facilities.
- m. Trailheads or individual/single/stand-alone trails that are not part of an existing recreation facility. Funding for trails is provided by Utah's Recreational Trails Program.

5. The "Flood Disaster Protection Act of 1973", P.L. 93-234, requires the purchase of flood insurance as a condition of receiving any Federal assistance in a flood plain area, identified as such by the Federal government as an area that has special flood hazards, and located within a community currently participating in the National Flood Insurance Program. Insurable improvements are restrooms, bathhouses, interpretive buildings, and maintenance buildings.

6. LWCF projects must be designed and constructed to comply with the "Uniform Federal Accessibility Standards". Compliance with the Architectural Barriers Act of 1968, 42 U.S.C. 4151-4157, Americans with Disabilities Act of 1990 (amended in 2010), and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 792, is mandatory.

7. Any easements or rights of ways located under or across the property to be encumbered may **not** curtail or restrict public outdoor recreation. Copies of all easements and rights of ways that impact the project area must be supplied with the application.

COMBINED PROJECTS: Projects that involve both the acquisition of land and recreational development of said land. Utah's LWCF grant program does **not** fund acquisition projects for individual/single/stand-alone trail alignments or Rights-of-Ways. Utah's LWCF grant program does not fund development projects for individual/single/stand-alone trails that are not part of an existing recreation facility. View [additional funding sources](#) available through the State.

- 1. As the name suggests, the eligibility requirements for combined projects include all the criteria from both the Acquisition and Development Projects in order to be considered for funding.

New Closeout Requirement

Before a project is finalized through the National Park Service's close-out procedures, which includes the final reimbursement, the sponsor is required to record a notice of the grant agreement in the appropriate county recorder's office. The notice must include the final signed and dated project boundary map made part of the state agreement and a statement that identifies that the property has been acquired and/or developed with Land and Water Conservation Fund assistance and that it cannot be converted to other than public outdoor recreation uses without the written approval of the Secretary of the Interior. The National Park Service may also require the sponsor to record this language against the deed.

OPERATION AND MAINTENANCE OF PROJECT SITES

Property acquired or developed with assistance from the LWCF shall be **permanently/perpetually** dedicated for public outdoor recreation use. Any change from public outdoor use (installation of cell towers, construction of a firehouse, sale to a private entity or school district - as examples) will constitute a conversion of use as outlined in Section 6(f) of the LWCF Act and will require replacement of the impacted land in accordance with Department of Interior guidelines – **the sponsor cannot pay the grant back or move the grant encumbrance to another existing park.**

Property acquired or developed with assistance from the LWCF shall be operated and maintained as follows:

1. The property shall be maintained so as to appear attractive and inviting to the public.
2. Sanitation and sanitary facilities shall be maintained in accordance with applicable state and local public health standards.
3. Properties shall be kept reasonably safe for public use. Fire prevention, safeguarding, and similar activities shall be maintained to prevent the loss of lives to users.
4. Buildings, roads, and other structures and improvements shall be kept in reasonable repair throughout their estimated life so as to prevent undue deterioration and not to discourage public use.
5. Facilities shall be open to the public during reasonable times and seasons.
6. Property shall not be converted to non-conforming uses such as cell towers, community centers, libraries, community art centers, fire stations, police stations, senior homes/centers, and/or commercial development, etc. If a sponsor is considering converting the 6F property, they should contact the LWCF Coordinator to ensure proper conversion procedures are followed.

APPLICATION INFORMATION

PHASE ONE: LWCF applications are the first stage of a competitive process. All applications are reviewed, and the projects are ranked through an evaluation process that has been cooperatively developed by the state and the National Park Service. Proposals are evaluated on:

- How well the project addresses an outdoor recreation need identified in the 2019 Utah Statewide Comprehensive Outdoor Recreation Plan (SCORP).
- Application completeness
- Technical merits
- Previous recreation program performance
- Project readiness
- Availability of local funding
- Site visit/inspection

The highest-scoring projects are invited to begin the second phase of the selection process, which includes the final environmental screening. If the applicant successfully completes the second phase, their project may become a potential selection for recommendation to the National Park Service for their approval.

An application form is provided which includes the basic information required for grant approval. Please fill this form out completely. Incomplete information will only detract from your chances of receiving grant approval.

Be specific when identifying the source of your local matching funds. The local match must at least equal the federal assistance being requested. **Also, donations may not exceed 25% of the total project cost (half the local match) for application purposes.** For eligibility, the applicant must show proof of the donations with a letter of guaranteed support or another document that evidences that the donations will be provided if the applicant is successful in securing this grant. If the applicant does not provide evidence of donated funds, their application will be disqualified from the grant round.

Do not reorder or change the questions in the grant application. Any modification to the application other than filling out the sections may disqualify the application from consideration. Additional information and attachments are required as explained on the application form. Some of the forms mentioned are provided and require only signatures. Others require some planning and careful thought. Remember, your project will be competing with many others from all around the state.

The LWCF Preliminary application must be submitted **no later than March 1, 2024**. Late submissions will be rejected without consideration.

PHASE TWO: The preliminary application phase is used to rank applicants and determine which projects best meet the public outdoor recreation needs for the public. The nominated project sponsors must then complete the second phase of the project application. Since the LWCF state-side assistance program is a federal program, the sponsors may be required to complete an environmental analysis of the project site and its impacts. This includes cultural compliance. These studies must be completed in compliance with the National Environmental Protection Act (NEPA) P.L. 91-190 and the National Historic Preservation Act (NHPA) P.L. 89-665. The Division will work with each sponsor to determine the proper NEPA pathway. These added costs are the sole responsibility of the sponsor but may be reimbursable.

FY2024 Land and Water Conservation Fund

Applicant	Jessica Smuin
Applicant ID	APP-003357
Company Name	Alpine City
Recipient Address	Alpine City 20 North Main Street Alpine, UT 84004
Email	jessicasmuin@gmail.com
Funding Requested	\$0.00
Status	Submitted
Funded	<input type="checkbox"/>

BASIC INFORMATION

BEFORE BEGINNING: Please read and be familiar with the program overview, eligibility requirements, operations & maintenance of project sites, and the LWCF manual located on the [LWCF web page](#).

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: Please review the documents located on the LWCF webpage. Once reviewed, select 'Yes' to continue.. <https://recreation.utah.gov/grants/lwcf/>

Yes

No

APPLICANT INFORMATION

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: Applicant Organization

Alpine City

Question: Applicant Organization Street Address

20 North Main, Alpine UT 84004

Question: Applicant Organization City

Alpine

Question: Applicant Organization County

Utah County

Question: Applicant Organization Zip Code

84004

Question: Primary Contact Name

Jessica Smuin

Question: Primary Contact Title

City Council Member

Question: Primary Contact Phone Number

8014731236

Question: Primary Contact Email Address

jessicasmuin@gmail.com

Question: Secondary Contact Name

Brian Voeller

Question: Secondary Contact Address

20 N Main Alpine, UT 84004

Question: Secondary Contact Phone Number

8013180219

Question: Secondary Contact Email

bdvoeller@gmail.com

LEGISLATIVE INFORMATION

Please make sure to ***hover your cursor over the question mark that appears near most questions***. This is "help text" and provides additional information about what your response should include.

Question: United States Congressional District Number

3.00

Question: United States Congressional Legislator Name

John Curtis

Question: Utah House District Number

54.00

Question: Utah House Legislator Name

Brady Brammer

Question: Utah Senate District Number

21.00

Question: Utah Senate Legislator Name

Mike Kennedy

SUMMARY PROJECT INFORMATION

Please make sure to ***hover your cursor over the question mark that appears near most questions***. This is "help text" and provides additional information about what your response should include.

Question: Project Name

Burgess Park Baseball Field Revitalization and Restoration

Question: Project Address

Parkway S, Alpine, UT 84004

Question: Project Type

- Acquisition
- Development
- Combined

Question: Project Latitude (provide coordinates in Decimal Degrees, e.g., 37.858285):

40.45

Question: Project Longitude (provide coordinates in Decimal Degrees, e.g., -111.0391):

111.78

Question: Are matching funds readily available and budgeted?

