



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, October 22, 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](https://www.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** Kelli Law
- C. Pledge** Jessica Smuin

II. CONSENT CALENDAR

- A. Approve Minutes from the October 8th City Council Meeting**
- B. 2024 Overlay Project, Final Payment – Morgan Asphalt: \$296,249.07**
- C. Approval of Additional Rodeo Bleacher Expenses: \$25,000**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. 2024 Wellbeing Survey Opportunity, Utah State University**

V. ACTION/ DISCUSSION ITEMS

- A. Accessory Structure Setback Exception Request – Ryan Arnold, 1473 E. Box Elder Way**
- B. Request to Rezone parcel to PRD Designation – Andrew Stewart, Approx. 1280 N. Elk Ridge Lane**
- C. Fitzgerald Annexation Petition - Acceptance for Further Study**
- D. Resolution R2024-37 Approval of Pre-annexation Agreement, Fitzgerald Annexation**
- E. Discussion Item: Consideration of the Box Elder South Annexation**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. CLOSED MEETING: Discuss litigation, property acquisition, or the professional character, conduct or competency of personnel

Mayor Carla Merrill
October 18, 2024

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at [alpinecity.org](https://www.alpinecity.org) and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MINUTES

October 8, 2024

Mayor Carla Merrill called the meeting to order at 6:01 pm.

I. CALL MEETING TO ORDER

- A. **Roll Call** Mayor Carla Merrill
The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, Chrissy Hannemann, and Jason Thelin. Kelli Law was excused.
Staff: Shane Sorensen, Ryan Robinson, Chief Brian Gwilliam, Chief Brian Patten, Steve Doxey, Heidi Smith, and DeAnn Parry
Others: Derek Christenson, Will Jones, Wes Funk, Ross Welch, Jen Wadsworth
- B. **Prayer** Brent Rummler
- C. **Pledge** Jason Thelin

II. CONSENT CALENDAR

- A. **Approve Minutes from the September 24th City Council Meeting**
- B. **Approval of SCADA Upgrades Proposal for the Box Elder and Willow Canyon Booster Pump Stations – APCO: \$35,468.00**
- C. **2024 Overlay Project, Partial Payment No. 1 – Morgan Asphalt: \$589,831.37**
- D. **Resolution R2024-35: Approval of Amendments to the Interlocal Cooperation Agreement for the Utah County Major Crimes Task Force**
- E. **Declaration of Surplus Property: Alpine Days Tent**
The tent will be sold on the public surplus website.

Motion: Jason Thelin moved to approve the Consent Calendar as proposed. Jessica Smuin 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>
Jason Thelin		Kelli Law
Chrissy Hannemann		
Jessica Smuin		
Brent Rummler		

III. PUBLIC COMMENT

Wes Funk - 702 N. Summit Way, Alpine
Wes recently planted trees to replace trees that had died. Because we have had such warm fall weather, he asked if the PI water could be left on for a few more weeks so he can water his new trees.

Shane Sorensen explained that pumping costs for one month are around \$50,000, and the city has never made PI water available after October 15. Our water supervisor, Greg Kmetzsch, has been working 60-hour weeks for months, so the city will need to turn the PI water off as scheduled. Shane recommended hand-watering the trees with culinary water.

IV. REPORTS & PRESENTATIONS

A. **Alpine Days Report – Heidi Smith, Alpine Days Chairman**
Heidi Smith reported that Alpine Days went well. She had great volunteers and awesome committees working together.

Improvements this year:

- Event book - Liberty Press printed the brochure with four extra pages and saved us \$1,000.
- Rodeo - The addition of a third evening of rodeo brought in more money and allowed more people to attend. We want to continue with three nights of rodeo.

- Talent Show and Family Dance - Bringing back these events was popular with the residents.
- Portable toilets - Lakeshore Plumbing provided clean toilets that were serviced on time and the company was very easy to work with.
- Food Trucks - The Food Truck League scheduled the trucks and processed paperwork and tax forms efficiently.

Challenges this year:

- The barricade company bill contained surprises.
- The health department inspector said we need to provide more water stations, designated parking, and lighting.
- We had better attendance than we had planned, so we will need to make sure local communication is our primary goal and priority. Outsiders will still come, but our goal is to satisfy our residents.