- Yes
- No

Question: What is the source of matching funds?

Lone Peak Baseball 501c3
Alpine City Legacy Foundation 501c3
Alpine City
Private Donors
In Kind Donations

Question: What are the estimated annual operation and maintenance costs of this project?

\$7,824.00

Question: Estimated Start Date

7/8/2024

Question: Estimated End Date

10/7/2024

Question: Was the project site previously funded with LWFC Funds,?

- Yes
- No

Question: If yes on previous question, provide the LWCF project number, 49-00_____.

Not Answered

Question: Control and Tenure of the project area: Please upload all appropriate deeds, easements, and/or leases -- easements and leases must be granted in perpetuity. See help text for examples.

[Burgess Park Deed.pdf](#) (3/1/2024, 12:22 PM)

[Burgess Park Deed 2.pdf](#) (3/1/2024, 12:22 PM)

Question: Is this property encumbered by a conservation easement or are there plans to encumber the property with a conservation easement sometime in the near future?

Yes

No

Question: If the answer is yes on the previous questions and there is an existing easement, attach a copy of the recorded conservation easement.

No Attachments

Question: If there is not an existing conservation easement, and if the conservation easement is proposed, please provide a description of the proposed restrictions the easement will place upon the land.

N/A

Question: What is the total number of acres of the park?

9.04

Question: Project Description - Concise description of the work elements to be completed.

The Burgess Park Baseball Fields, located in the center of Alpine City, have played a prominent role for 27 years in shaping outdoor recreation for Alpine City and other regional communities. The Burgess Fields have served Alpine families and neighboring towns through the love of baseball and the enjoyment of its natural surroundings. Hundreds of volunteers and thousands of participants have benefited from their involvement in the many baseball programs that share the use of the Burgess Park Fields. For decades the fields have played an important role in youth development and enhanced family and community connections.

The fields were built in 1998 and have had no major improvements since the original construction. Supporting the development of this renovation project aims to transform the existing facilities into a safe and modern sports venue that serves thousands of youth and multiple partnering communities annually. Prioritizing player safety, comfort, park sustainability will elevate participates outdoor recreation experience. The comprehensive restoration and upgrades will enhance the playing experience for athletes, elevate the visual appeal of the field, and contribute to the overall community enjoyment of Burgess Park.

Key Project Elements:

1. Infield and Backstop Fence Replacement:

Scope: Remove and replace worn-out fences to ensure structural integrity and enhance the

overall appearance of the playing area and safety for spectators.

Objective: Improve field aesthetics and safety for players and spectators.

2. Dugout Expansion:

Scope: Increase the size of dugouts to provide players with enhanced comfort and safety during games and practices.

Objective: Create a more accommodating and secure space for players.

3. Full Field Fencing:

Scope: Install full-field fencing for a defined playing area, enhancing both gameplay and spectator experience.

Objective: Establish a secure and visually cohesive boundary around the entire field for safety and usability.

4. Cement Retaining Wall:

Scope: Install a cement retaining wall around the backstop for improved structural support and aesthetics.

Objective: Enhance the durability and visual appeal of the backstop area.

5. Black-Coated Chain-Link Fencing:

Scope: Upgrade fencing with black-coated chain-link material for durability and an improved visual aesthetic.

Objective: Modernize the field's appearance while maintaining functionality.

6. Optimized Infield Conditions:

Scope: Implement upgraded infield dirt to create an optimal playing surface, ensuring a consistent and high-quality experience for players.

Objective: Enhance playing conditions and overall field quality.

7. High-Visibility Net Backstops:

Scope: Install four-post netted high-visibility backstops to improve visibility during gameplay and enhance safety.

Objective: Provide unobstructed views and reinforce player and spectator safety.

8. Improved Irrigation System:

Scope: Upgrade the irrigation system for efficient and comprehensive field maintenance, promoting healthy turf and playing conditions.

Objective: Ensure a sustainable and well-maintained playing surface.

9. Warning Tracks:

Scope: Introduce warning tracks around the field perimeter to enhance player safety, providing clear indicators for players near the outfield boundaries.

Objective: Improve player awareness and safety during gameplay.

10. Security System Implementation:

Scope: Integrate a modern security system to safeguard facilities, protecting equipment and ensuring a secure environment.

Objective: Enhance facility security and provide a safe environment for players and spectators.

New portable and permanent Dirt Pitching Mound:

Scope: Construct a new all-dirt pitching mound, including clay underlayment, to meet contemporary standards and enhance pitcher performance. Portable mounds will be purchased to enable movement for the desired field parameters.

Objective: Upgrade the pitching area to meet modern playing standards.

Batter's Box Underlayment Improvements:

Scope: Improve the batter's box with underlayment enhancements, ensuring a consistent and stable surface for batters during games.

Objective: Enhance the batter's experience and provide a more reliable surface.

The Burgess Park Baseball Field Renovation project combines functionality, safety, and aesthetics to create a premier sports facility that meets the needs of players, spectators, and the

broader community. The planned upgrades aim to transform Burgess Park into a destination for high-quality baseball and community enjoyment.

Question: What primary community(/locality(/area(will be served by this project? Provide a short description of the community, geographic location, and population dynamics.

Community Description:

Burgess Park is nestled in the heart of Alpine, Utah. This park is connected to our entire community through our trails system. It is a popular biking and walking destination for Alpine community members and those coming from neighboring towns. Our rural town epitomizes a vibrant and close-knit culture that embraces outdoor recreation. This picturesque town, surrounded by the majestic Rocky Mountains, is known for its friendly atmosphere, strong community ties, and a commitment to family values. Residents of Alpine take pride in their community's rich history, recreational opportunities, and the scenic beauty that characterizes their surroundings.

Geographic Location:

Alpine is strategically positioned in Utah County, providing residents easy access to both urban amenities and outdoor adventures. Situated approximately 15 miles northeast of Provo, Alpine offers a balance between a serene suburban lifestyle and proximity to the economic and cultural offerings of larger cities.

Population Dynamics:

The Burgess Park revitalization project serves a dynamic and growing population that extends beyond the boundaries of Alpine. In addition to Alpine residents, the project caters to families and youth from neighboring cities, including Highland, Cedar Hills, American Fork, Pleasant Grove, and Lehi. This regional approach reflects a commitment to inclusivity and extends the benefits of the upgraded facilities to a population of over 180,000 people across these diverse communities. Expanding even further to our relationship with Rocky Mountain School of Baseball, that reach stretches to over 6,000 players yearly across Utah and Idaho.

The population dynamics are characterized by a mix of young families, professionals, and a community that values active lifestyles. Burgess Park has become a focal point for recreational activities, bringing together residents and visitors who share a passion for sports, family-oriented events, and a sense of community pride.

In essence, the Burgess Park revitalization project encapsulates a vision for enhancing a community space that serves as a central gathering point for a diverse and growing population, fostering unity and shared experiences among residents from Alpine and its neighboring cities.

Question: Is the project in a designated flood hazard area?

Yes

No

Question: If the project is in a designated flood area, is the project covered by flood insurance?

Yes

No

Question: Are there hazardous wastes located on or near the project area?

Yes

No

Question: If yes to the previous question, please explain.

Not Answered

Question: Will any of this project be financed through the sale of existing recreation property?

Yes

No

Question: If yes to the previous question, please explain.

Not Answered

Question: Attach the property deeds for the project area.

[Burgess Park Deed.pdf](#) (3/1/2024, 12:24 PM)

[Burgess Park Deed 2.pdf](#) (3/1/2024, 12:23 PM)

Question: Attach any easements or rights of way that impact the proposed project area. Any easements or rights of ways located on or across the property to be encumbered may not curtail or restrict public outdoor recreation.

No Attachments

Question: Attach a resolution by the applicant's governing body approving the application for the LWCF grant. A letter of support or a certified copy of the meeting minutes of the governing body is acceptable.