Adjustments for next year:

- Health code - We will provide water stations, designated parking lots for overflow, and portable lighting.
- Attendance - We will find out how many people actually attended and adjust our plans appropriately. It is not our goal to increase outside attendance, but to make sure the residents enjoy themselves.
- T-shirts - Because 2025 is our 175th anniversary, we will have a contest to design commemorative shirts, inviting residents and Lone Peak students to participate. We will also research the fabric quality before ordering.
- Golf tournament - We will add this event to the program.
- Rodeo - The bleachers upgrades will be completed before next August. We also plan to increase prize money to encourage a higher level of competition at the rodeo.
- Fireworks – We will need additional personnel to keep youth from entering the restricted area.
- Drone show – There is some interest in adding drones to the final show, but it is expensive.
- Security – We need cameras to help prevent vandalism. Utah County has equipment that can be rented. The police were there every evening but had trouble getting the youth to leave the park.
- Grand Marshall – We want to improve the process for selection and include the City Council in the decision.
- Sponsors – We had great sponsors this year and hope to enlist more next year.

Regarding the budget, Heidi said the city uses Stripe, Square, Xpress Bill Pay, and Global Payments, so it takes time to figure out all the details and deposits. We still need to collect money from two sponsors who committed funds. The city receives a percentage of all carnival ticket sales, however, tickets pre-sold by the city give us a better return than those sold at the park. We negotiated our contract to receive a higher percentage this year.

Heidi presented spreadsheets showing the line-item revenue and expenses for 2024. The rodeo profit was \$21,000.

Alpine Days had a net profit of around \$15,921.

Rodeo		
	Revenue	Expense
Sponsors	22,490.00	
Tickets	40,231.01	
Misc Revenue	3,632.00	
Clothing	965.42	
Expenses		45,796.54
Grand Total	67,318.43	45,796.54
	Profit:	\$ 21,521.89

ALPINE DAYS 2024	Revenue	Expenses	Difference
5k Race	9,770.00	6,016.45	3,753.55
Alpine Days T-Shirts 2024	2,965.34	4,603.21	(1,637.87)
Alpine Days T-Shirts 2024 AYC		675.64	(675.64)
Alpine Days T-Shirts 2024 Volunteer		1,201.72	(1,201.72)
Auto Show		749.58	(749.58)
Bake Off	88.66	149.30	(60.64)
BBQ	1,260.42	1,510.00	(249.58)
Boutiques	800.00	77.72	722.28
Carnival Ticket	19,243.36	2,371.72	16,871.64
Chalk the Walk	298.00		298.00
Family Dance		1,825.00	(1,825.00)
Fees		533.46	(533.46)
Fireworks		6,000.00	(6,000.00)
Home Run Derby		97.05	(97.05)
Mailer		4,672.37	(4,672.37)
Misc	4,763.86	31.85	4,732.01
Movie in the Park		928.99	(928.99)
Mtn Bike	1,755.00	1,262.08	492.92
Music		20,200.00	(20,200.00)
Parade	250.00	41.43	208.57
Pet Show		418.48	(418.48)
Pickleball	10,235.16	3,571.30	6,663.86
Portable Toilets		5,600.00	(5,600.00)
Sponsor	11,800.00	980.29	10,819.71
Supplies		4,286.75	(4,286.75)
Talent Show		1,425.00	(1,425.00)
Toddler Trot		27.99	(27.99)
Water Day	232.47	788.79	(556.32)
Workshop	227.56		227.56
Youth Market	120.00	1,088.55	(968.55)
Future Adjustments			
Boutiques	14,100.00		
Parade	700.00		
Booth Sponsors	4,500.00		
Youth Market	1,875.00		
Sponsors A/R			
Central Bank	5,000.00		
Hue & Hem/Ezra Lee	3,000.00		
Overtime			
Staff		5,928.84	
Grand Total	92,984.83	77,063.56	15,921.27

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2
3 Mayor Carla Merrill commented that most cities go into the red for their city events, so Alpine Days was
4 managed very well this year.

5
6 Chrissy Hannemann commented that the brochure was well designed, easy to read, and asked about the
7 designer. Heidi Smith was the creator of the brochure.

8
9 Cody Smith, Rodeo Chairman, was invited to the microphone. He thanked Heidi and the other volunteers
10 for all their hard work. Cody mentioned that Shane Sorensen, Cal Christensen, and Greg Kmetzsch also
11 did a great job taking care of details. Cody said that next year we should plan on funds to rent or
12 purchase a water truck, which is a necessity for the rodeo. We cannot count on borrowing the Lone Peak
13 Fire Department water truck, because of uncertain fire conditions.