[Item 48 \(1\).pdf](#) (3/1/2024, 4:28 PM)

Question: Attach any relevant NEPA/site review documents such as an Environmental Study or Cultural Resource Survey. (Not required but encouraged*)

No Attachments

PROJECT FUNDING

The federal government's indirect rate rules require the state's LWCF program to add indirect costs to the total project. The project sponsor is responsible for covering the total cost of the project including the indirect costs. To close out the project the applicant will need to show receipts for work completed including the indirect costs.

Download the [Grant Application Funding Worksheet by clicking here](#). You will need to submit all the worksheets and include them with your grant package. Budget worksheet will be uploaded on the first question of this section.

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: Upload the 2024 Application Funding Workbook. Please copy the following information from that worksheet in the following questions.

[Copy of 2024 Grant Application Funding Workbook Required.xlsx](#) (3/1/2024, 3:24 PM)

Question: Total Grant Cost (Cell D11)

\$354,674.00

Question: Total Grant Cost Share Federal LWCF (Cell B11)

\$177,337.00

Question: Total Grant Cost Share -Applicant (Cell C11)

\$177,337.00

Question: If any of the funding for the project will come from other grant sources, provide the requested information below.

- Funding for the project WILL come from other grant sources
- Funding for the project WILL NOT come from other grant sources

Question: Name of Grant

Burgess Park Baseball Field Revitalization and Restoration

Question: Name of Agency

City of Alpine

Question: Type of Grant

Development

Question: Grant Status

Approved

Pending

Question: Name of Grant

Not Answered

Question: Name of Agency

Not Answered

Question: Type of Grant

Not Answered

Question: Grant Status

Approved

Pending

Question: How was the cost estimate derived?

The cost estimate for the Burgess Park Baseball Field Renovation was derived through a comprehensive process that involved several key steps:

1. Site Assessment:

An initial assessment of the Burgess Park baseball fields was conducted to identify specific needs, areas for improvement, and necessary upgrades. This involved evaluating the current condition of facilities, infrastructure, and safety features.

2. Project Scope Definition:

The scope of the renovation project was clearly defined, outlining the specific elements and improvements needed. This included the replacement of worn-out fences, increased dugout sizes, full fencing around the entire field, installation of a cement retaining wall, black-coated chain-link fencing, upgraded infield dirt, high-visibility net backstops, improved irrigation, warning tracks, security systems, new storage facilities, and enlargement of the concession stand.

3. Consultation with Experts:

Construction and renovation experts, architects, and other relevant professionals were consulted to provide insights into the scope of work and associated costs. Their expertise helped ensure that the proposed improvements were both feasible and in line with industry standards.

4. Market Research:

Extensive market research was conducted to understand the current costs of construction materials, labor, and services in the local area. This involved obtaining quotes from suppliers and contractors to gauge the market rates.

5. Benchmarking Against Similar Projects:

Similar renovation projects in the region were analyzed to establish benchmarks for costs. This comparison helped validate whether the proposed budget was reasonable and aligned with comparable projects.

6. Inclusion of Contingency:

A contingency amount was included in the budget to account for potential unforeseen circumstances, changes in scope, or cost fluctuations. Contingency funds are typically added to ensure that the project remains within budget even if unexpected challenges arise.

7. Community and Stakeholder Input:

Input from the community, stakeholders, and relevant organizations, such as Lone Peak Little League, was considered in the estimation process. This helped ensure that the proposed improvements met the needs and expectations of those who would benefit from the renovations.

8. Detailed Cost Breakdown:

The cost estimate was broken down into specific line items for each element of the project. This detailed breakdown facilitated transparency and provided a clear understanding of how the budget was allocated.

9. Review and Approval Process:

The cost estimate likely underwent a review and approval process involving key stakeholders, city officials, and potentially financial advisors. This step ensures that the proposed budget aligns with available resources and strategic priorities.

10. Documentation and Reporting:

The final cost estimate was documented and incorporated into the overall proposal for the Burgess Park Baseball Field Renovation. This documentation includes a detailed breakdown of costs, rationale for budget allocations, and any supporting information gathered during the estimation process.

Overall, the cost estimate was derived through a rigorous and systematic approach, combining

expert consultation, market research, community input, and careful consideration of the specific needs and scope of the renovation project.

Question: What assurances are there that the costs listed are reasonable?

1. Multiple Quotes and Bids:

We obtained multiple quotes and bids from reputable contractors, suppliers, and service providers for each project element. We compared these estimates to provide a baseline for reasonable cost expectations.

2. Market Research:

We conducted thorough market research to understand the current costs of materials, labor, and services.

3. Benchmarking Against Similar Projects:

Evaluated the costs against similar projects that have been recently completed by nearby cities.

4. Consultation with Experts:

We engaged the expertise of a reputable construction and renovation expert and architect, to review the proposed costs. Their experience and knowledge helped validate the reasonableness of the budgeted amounts.

5. Inclusion of Contingency:

We have included a contingency amount of 10% within the budget to account for unforeseen circumstances, price fluctuations, or potential changes in project scope.

6. Detailed Scope of Work:

We have ensured the work is well-defined and detailed.

7. Review by Financial Advisors:

We enlisted the help of a financial advisors who specializes in construction projects. They provided an independent assessment of the budget's reasonableness and financial feasibility.

8. Transparent and Competitive Procurement:

We have worked with multiple contractors to enable the competitiveness of the work being performed.

9. Regular Cost Monitoring and Reporting:

We have implemented a system for regular cost monitoring throughout the project. Regular reporting and updates on expenditures versus budgeted costs.

10. Compliance with Regulations:

We have all the necessary parties involved who can oversee the compliance and regulations of city codes and standards within the city organization.

11. Community Oversight:

We have developed a community oversight committee to add a layer of scrutiny and transparency to the project.

Question: Describe any project elements or costs that will improve site resiliency and facility longevity, if any.

1. Durable Fencing Material:

Description: Invest in high-quality and durable materials for the replacement of worn-out fences and full-field fencing. Materials resistant to weathering and wear will contribute to long-term resilience and reduce the frequency of replacements.

Benefits: Enhanced structural integrity, reduced maintenance costs, and prolonged lifespan.

2. Weather-Resistant Coating:

Description: Apply weather-resistant coatings on structures like black-coated chain-link fencing. This protective layer helps prevent corrosion, rusting, and deterioration caused by exposure to the elements.

Benefits: Extended lifespan, reduced maintenance requirements, and improved aesthetics over time.

3. Concrete Retaining Wall:

Description: Use high-quality concrete for the installation of the retaining wall around the backstop. Properly cured and sealed concrete contributes to the longevity of the structure, minimizing the risk of erosion and weather-related damage.

Benefits: Structural stability, resistance to weathering, and long-term durability.

4. Irrigation System Design:

Description: Implement a well-designed and efficient irrigation system. This includes selecting durable pipes, valves, and controllers that can withstand varying weather conditions. Smart irrigation technology can optimize water usage.

Benefits: Consistent field maintenance, reduced water wastage, and extended system lifespan.

5. Pitching Mound Construction:

Description: Construct the new all-dirt pitching mound using durable and weather-resistant materials. The addition of a clay underlayment provides stability and reduces erosion risks.

Benefits: Enhanced playing surface, minimized erosion, and prolonged lifespan of the pitching mound.

6. Warning Tracks Construction:

Description: Build warning tracks using durable and impact-resistant materials. Proper construction and materials selection will ensure longevity despite exposure to cleats, weather, and regular use.

Benefits: Improved player safety, reduced maintenance, and prolonged lifespan.

7. Security System Technology:

Description: Invest in modern and robust security system technology. This includes durable cameras, sensors, and control systems that can withstand outdoor conditions.

Benefits: Enhanced facility security, reduced vulnerability to environmental factors, and prolonged system lifespan.

8. Underlayment Materials for Batter's Box:

Description: Improve the batter's box with durable and stable underlayment materials. These materials should withstand constant use and provide a reliable surface for batters.

Benefits: Consistent playing conditions, reduced wear and tear, and extended lifespan of the batter's box.