Shane Sorensen said that Heidi and Cody both did an awesome job with Alpine Days. Shane has heard many comments about how well things were handled.

The council thanked Heidi Smith and Cody Smith for their hard work.

The council requested attendance numbers for the event. Ryan Robinson said that we can get that data at no cost through Explore Utah.

B. Financial Report – Shane Sorensen

Shane Sorensen explained that he gave a financial report at the last City Council meeting, but we are planning to have the reports regularly at the first meeting each month. With higher interest rates, Dave Sanderson is allocating funds quarterly instead of annually. The numbers from Alpine Days are not complete yet, so the next financial report will have that information. The complete financial report is in the electronic packet.

V. ACTION/ DISCUSSION ITEMS

A. Ordinance 2024-27: Rezone 568 River Meadow Drive to the TR-10,000 Zone

Derek Christenson, the property owner of the lot located at 568 River Meadow Drive, is requesting his lot be rezoned from the CR-20,000 Zone to the TR-10,000 Zone. The lot is 0.32 acres in size, roughly 13,982 square feet. While the minimum lot size in the CR-20,000 zone is 20,000 square feet, it is not unheard of, due to a zone change or code amendment, to have lots that are legally nonconforming due to the size of the lot.

The applicant is requesting a zone change to the TR-10,000 to use the setback requirements for the TR-10,000 zone that seem to appear more in line with the actual size of the lot. In either zone, this lot cannot be subdivided as it is too small and would not have the required frontage needed for an additional lot.

This item was reviewed by the Planning Commission during their October 1st meeting. The discussion focused on the impact on the surrounding area, primarily if other lots would be able to rezone to a smaller size because of this action. It was concluded that each request, as a legislative act, would be viewed and acted upon independently of this decision. Most of the lots surrounding this property would not be eligible to be subdivided for additional lots if rezoned, due to their size, frontage, and lot configuration. The following motion was made and approved by the majority of the Commissioners.

MOTION: Planning Commissioner John MacKay moved to recommend approval of the zone change request for the lot located at 568 River Meadow Drive to the TR-10,000 zone as proposed, finding that it does not create a spot zone situation and allows the property owner to develop the property as consistent with the neighborhood. Jeff Davis seconded the motion. There were 6 Ayes and 1 Nay (recorded below). The motion passed.

<u>Ayes:</u> Alan Macdonald John MacKay Troy Slade Greg Butterfield Jeff Davis Susan Whittenburg	<u>Nays:</u> Michelle Schirmer	<u>Excused</u>
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ALPINE CITY CODE:

- Alpine Development Code 3.02 Town Residential Zone (TR-10,000)
- Alpine Development Code 3.03 Country Residential Zone (CR-20,000)

GENERAL PLAN:

- *(Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher-density residential development.*

- *(Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium-density residential development. These areas should provide for the perpetuation of the rural and open space image of the city.*

PUBLIC NOTICE:

A public hearing was held by the Planning Commission as was required by the City and State Code.

STAFF RECOMMENDATION:

Because this is a legislative decision the standards for approval or denial are that the proposed legislative decisions should be compatible with the standards found in the General Plan as well as current city code and policies. A decision should be made for approval or denial based on those criteria.

Ryan Robinson also explained that there is a unique sliver of land behind the Christenson home that has no record of ownership with the County.

Homeowner Derek Christenson was invited to the microphone. He said that he tried to purchase the sliver of land behind his home to facilitate this remodel, but the County would not allow it because it appears to belong with the east neighbor’s property. They are giving that home precedence.

The council discussed the following points:

- Reason for the application – The homeowner would like to remodel and add on to the back of his home. The rezone will allow him about 10 additional feet.
- The sliver of land – The sliver will basically be a buffer between the two homes, and the overhead power lines would have an easement from Rocky Mountain Power. There is not much that could be done with the land, other than landscaping.
- Potential for similar requests in the future – If homeowners on 600 East apply for a rezone, each request would be considered individually and would not have to be approved by the council. These homes would only be eligible to add a few feet to the rear of their homes, as the city does not allow flag lots, and they do not have sufficient frontage to subdivide their lots.
- Spot zone issue – This is not considered a spot zone because it abuts (across the street) a TR-10,000 zone. Spot zoning would not be in compliance with our General Plan.
- Reason for setback requirements – Setbacks maintain a view between homes and provide space for fire protection. This application does not violate those requirements.

Motion: Brent Rummler moved to approve Ordinance 2024-27 amending the zoning map for the lot located at 568 River Meadow Drive to the TR-10,000 zone as proposed. Chrissy Hannemann 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>
Jason Thelin		Kelli Law
Chrissy Hannemann		
Jessica Smuin		
Brent Rummler		

B. Resolution R2024-36: Approval of Interlocal Cooperation Agreement with Utah County for Library Services

Shane Sorensen said that Alpine City has contracted with Utah County for many years to provide library services through the Bookmobile. As outlined in the agreement, the Bookmobile stops in Alpine on Tuesdays, every other week (24 times per year) at the following locations:

- River Meadows Senior Living, 10:15-12:00 (1.75 hours) for a total of 42 hours.
- Creekside Park, 12:30-2:30 (2 hours) for a total of 48 hours.
- 100 North Main, LDS Chapel, 3:00-5:00 (2 hours) for a total of 48 hours.

This service is provided at a cost of \$13,596. Funds were included in the FY2025 budget for this service.

The Bookmobile provided the following calendar year circulation data for Alpine:

Calendar Year						YTD	Total
2018	2019	2020	2021	2022	2023	2024	
9,287	8,209	3,802	5,292	9,410	8,354	4,788	49,142

The county has not responded to our requests for more detailed data, likely because we have not been able to identify the right employee.

The council discussed the following points:

- The council would like details on actual usage:
 - How many patrons are using e-books?
 - How many patrons check out regular books?
 - Do people go to the Creekside Park and North Main locations or are most patrons at River Meadows Senior Living?
 - Would once a month visits be adequate? (The largest expense is the gas to drive the van to Alpine.)
- The Bookmobile provides a service, but it only provides books. The proposed children's library will have programs and activities in addition to books. When we have a facility, we may want to discontinue the Bookmobile service, but it is a good option for now.
- The Bookmobile has been coming to Alpine since July, but we have not yet paid. We need to be a good neighbor and pay for services rendered while we reconsider the options moving forward. If we withdraw from our contract, it will have an impact the finances for the Bookmobile agreements with other cities.
- It appears that Bookmobile usage is declining, and the council wants specific data or they may terminate the contract. It would be good to have representatives from the county come to a City Council meeting to answer questions before the budget is set for the next fiscal year.
- Because the county uses a calendar year for their budget, it would be good to focus on this sooner than later. Council members are not comfortable approving the Bookmobile for the next fiscal year without compelling information.

Ross Welch, owner of River Meadow Senior Living on Red Pine Drive, was invited to the microphone.

Ross said that River Meadows Senior Living residents benefit from the Bookmobile, but their usage ebbs and flows based on who is living there at a given time. There are approximately 5-10 residents and neighbors who use the Bookmobile during a visit. If a total of 280 Alpine residents have Bookmobile cards, the math works out to about \$46 per patron, which is similar to the regular \$50 library reimbursement offered to our residents who use other libraries. Ross is surprised that there has not been more usage of the Bookmobile.

Steve Doxey clarified that the terms of this agreement go through June 30, 2025. It provides either party the right to terminate upon 60 days' written notice. He also recommended that we change the due date in Section 4 of the agreement from October 1 to the end of the month, so we are not in default.

Motion: Chrissy Hannemann moved to approve Resolution R2024-36 including an Interlocal Cooperation Agreement with Utah County for library services, with the recommendation that the city talk with the county in the next three or four months to gain information to make a decision for the following year. Brent Rummler seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

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

C. Ordinance 2024-28: Consideration of an Amendment to Chapter 3.24 of the Municipal Code, Committees

Ryan Robinson explained that Councilmembers Hannemann and Rummler have requested to amend the Alpine City Municipal Code 3.24 which regulates citizen committees. This proposal is meant to clarify that citizen committees, if they do not have authority to make decisions regarding the public’s business, do not have to abide by the State requirements as found in Utah State Code 52-4 for Open and Public Meetings.