Cost Considerations for Longevity:

While some upfront costs may be higher for quality materials and technologies, the long-term benefits include reduced maintenance expenses, fewer replacements, and an overall extended lifespan for the renovated facilities.

A thorough life cycle cost analysis should consider both initial investment and ongoing maintenance costs to demonstrate the economic value of resilient and durable project elements.

By prioritizing durable materials, weather-resistant coatings, and efficient technologies, the

Burgess Park Baseball Field Renovation project aims to enhance site resiliency and ensure the longevity of the upgraded facilities.

PROPERTY ACQUISITION COST ESTIMATES

Complete for Acquisition or Combined Projects ONLY. Otherwise, skip to Project Details.

[Download the Property Acquisition Cost Estimates form here.](#)

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: Upload Property Acquisition Cost Estimates, if applicable.

No Attachments

LAND ACQUISITION SUMMARY INFORMATION

Complete for Acquisition or Combined Projects ONLY. Otherwise, skip to Project Details.

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: What is the anticipated acquisition date?

Not Answered

Question: Current owner(s) name(s)

Not Answered

Question: Is there an option agreement or a similar agreement for the purchase of the property?

Yes

No

Question: If there is an agreement, please attach a copy.

No Attachments

Question: Will anyone be displaced and relocated?

Yes

No

Question: If the answer is yes to the question above, then list the number of people to be displaced and relocated.

Not Answered

Question: What, if any, anticipated revenue will the applicant receive from the property prior to its development for recreation?

Not Answered

Question: What will the interim use of the property be prior to the development?

Not Answered

Question: When will the development of the acquired property begin?

Not Answered

PROJECT DETAILS

[View the 2019 Utah SCORP by clicking here.](#)

Please make sure to **hover your cursor over the question mark that appears near most questions**. This is "help text" and provides additional information about what your response should include.

Question: Describe the project scope of work/facilities. If the project is to be built in phases, then describe each phase in detail. Include how the park will be completed if no LWCF funding is received for future phases.

Scope of Work: Burgess Park Baseball Field Renovation

1. Fence Replacement:

Objective: Remove and replace worn-out fences to enhance structural integrity, safety, and visual appeal.

Tasks: Demolition and removal of existing fences.

Installation of new, durable fencing material.

2. Dugout Expansion:

Objective: Increase dugout size for improved player comfort and safety.

Tasks: Demolition and enlargement of existing dugouts.

Construction of expanded dugouts.

3. Full Field Fencing:

Objective: Install full-field fencing for a secure and defined playing area.

Tasks: Design and installation of fencing around the entire field.

4. Cement Retaining Wall:

Objective: Install a cement retaining wall around the backstop for structural support and aesthetics.

Tasks: Excavation and preparation of the site.

Construction of a cement retaining wall.

5. Black-Coated Chain-Link Fencing:

Objective: Upgrade fencing with black-coated chain-link material for durability and aesthetics.

Tasks: Removal of existing fencing.

Installation of black-coated chain-link fencing.

6. Upgraded Infield Dirt:

Objective: Implement top-quality infield dirt for optimal playing conditions.

Tasks: Excavation and removal of existing infield material.

Installation of upgraded infield dirt.

7. Four-Post, High-Visibility Net Backstops:

Objective: Install netted high-visibility backstops for improved visibility and safety.

Tasks: Design and installation of four-post net backstops.

8. Improved Irrigation System:

Objective: Upgrade the irrigation system for efficient field maintenance.

Tasks: Evaluation of existing irrigation.

Installation of improved irrigation components.

9. Warning Tracks:

Objective: Introduce warning tracks around the field perimeter for player safety.

Tasks: Design and installation of warning tracks.

10. Security System Implementation

Objective: Integrate a modern security system to protect facilities and equipment.

Tasks: Design and installation of security cameras and systems.

11. New All Dirt Pitching Mound:

Objective: Construct a new all-dirt pitching mound for improved playing conditions.

Tasks: Excavation and construction of a new pitching mound.

12. Batters Box Underlayment Improvements:

Objective: Enhance the batter's box with stable underlayment for consistent playing surface.

Tasks: Removal of existing material.

Installation of underlayment enhancements.

13. Concession Stand Enlargement:

Objective: Enlarge the concession stand to meet growing needs.

Tasks: Design and construction of an expanded concession stand.

14. New Storage Facility:

Objective: Construct a new storage facility to accommodate equipment and supplies.

Tasks: Design and construction of a storage facility.

15. Community Engagement:

Objective: Foster community involvement through regular communication and updates.

Tasks: Outreach to local residents and stakeholders.

Conduct community meetings and gather feedback.

16. Stakeholder Collaboration:

Objective: Collaborate with Lone Peak Little League, investors, and stakeholders for coordinated efforts.

Tasks: Establish communication channels.

Coordinate with relevant organizations.

17. Environmental Compliance:

Objective: Ensure compliance with environmental regulations.

Tasks: Environmental impact assessment.

Adherence to relevant environmental standards.

18. Project Monitoring:

Objective: Implement a robust monitoring program for progress tracking.

Tasks: Regular site visits.

Coordination with project managers.

19. Post-Completion Evaluation:

Objective: Conduct a thorough evaluation to assess success and gather feedback.

Tasks: Review of project outcomes.

Stakeholder feedback collection.

This comprehensive scope of work outlines the specific tasks and objectives for the Burgess Park Baseball Field Renovation. The successful completion of these tasks aims to create a modern, safe, and aesthetically pleasing sports facility for the community.

Question: Describe each type of recreation use/activity provided by the project. Include and identify active and passive recreation opportunities.

Recreation Uses/Activities Provided by Burgess Park Baseball Field Renovation:

Baseball and Softball Games (Active Recreation):

Description: The primary purpose of the renovation is to enhance the baseball fields, providing a well-maintained and safe environment for baseball and softball games. This includes opportunities for organized leagues, tournaments, and casual pick-up games.

Youth Baseball and Softball Leagues (Active Recreation):

Description: Active participation in organized youth baseball and softball leagues, fostering skill development, teamwork, and community engagement among young athletes.

Community Events and Tournaments (Active Recreation):

Description: Organizing community events and tournaments, actively engaging residents and visitors in recreational activities and fostering a sense of community spirit.

Fitness and Wellness Programs (Active Recreation):

Description: Utilizing the open spaces for fitness classes, wellness programs, and other physical activities that promote a healthy and active lifestyle. We encourage regular physical activity through sports, outdoor play, and organized activities. This helps in developing motor skills, maintaining a healthy weight, and promoting overall physical well-being.

Walking and Jogging Trails (Passive Recreation):

Description: Integrating walking and jogging trails around the fields, providing passive recreational opportunities for individuals seeking outdoor exercise and leisurely strolls. Walking trails are already in the park, this project will add to the overall safety and security of those using the trails.

Spectator Seating and Viewing Areas (Passive Recreation):

Description: Providing comfortable seating and viewing areas for spectators to enjoy baseball games and tournaments, offering a passive recreational experience.

The Burgess Park Baseball Field Renovation aims to offer a diverse range of recreational opportunities, catering to both active and passive preferences within the community. This comprehensive approach ensures that the renovated park becomes a versatile and inclusive space for residents of all ages and interests.

Question: How will the project will comply with the Americans with Disabilities Act (ADA), be specific.

In 2024, the City completed a trail rehabilitation project to improve the asphalt trails in Burgess Park. The project included replacing 6-foot wide asphalt trails that had deteriorated with 8-foot wide asphalt trails. Any ADA ramps along the trail alignment were replaced to meet current standards. The City received a grant from Mountainland Association of Governments to replace additional ADA ramps that did meet the standards. This project focuses on replacing ADA ramps within Burgess Park and near schools in the surrounding area. These ramp replacements will be completed by the summer of 2024. All of these improvements will provide improved access to the baseball fields and other park amenities, especially those with a disability. All ADA requirements will be included in the design of the proposed park improvements.

Question: Describe the seasons and hours of operation.