This amendment includes the following changes:

- Clarifies that citizen committees have no authority to make decisions regarding the public’s business unless the committee has been delegated that authority from the City Council by resolution.
- Specifies that city staff can be appointed to committees as non-voting members and are not required to be residents of Alpine City.
- States that unless a committee has been granted authority to make decisions regarding the public’s business, they are not required to abide by the Open and Public Meetings Act (OPMA) requirements for noticing meetings.

CITY CODE:

- Chapter 3.24 of the Alpine Municipal Code.

NOTICING:

No public hearing is required for this agenda item.

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 should be made by the City Council for approval or denial based on those criteria.

The council discussed the following:

- The city creates committees to inform the City Council (the legislative body), so they can make better decisions.
- If a quorum of City Council members will attend a meeting, it must be officially noticed.
- Planning Commission hearings are always officially noticed.
- The council wants to make information public so residents can be involved and informed. If formal OPMA noticing is not required, committee meetings should still be posted on the website calendar in advance.
- Committees should make regular reports to the City Council so they are not operating in isolation, and so they can receive timely guidance and support. These reports will be included in the official minutes and available to the public.
- The City Council may delegate decision-making authority to a committee through a resolution. These committee meetings would require notices and posted minutes, in compliance with OPMA.
- City code needs to be reviewed and updated regarding committees, delegating authority, reporting to the council, and the participation of staff and non-resident advisors.

- Motion:** Brent Rummler moved to approve Ordinance 2024-28 amending Chapter 3.24 of the Alpine Municipal Code with following changes:
- 1) All voting members of the committee shall be residents of the city.
 - 2) City staff members may be appointed to committees as voting members or nonvoting members, as the City Council may designate.
 - 3) Nonvoting members of a committee are not required to be residents of the city.
 - 4) Staff will review city code for conflicts regarding the delegation of authority to committees.
 - 5) Committee meetings will be posted on the city’s website calendar a minimum of 48 hours in advance.

Chrissy Hannemann 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>
Jason Thelin		Kelli Law
Chrissy Hannemann		
Jessica Smuin		
Brent Rummler		

VI. STAFF REPORTS

Chief Brian Patten said that the whole county is extremely dry, so please do not light any fires. Department resources are depleted due to the hot, dry conditions. This is the latest warm fall season we have had in a long time, and the wildland team is frequently deployed.

Ryan Robinson commented on the Stewart PRD that was before the council a few weeks ago. The developer is looking at establishing an HOA for the open space. Please read the email Ryan sent and submit any feedback before the next City Council meeting on October 22.

It is grant application season now, and Moyle Park has some outdoor education opportunities. Please submit your ideas to Ryan before the October 18 deadline.

The Planning Commission is working on amendments to Development Code 3.24 for off-street parking. We do not have standards in the code and need to set those to inform future decisions. The Planning Commission will not meet again until November 19 because of fall break and the November 5 election day. Ryan is working on a draft for the code amendment, which he will send out for feedback before that meeting.

In our next City Council meeting on October 22, we will likely review the Fitzgerald Pre-Annexation Agreement.

Shane Sorensen said that the street overlay project is completed and turned out well. We have also restriped the streets in the city and widened the trail along Grove Drive.

Shane reported that the Lone Peak PSD meeting for tomorrow has been cancelled due to a lack of agenda items.

The city is scheduled to close on the Canyon Crest property on October 15, and will take possession a couple of weeks after that. We will look at renting the property for the time being.

The Voter Information Pamphlet for the Alpine School District split has been published. It includes arguments for and against the proposal, as well as rebuttals. We have links posted on our website.

The government will not let us use the **.org** emails and URLs anymore, so we are switching to **alpineut.gov**. The migration will happen this month. All previous **.org** emails will be forwarded for a time. Everyone will need to log in with their new email.

1 **VII. COUNCIL COMMUNICATION**

2 Jessica Smuin reported that they have closed the poppy gardens for winter. She oiled the benches, and they
3 have been covered. Jessica suggested that we plan ahead in the budget for some security measures at the
4 garden, because harvesting the seeds is vandalism that we want to prevent.