Spring:

Description: Spring is a key season for baseball and softball activities. The fields are likely to see high usage during this time, hosting league games, tournaments, and practices.

Summer:

Description: Summer continues to be a peak season for outdoor sports and recreational activities. The longer daylight hours and favorable weather make it an ideal time for community events, youth leagues, and casual play.

Fall:

Description: Fall may see a continuation of baseball and softball activities, including the expansion of fall leagues and potentially postseason tournaments. The fields may also be used for other fall-themed community events.

Winter:

Description: While winter may experience a decrease in organized sports activities, the fields

can still be utilized for winter-friendly events, such as community gatherings, festivals, or seasonal activities. The batting cages will offer more of a 4 season use allowing training to take place in a safe environment

Hours of Use:

Daytime Hours:

Description: The fields are likely to be used during daylight hours for organized league games, practices, and youth activities. This provides a safe and well-lit environment for active sports.

Evening Hours:

Description: Illumination features, such as field lighting, may extend the usability of the fields into the evening hours. This allows for extended playtime, especially during the longer days of spring and summer.

Weekend Hours:

Description: Weekends are prime times for community events, tournaments, and casual recreational use. The fields may experience higher utilization during weekends, accommodating various activities for residents.

Special Events:

Description: Special events, such as tournaments, community gatherings, and festivals, may extend the hours of use beyond regular operating times. The flexibility to accommodate special events enhances the park's versatility.

Scheduled Maintenance Hours:

Description: Scheduled maintenance hours are essential for preserving the quality of the fields. During these times, maintenance crews may conduct field repairs, turf management, and other upkeep activities to ensure optimal playing conditions.

Off-Peak Hours:

Description: Off-peak hours refer to times when the fields may be less utilized. These hours provide opportunities for individuals or small groups to engage in recreational activities with less competition for space.

The specific hours of use may vary based on community preferences, scheduling agreements

with local leagues, and any regulations imposed by the park management or local authorities. Adjustments to hours of use may also occur to accommodate seasonal variations in daylight.

Question: Identify how the project will address one or more of the state-wide recreation needs as identified in the 2019 SCORP. This discussion should be a minimum of one paragraph in length.

The Burgess Park Baseball Field Renovation project aligns seamlessly with the key focus areas outlined by the Utah Division of Outdoor Recreation for their Statewide Comprehensive Outdoor Recreation Plan (SCORP). Firstly, the project contributes to the assessment of statewide recreation assets by enhancing and optimizing a community space for outdoor sports and activities. The upgraded baseball fields serve as valuable assets that cater to organized sports, tournaments, and community gatherings.

The community/stakeholder engagement component of the SCORP is addressed through the Burgess Park project's collaboration with Lone Peak Little League, local residents, and potential investors. Surveys and workshops can be integrated into the project planning process to gather input on specific needs and preferences, ensuring that the renovation aligns with community expectations and desires.

The project also supports the long-term strategy for sustainable recreation growth by creating a well-maintained and versatile space. Upgrades to the fields, spectator areas, and additional facilities contribute to the sustainability of recreational activities, fostering long-term use and enjoyment.

Moreover, the Burgess Park Baseball Field Renovation underscores the role of recreation in conservation, community health, and economic development. The project promotes outdoor activities, which are linked to improved community health and well-being. Additionally, a well-maintained park can enhance the overall aesthetics of the community, contributing to economic development by attracting residents and visitors alike.

In summary, the Burgess Park project is intricately connected to the goals outlined in the Utah Division of Outdoor Recreation's SCORP, actively contributing to the assessment, community engagement, sustainable growth, and the multifaceted role of recreation in conservation, health, and economic development.

Question: Describe to what extent the project satisfies priority needs as identified in a current local planning document (Parks and Recreation master Plan, or a County Comprehensive Plan).

Alpine City is committed to a strong outdoor recreation experience that benefits all. Revitalizing the Burgess Park fields is in alignment with the General Plan and Policies. Promoting and preserving city parks to allow access for all, create community gathering spaces and sponsor programs to develop and support healthy habits both physically and mentally for all ages. The use of Alpine parks and open spaces are open to the public locally, on the state level and nationally. Improving the Burgess Park Baseball Fields supports our community goals.

Question: Submit the plan noted in the previous question or, at a minimum, the relevant section from your plan with this application.

[Alpine Recreation General Plan.pdf](#) (3/1/2024, 2:22 PM)

Question: Describe to what extent the project provides a more balanced mix and a wider variety of park and recreation opportunities and facilities within the project's jurisdiction or intended project service area.

The facilities that already exist in the facility are old and dilapidated with some safety issues. Because of this they suffer from declining use. As such without the project to update the facilities the park would be reduced to grass fields, tennis courts, playground equipment and a basketball court with no baseball or softball facilities. So without the project there would be less of a balanced mix of park and recreation facilities. And without the facilities the local Little League and other leagues would not have facilities.

Question: Discuss local recreation programs and how this project may benefit these programs. Include information on potential users, the target population, a cross-section of the population served, and the operating season for the facilities.

Lone Peak Little League (LPLL) has been an integral part of the Alpine, Utah and surrounding communities long before its formal establishment in 2010. Burgess Park has been the center of the Little League for 27 years. The LPLL fosters and facilitates baseball activities for recreational players in the local communities. It is run by volunteer coaches and administrators. Without updates to these fields it will not have a field complex to continue providing its services to the community.

Question: Provide a list of parks and recreation sites within your jurisdiction. At a minimum, the list should include the name of the park, address or location, size, and type(s) of activities.

The following are family parks: Beck's Hill - 17.8 ac - Rocky Mtn Drive, Creekside Park - 24 ac - 100S 600E, Legacy Park - 1ac - Center Main, Moyle Park - 2 ac - 600 E 770 N, Petersen Park - 10 ac - Ridge Dr. and 100 East, Silverleaf Park - 1.5 ac - Maple and Ridge Drive. The following are sports parks: Rachel McTeer (soccer) - 5ac - Allegheny Way, Healey/Smooth Canyon (soccer) - 10 acres - 900 East/Healey Blvd. The following are natural parks: Lambert - 200 ac - Grove/Box Elder Drive, Trails and Open Space - 55 ac - throughout Alpine.

Question: Describe both short- and long-term outdoor recreation benefits that will be achieved as a result of this project.

Alpine's recreation is centered around the outdoor experience. The city doesn't have an indoor program and because of its size will probably not be able to fund that kind of infrastructure. Outdoor recreation is our recreation program. Burgess Park will have a multitude of both short-term and long-term benefits for outdoor recreation, contributing to the physical, mental, and social well-being of the community. These benefits not only enhance the quality of life for residents but also contribute to the environmental and economic vitality of the area. Redoing a city park offers a range of immediate benefits that enhance the outdoor recreation experience, as well as long-term advantages that contribute to the health, sustainability, and economic prosperity of the community. These transformations not only improve the physical space but also foster a deeper connection between residents and their environment.

Question: Explain how this project fits as part of any other projects planned for this same site in the next three years.

Burgess Park was constructed in 1998 and has not been restored since its original construction. Alpine City is starting to budget funds each year to rehabilitate and maintain the highly used park. The trail rehabilitation project will continue in the 2024-25 fiscal year. ADA ramps in the

area will also be improved in FY2024. Other plans include sprinkler upgrades, pavilions and other amenities. The proposed grant project to rehabilitate the baseball fields area will fit well with other improvements that have been completed or are being planned for in next three years.

Question: Describe the process that led to the development of this proposal and how the public was involved.

The LPLL which uses the fields has been working with the City of Alpine to update the fields for many years. First, for the previous 5 years a local Little League volunteer had donated much of his time to keep the fields in reasonable shape to keep the league games going for the local children. However, unfortunately this volunteer passed away and it came to attention of the Little League leaders that his efforts to restore and revitalize the park were needed more than ever. Without his personal sacrifice and time it became clear the fields needed the work he had been fighting for. and the local community has lodged many complaints regarding the safety and conditions of the fields. The Little League put together the information he provided and brought it to the attention of the City of Alpine who agreed it needed to be restored.

Question: What steps have been taken to minimize environmental impacts on the project site? Is any water efficient technology or water-wise landscaping being employed? Please be specific.

Water efficient technology statement: "The City has embraced the concept of water efficient technology. To date we have implemented WeatherTrak systems in two of our largest parks and have a third park that will have the system installed by May 2024. As we work towards implementing WeatherTrak system in our parks, Burgess Park will be a priority."

MAPS AND PLANS

Maps and Plans to be Included with the application: All maps and plans must be drawn to scale, preferably sized to fit on 8.5"x11" or 11"x17" paper (no submissions larger than 24"x34"), titled appropriately and include a north arrow.

Details that must be included on provided Maps and Plans.

A. General Project Location Map:

- a. City/County Map showing the location of your proposed project.
- b. Must include major roads and other recreation facilities.

B. Project Boundary Map must identify/depict/include:

- a. Clearly identify the area to be permanently dedicated for public outdoor recreation under the provisions of Section 6(f)(3) of the Land and Water Conservation Fund Act. At a minimum, the boundary must encompass a viable public outdoor recreation area that is capable of being self-sustaining without reliance on adjoining areas not identified within the scope of the project.
- b. The number of acres and any relevant deed references.
- c. Adjoining land ownership
- d. Metes and bounds, or similar means of identification.
- e. Depict any outstanding rights such as easements, rights-of-ways, and/or deed restrictions. For example, easements for power lines or private access. The easements/ROWs/Leases must be

shown on the map – this is a requirement of the National Park Service.

f. If the recreation area includes any ineligible facilities, identify these facilities on the map. Examples of ineligible facilities are schools, police stations, fire stations, senior centers, city/county offices, cell towers, community buildings, historic buildings, and private in-holdings/leases.

C. Master Plan/Site Plan must depict/include:

- a. Plan for the development of the proposed site.
- b. Existing, proposed, and future outdoor recreational development.
- c. Indoor recreation.
- d. Non-recreational developments.
- e. Existing and proposed roads, trails, parking, and any other public access information determined to be pertinent.
- f. Any overhead transmission lines that will be buried as a part of this project.

D. Construction and Floor Plans for Buildings and Structures must depict/include:

- a. Elevation and floor plans
- b. Designed to comply with the Architectural Barriers Act of 1968 (Public Law 90-480)
- c. Comply with the amended Americans with Disabilities Act of 1990, and the DOI Section 504 Regulations (43 CFR Part 17)

Please make sure to ***hover your cursor over the question mark that appears near most questions***. This is "help text" and provides additional information about what your response should include.

Question: General Project Location Map - Refer to Overview Section for specific details.

[Burgess Park Vicinity Map.pdf](#) (3/1/2024, 2:39 PM)

Question: Project Boundary Map - Refer to Overview Section for specific details.

[Burgess Field.png](#) (3/1/2024, 2:02 PM)

Question: Master Plan/Site Plan - Refer to Overview Section for specific details.

[Master Plan Burgess Park Regional Plan.pdf](#) (3/1/2024, 4:35 PM)

Question: Construction and Floor Plans for Buildings and Structures - Refer to Overview Section for specific details.

No Attachments

ADDITIONAL SIGNATURE ATTACHMENTS

Please review and sign the following documents. Upload each on their question below:

- The 2024 Land and Water Conservation Fund Preliminary Application Signature Page. [Download the Signature Page here.](#)

- Utah Division of Outdoor Recreation Statement of Compliance - [Download Statement of Compliance here.](#)

Unsigned applications will be considered ineligible for funding.

Please make sure to ***hover your cursor over the question mark that appears near most questions.*** This is "help text" and provides additional information about what your response should include.

Question: Upload the 2024 LWCF Preliminary Application Signature Page

[LWCF Preliminary Application.pdf](#) (3/1/2024, 1:38 PM)

Question: Upload the signed Statement of Compliance with Public Law 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

[Statement-of-Compliance.pdf](#) (3/1/2024, 1:38 PM)

Budget Detail								
Contractual - Professional Services								
These items are overall for three fields and common areas.	Quantity	Unit type (each, square foot)	Cost per unit	Total	Non-Federal Cash (\$)	LWCF (Federal) Funds	In-Kind Services (\$)	Total Funding
Consulting Services (Contribution Coordinati	1		\$5,000.00	\$5,000.00	\$3,000.00	\$0.00	\$2,000.00	\$5,000.00
Design and Engineering	1		\$15,000.00	\$15,000.00	\$5,000.00	\$0.00	\$10,000.00	\$15,000.00
Contractor Mobilization	1		\$2,000.00	\$2,000.00	\$2,000.00	\$0.00		\$2,000.00
Indirect Costs	1		\$2,000.00	\$2,000.00	\$2,000.00	\$0.00		\$2,000.00
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Total Contractual				\$24,000.00	\$12,000.00	\$0.00	\$12,000.00	\$24,000.00
Construction								
Many of these items below Construction Costs are per field with three fields as noted.	Quantity	Unit type (each, square foot)	Cost per unit	Total	Federal/Non-Federal Cash	LWCF (Federal) Funds	In-Kind Services	Total Funding
Per field Site Preparation	3		\$5,000.00	\$15,000.00	\$8,321.74	\$441.26	\$6,237.00	\$15,000.00
Per Field Utilities Water	3		\$5,000.00	\$15,000.00	\$10,000.00	\$0.00	\$5,000.00	\$15,000.00
Per field Utilities Power	3		\$5,000.00	\$15,000.00	\$10,000.00	\$0.00	\$5,000.00	\$15,000.00
Per Field Landscaping	3		\$5,000.00	\$15,000.00	\$10,000.00	\$0.00	\$5,000.00	\$15,000.00
Per field Demo existing Backstop mesh and p	3		\$3,500.00	\$10,500.00	\$5,500.00	\$0.00	\$5,000.00	\$10,500.00
Per Field 80' Net Mesh Back Stop. 4 posts, ne	3		\$22,783.00	\$68,349.00	\$0.00	\$68,349.00		\$68,349.00
2 (per field) Black dug out 8' tall 20' x 7'. Ma	3		\$2,491.00	\$7,473.00	\$0.00	\$7,473.00		\$7,473.00
2 Concrete pads for dugouts (per field)	3		\$3,000.00	\$9,000.00	\$0.00	\$9,000.00		\$9,000.00
2 seamless metal dugout roofing for safety a	3		\$20,000.00	\$60,000.00	\$0.00	\$60,000.00		\$60,000.00
4 Dugout Benches per field	3	Norwood C	\$1,538.00	\$4,614.00	\$0.00	\$4,614.00		\$4,614.00
Concrete retaining wall for backstop	3		\$4,500.00	\$13,500.00	\$0.00	\$13,500.00		\$13,500.00
Per field Install a permanent dirt/concrete p	3		\$2,480.00	\$7,440.00	\$4,940.00	\$0.00	\$2,500.00	\$7,440.00
Per field Recalibrate bases to exact distances	3		\$200.00	\$600.00	\$0.00	\$0.00	\$600.00	\$600.00
Per field Install high pressure hose valve beh	3		\$3,000.00	\$9,000.00	\$9,000.00	\$0.00		\$9,000.00
Arch grass infield to proper dimensions by a	3		\$2,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
2 batting cages fencing	2		\$9,000.00	\$18,000.00	\$18,000.00	\$0.00		\$18,000.00
2 batting cages cords and netting	2		\$6,000.00	\$12,000.00	\$12,000.00	\$0.00		\$12,000.00
2 batting cages concrete	2		\$6,000.00	\$12,000.00	\$12,000.00	\$0.00		\$12,000.00
2 Bull pens fencing	2		\$2,000.00	\$4,000.00	\$0.00	\$4,000.00		\$4,000.00
2 Bull pens mound	2		\$2,480.00	\$4,960.00	\$0.00	\$4,960.00		\$4,960.00
2 Bull pens dirt/plate	2		\$1,000.00	\$2,000.00	\$0.00	\$2,000.00		\$2,000.00
2 Bull pens concrete	2		\$1,500.00	\$3,000.00	\$0.00	\$3,000.00		\$3,000.00
Total Construction				\$312,436.00	\$99,761.74	\$177,337.26	\$35,337.00	\$312,436.00
Equipment								
Element type: entries provided below are examples, please add and/or change the item description to best fit your project.	Quantity	Unit type (each, square foot)	Cost per unit	Total	Federal/Non-Federal Cash	LWCF (Federal) Funds	In-Kind Services	Total Funding
Seating 2 per field	3	6" Rise Alu	\$1,940.00	\$5,820.00	\$5,820.00	\$0.00		\$5,820.00
Lighting - safety lights, behind backstops, eg	6	Safety Ligh	\$1,354.00	\$8,124.00	\$8,124.00	\$0.00		\$8,124.00
Benches	4	Norwood C	\$769.88	\$3,079.52	\$3,079.52	\$0.00		\$3,079.52
Trash Receptacles 2 per field	3	ULINE Blac	\$405.00	\$1,215.00	\$1,215.00	\$0.00		\$1,215.00
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Total Equipment				\$18,238.52	\$18,238.52	\$0.00	\$0.00	\$18,238.52
Total Project Costs				\$354,674.52	\$130,000.26	\$177,337.26	\$47,337.00	\$354,674.52