5
6 Jessica emailed a KSL article on aging to the council. It addresses how cities need to plan for their aging
7 population.
8

9 Mayor Carla Merrill said that there is a meeting tomorrow evening, Wednesday, at the Valentine Theater
10 regarding ASD split. They will have Alpine School District Board members and others representatives,
11 mediated by the Chamber of Commerce.
12

13 Design Studios will hold a charrette for the Small Area Plan on November 14. There will likely be a
14 meeting for stakeholders (business owners), technical personnel (staff), and an open house for residents
15 to give input in the evening from 5-7 pm. We will have a draft agenda ready soon.
16

17 **Motion:** Jessica Smuin moved to close the public meeting and move to a closed meeting to be held in the
18 Conference Room at City Hall to discuss the acquisition or disposition of city property, and that the
19 public meeting also be adjourned at the end of the closed meeting. Brent Rummler seconded the motion.
20 There were 4 yes votes, 0 no votes, and 1 excused, as recorded below. The motion passed.
21

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

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28 The public meeting closed at 8:12 pm.

29 **VIII. CLOSED MEETING:** Discuss property acquisition or disposition.

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31 The closed meeting adjourned at 8:40 pm.
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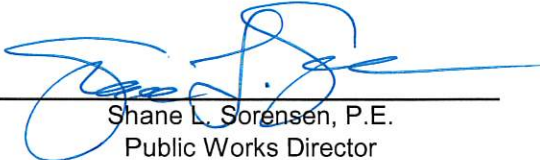
FINAL PAYMENT REQUEST

Name of Contractor:		Morgan Asphalt	
Name of Owner:		Alpine City	
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: 30-Sep-23	Original: \$878,906.68	From:	1-Oct-24
Revised: 15-Oct-24	Revised: \$886,080.44	To:	15-Oct-24
Description of Job: Alpine City - 2024 Overlay Project			
Original Contract Amount			
Amount	This Period	Total To Date	
Amount Earned	\$265,205.31	\$886,080.44	
Amount Retained	\$0.00	\$0.00	
Amount of Retainage Paid	\$ 31,043.76		
Previous Payments		\$589,831.37	
Amount Due	\$296,249.07	\$296,249.07	
Days Remaining	0 of 61	Percent Time Used:	100.0%
Estimated Percentage of Job Completed		100.82%	
Contractor's Construction Progress IS on schedule			

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 10/10/24



 Shane L. Sorensen, P.E.
 Public Works Director

Accepted by: Morgan Asphalt

Date: _____

 Morgan Asphalt

Approved By: Alpine City

Date: _____

 Carla Merrill
 Mayor

Project Owner: Alpine City
 Project: Alpine City - 2024 Overlay Project

Contractor: Morgan Asphalt

Date: 18-Oct-24

Original Contract Amount: \$878,906.68
 Revised Contract Amount: \$886,080.44

Item	Description	Quantity	Units	Unit Price	Amount	Pay Est #1			Final Payvest			Total Billing		Percent Complete	
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity to Date	Earnings to Date				
BID SCHEDULE															
1	Mobilization (not to exceed 5%)	1	LS	\$ 8,000.00	\$ 8,000.00	0.625	\$5,000.00	0.4	\$3,000.00	1	\$8,000.00	100.0%			
2	Adjustment of Water Valves (before milling and after paving)	55	Each	\$ 1,150.00	\$ 63,250.00	26	\$30,250.00	24	\$27,250.00	50	\$57,500.00	90.9%			
3	Adjustment of Manholes (before milling and after paving)	60	Each	\$ 1,400.00	\$ 84,000.00	34	\$48,000.00	37	\$51,400.00	71	\$99,400.00	88.8%			
4	Reclaiming Streets (including traffic control)	452,741	SF	\$ 0.21	\$ 95,075.61	452,741	\$95,075.61	9,723	\$2,041.83	462,464	\$97,117.44	102.1%			
5	Lane Levelling (more or less quantity)	200	Ton	\$ 128.00	\$ 25,600.00	20	\$2,560.00	0	\$0.00	20	\$2,560.00	10.0%			
6	2-inch Asphalt Overlay (including traffic control)	452,741	SF	\$ 1.27	\$ 574,981.07	319,540	\$405,815.80	142,924	\$181,513.48	462,464	\$587,329.28	102.1%			
Total Bid/Contract					\$878,906.68										
Partial Payment Sub-Total					\$586,701.41							\$851,906.72			
Additive Alternates															
Change Orders															
C.O. No. 1	Extra milling depth on 800 East	60,732	SF	\$ 0.21	\$ 12,753.72	60,732	\$12,753.72		\$0.00	60,732	\$12,753.72	100.0%			
C.O. No. 2	Additional 1" asphalt depth on 800 East from 100 South to Ridge Drive	35,700	SF	\$ 0.60	\$ 21,420.00	35,700	\$21,420.00		\$0.00	35,700	\$21,420.00	100.0%			
Change Order Sub-Total					\$34,173.72						\$34,173.72				
Total Revised					\$913,080.40						\$886,080.44				
5% Retainage					\$31,043.76						\$31,043.76				
Add Retainage					\$589,831.37						\$589,831.37				
Total					\$913,080.40						\$886,080.44				