ALPINE CITY COUNCIL AGENDA

SUBJECT: Funding Proposal for Burgess Park Baseball Field 4 Improvements

FOR CONSIDERATION ON: March 12, 2024

PETITIONER: Lone Peak Baseball/City Staff

ACTION REQUESTED BY PETITIONER: Approve plan to fund the improvements for Burgess Park Baseball Field 4.

BACKGROUND INFORMATION:

At the February 27, 2024, City Council meeting, representatives from the Lone Peak Baseball organization presented a proposed master plan for improving the baseball fields at Burgess Park. While a grant is being considered for improvement of fields 1-3, Lone Peak Baseball has secured donations for the improvement of field 4. The proposal is outlined in the information included in this packet. Donations in the amount of \$42,000 have been secured from a private donor. Lone Peak Baseball is asking the City to contribute \$25,000 toward the project. In return for the donation, Lone Peak Baseball is requesting naming rights to field 4 be given to the donor for 20 years.

Funding from the City would either come from the capital improvement fund or from PARC tax funds.

STAFF RECOMMENDATION:

Review the funding proposal from Lone Peak Baseball for field 4 improvements and consider committing \$25,000 towards the improvements. Also, determine if the city is willing to grant the request to give the donor naming rights to the field for 20 years in recognition of their \$42,000 donation for improvements.

SAMPLE MOTION TO APPROVE:

I move to approve the funding proposal from Lone Peak Baseball for the improvement of field 4 at Burgess Park and provide \$25,000 from the City for the project; and to give the naming rights to field 4 to the donor of \$42,000 for 20 years.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the funding proposal from Lone Peak Baseball for the improvement of field 4 at Burgess Park and provide \$25,000 from the City for the project; and to give the naming rights to field 4 to the donor of \$42,000 for 20 years, subject to the following conditions:

****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the funding proposal for the improvements to Burgess Park field 4 based on the following:

****insert finding****

PROPOSAL TO COUNCIL

Burgess Park Baseball Field Improvements

We are excited to introduce a comprehensive project aimed at elevating the Burgess Park Baseball Fields to new heights. Our vision is to transform the current facilities into a premier destination for baseball enthusiasts, ensuring an enhanced visual appeal, heightened safety measures, reduced maintenance requirements, and the development of a top-tier tournament-caliber location.

Vote Request:

We kindly request a vote from council members to approve this proposal at the initiation of Phase One for the Burgess Park Baseball Field Renovation project. The community has shown tremendous support, with \$42,000 pledged by generous donors. We are also asking for a vote on donor recognition and naming rights. This decision will not only express our gratitude to the donor but will also add a meaningful element to the revitalization of Burgess Park.

In addition we are asking for council to approve \$25,000 from city funds to move forward with phase one of the Burgess Park Baseball Field Renovation.

PROPOSAL TO COUNCIL

Overview of Phase One:

Phase One will focus on the comprehensive enhancement of Field 4 at Burgess Park. (page 3)

Funding Breakdown: \$86,000

Savings from Brian Voellers relationships: - \$19,000

Total funding needed: \$67,000

Pledged by Donors: \$42,000

Additional Funding Needed: \$25,000 (from the city) 29% of the overall project.

Donor Recognition:

The fields at Burgess Park have not seen renovations for the past 27 years. With the upcoming project, we are committed to implementing higher quality and longer-lasting materials. This means that, following this renovation, the fields will not require further renovations for another 25 years.

In appreciation of the support of our donors, we propose a vote to grant naming rights to the donor who has pledged \$42,000 for the renovation of Field 4. This naming opportunity will stand as a legacy for their family and a lasting acknowledgment of their commitment to our community.

Proposal Details:

Donor Pledge: \$42,000

Naming Rights: The donor, upon approval, will receive naming rights for Field 4 for a duration of 20 years.

Reasoning:

Exceptional Contribution: The donor's significant pledge of \$42,000 is a remarkable contribution towards the success of the Burgess Park Baseball Field Renovation project.

Legacy and Recognition: Granting naming rights for 20 years not only recognizes their generosity but also allows the donor to leave a lasting legacy for their family and future generations.

Community Impact: The naming of Field 4 serves as a visible testament to the impact of community support and encourages further engagement from other potential donors.

SCOPE OF WORK FOR PHASE 1 - FIELD 4

1. Site Preparation: Clearing and preparing the site for construction activities, including removal of any existing structures, debris, or obstacles.
2. Demolition of Existing Fences: Removal and disposal of worn-out or outdated fencing surrounding Field 4.
3. Dugout Expansion: Enlargement of existing dugouts on Field 4 to improve player comfort and safety.
4. Installation of New Black-Coated Chain-Link Fencing - Field 4: Design and installation of new, durable fencing around the entire perimeter of Field 4.
5. Cement Retaining Wall: Construction of a cement retaining wall around the backstop of Field 4 for structural support and aesthetics.
6. Upgraded Infield Dirt: Excavation and replacement of infield dirt on Field 4 for optimal playing conditions.
7. Four-Post, High-Visibility Net Backstops: Design and installation of netted high-visibility backstops on Field 4 for enhanced safety and visibility.
8. Improved Irrigation System: Assessment and upgrade of the irrigation system on Field 4 to ensure efficient field maintenance.
9. New All Dirt/Concrete Pitching Mound: Construction of a new, all-dirt pitching mound on Field 4 for improved playing conditions.
10. Batters Box Underlayment Improvements: Removal of existing material and installation of underlayment improvements in the batters' boxes on Field 4.
11. High pressure Irrigation valve: High pressure irrigation valve to be placed behind the pitchers mound to allow watering of dirt which will reduce dust during field prep and create a softer playing field.
12. Corrugated metal roof covers for Dugouts: Long lasting metal roof coverings for dugouts to add shade, and prolong material being covered.

The scope of work for Phase 1 of the Burgess Park Baseball Field Renovation focuses on the comprehensive enhancement of Field 4, addressing safety, playing conditions, and the overall recreational experience for the community.

NEXT STEPS

Next Steps:

Upon approval, we will coordinate with city personell (Cal), blue stakes and contractors to eliminate possible issues prior to construction. Construction can begin as soon as Thursday March 14th and will be completed before April 9th.

We will coordinate with the donor to formalize the naming process and celebrate this significant contribution. The unveiling ceremony can be organized to coincide with the completion of Phase One and the beginning of our upcoming season.

Thank you for your attention to this proposal, and we look forward to your support in acknowledging the dedication of our donors and fostering a sense of community pride

ALPINE CITY COUNCIL AGENDA

SUBJECT: Smooth Canyon Park Trail Rehabilitation Project Grant

FOR CONSIDERATION ON: March 12, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the pursuit of the Utah Outdoor Recreation Grant for Smooth Canyon Park Trail.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Smooth Canyon is in the southeast portion of Alpine City and is used for a variety of activities. A Trail extends around the perimeter of the park which is used by local walkers, joggers, and bikers. Most of the trail needs repair and are too narrow for this type of use. The city will be upgrading the trail with an 8-foot-wide asphalt path. The path will also be raised several inches to protect the path from water and potential tree root damage. The goal of this project is to upgrade the portions of the trail system around the park to current city standards.

The Utah Division of Natural Resources offers a grant program, called the Utah Outdoor Recreation Grant, to help entities fund trail projects. This grant program offers up to \$150,000 in grant monies per project. There is a 50% funding match requirement. This project is estimated to cost \$250,000. If awarded, the 50% match requirement may cost the city up to \$125,000.

Staff recommends the council discuss the project and give directions to Staff regarding the pursuit of the grant application.

SAMPLE MOTION TO APPROVE:

I move to approve the pursuit of the Utah Outdoor Grant for the Smooth Canyon Park Trail project, which may cost the city up to \$125,000.

****Insert motion to approve****

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the pursuit of the Utah Outdoor Grant for the Smooth Canyon Park Trail project, which may cost the city up to \$125,000, with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move that the pursuit of the Utah Outdoor Grant for the Smooth Canyon Park Trail project, which may cost the city up to \$125,000, be tabled/denied based on the following:

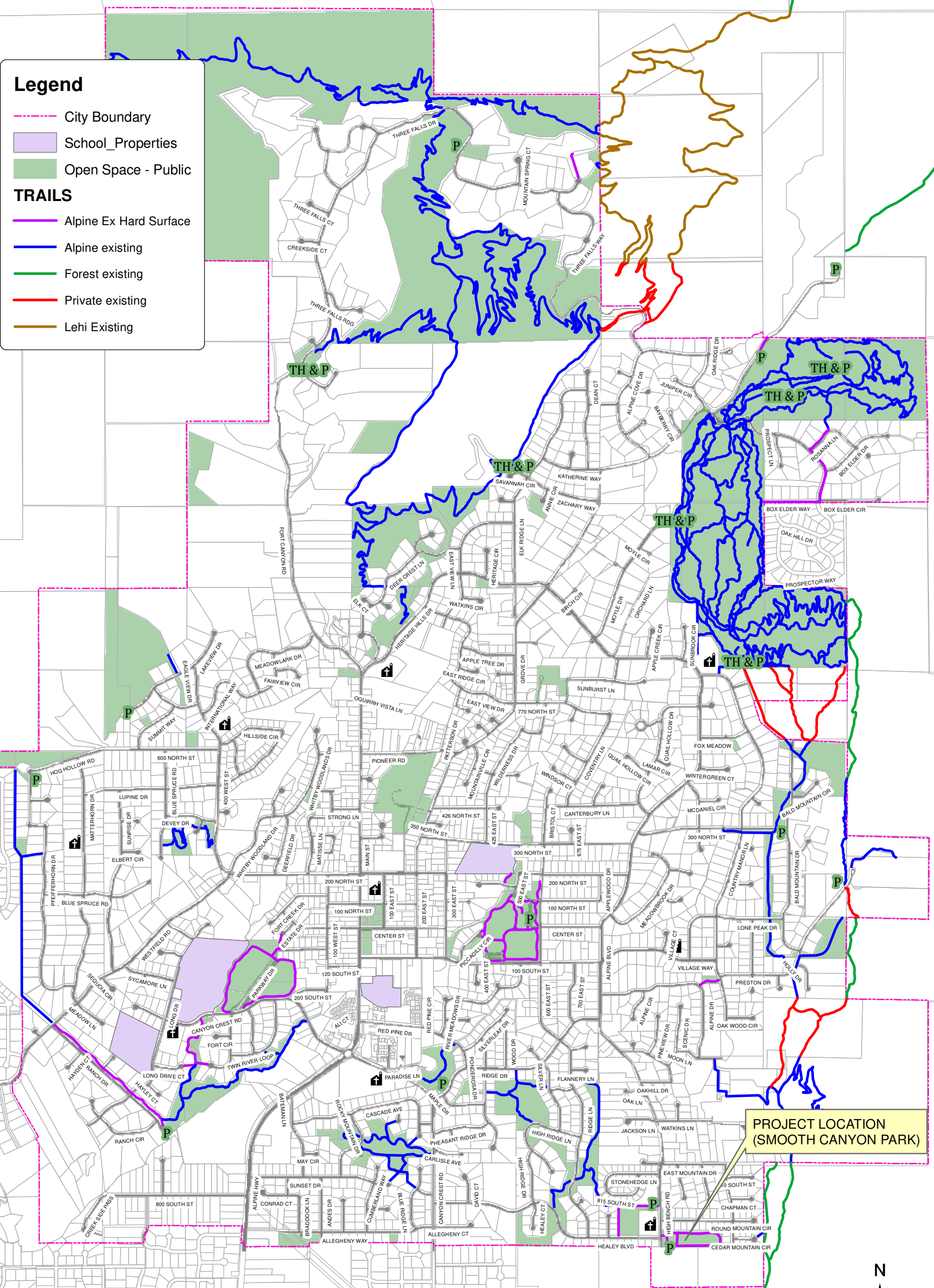
- ****insert finding****

Legend

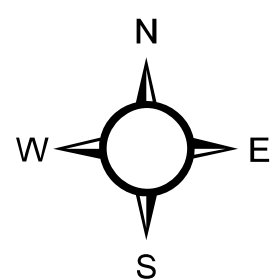
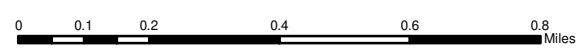
- City Boundary
- School Properties
- Open Space - Public

TRAILS

- Alpine Ex Hard Surface
- Alpine existing
- Forest existing
- Private existing
- Lehi Existing



Project Vicinity Map





ALPINE CITY COUNCIL AGENDA

SUBJECT: Main Street Planning Grant

FOR CONSIDERATION ON: March 12, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the Grant Awarded for a Main Street Plan.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Alpine City has been awarded a grant from Mountainland Association of Governments (MAG) to hire a consulting firm to create a small area plan consisting of Main Street including the three main entrances to the city. This study would help identify and create design standards as well as market studies to identify business needs within the city. The amount awarded was \$100,000 with a required match from the city of \$7,500. The total amount would be \$107,500 for the total project. MAG staff will also assist during the duration of this project.

Examples of similar projects:

[Salem City Area Plan](#)

[Lindon City Area Plan](#)

[Brian Head Town Area Plan](#)

SAMPLE MOTION TO APPROVE:

I move to approve the MAG grant amount for a small area plan with the city contributing \$7,500 toward the project.

****Insert motion to approve****

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the MAG grant amount for a small area plan with the city contributing \$7,500, with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move the MAG grant amount for a small area plan with the city contributing \$7,500, be tabled/denied based on the following:

- ****insert finding****



March 4, 2024

Alpine City

Attn: Ryan Robinson at ryan@alpinecity.org

Subject: Cycle II Technical Assistance to Governments (TAG) Program Award

Dear Mr. Robinson,

Thank you for your participation in Cycle II of the Technical Assistance to Governments (TAG) Program. We are pleased to inform you that the city's application for the 'Alpine City Main Street and Gateways Plan' has been selected, pending completion of next steps outlined below.

The city will receive consultant technical assistance in the amount of \$100,000. These funds, along with the local match of \$7,500, equal a total project budget of \$107,500.

Next steps:

- Complete the following [Letter of Concurrence](#) outlining the city's role and responsibilities.
- Work with MAG to finalize the work scope and request for consultant proposals.
- Provide local match commitment (MAG will invoice the city).

We trust that this award fills a need for your community and we look forward to participating in this project and supporting the implementation thereof. Please let me know if you have any questions.

Best Regards,

Daniel Wayne

Community Planning Manager

dwayne@mountainland.org

530-953-6828