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Additional Rodeo Bleacher Upgrade Expenses

FOR CONSIDERATION ON: October 22, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and approve the additional expenses for upgrades to the rodeo bleachers.

BACKGROUND INFORMATION:

The City Council recently approved the purchase of materials to upgrade the rodeo bleacher in the amount of \$59,510 from North Carolina Welding. Last weekend, Charles Jordan from that company was in Utah for site visit to a high school where they are installing bleachers. Cody Smith was able to get Mr. Jordan on site at the rodeo grounds to look at our bleacher upgrade project. After inspecting our bleachers, he mentioned several things that would need to be taken into consideration as the new materials are being installed on the bleachers and codes that would need to be followed. After the discussion, Mr. Jordan mentioned that he had a crew in Utah that was waiting on materials for the high school they are working on and that for an additional \$25,000, his crew could have the bleacher upgrade project complete within a few days of the materials arriving.

Funds were included in the FY2025 budget in the amount of \$75,000 for the bleacher upgrade project. \$59,510 of those funds were approved to purchase materials. The original plan was to have city staff and volunteers complete the installation portion of the project. After listening hearing what Mr. Jordan's comments about items that will need to be addressed in the installation process, city staff recommends that North Carolina Welding be hired to complete the installation with their professional crew that is equipped for this type of project. We believe they can accomplish in a few days what would take several weeks for city staff and volunteers to accomplish.

STAFF RECOMMENDATION:

Approve the proposal from North Carolina Welding to install the rodeo bleacher upgrades for an amount of \$25,000 and that the cost be funded from the remainder of funds budgeted for this project in the amount of \$15,490, with the remainder of the funds coming from the Alpine Legacy Foundation in the amount of \$9,510.

SAMPLE MOTION TO APPROVE:

I move to approve the proposal from North Carolina Welding to install the bleacher upgrades, with funding from the following:

- FY2025 Budget: \$15,490
- Alpine Legacy Foundation: \$9,510

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the proposal from North Carolina Welding to install the bleacher upgrades with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the proposal for North Carolina Welding to install the rodeo bleacher upgrades based on the following:

- **insert finding**

ALPINE CITY COUNCIL AGENDA

SUBJECT: Wellbeing Survey Request

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve Staff to Work with USU to Conduct a Wellbeing Survey for Alpine City.

Review Type: Legislative

BACKGROUND INFORMATION:

Utah State University (USU) has been conducting “wellbeing” surveys with communities throughout Utah since 2019. During that time, they have worked with over 60 different cities, counties, and state organizations to provide surveys meant to measure how residents interpret their community's wellbeing. After this initial survey, USU will also offer an annual report for each participating city to keep the provided data current. The program has worked with several local communities such as Cedar Hills, Highland, Draper, Eagle Mountain, Lehi, and Vineyard. The cost to provide a wellbeing survey for Alpine City would be no more than \$1,200. They use a baseline of survey questions, but additional more specific questions can also be added. Attached is more information about the program and sample questions used as part of other community surveys.

CITY CODE:

- N/A

NOTICING:

- N/A

STAFF RECOMMENDATION:

Provide staff with feedback and initial thoughts about moving forward with USU to provide a wellbeing survey for Alpine City residents. USU can start providing survey questionnaires as early as October 28th to begin this process. Attached are links to the reports completed for Cedar Hills and Highland City for reference.

- [Cedar Hills Wellbeing Report](#)
- [Highland City Wellbeing Report](#)

Utah Wellbeing Project - 2024 Survey

Thank you for your interest in the Utah Wellbeing Project Survey, a statewide initiative!

The goal of this survey is to better understand the life conditions of people in Utah cities and towns and how different aspects of wellbeing vary from person to person and place to place. Results will be shared with your city's leaders. We would like to hear from adults (age 18 or over) who are full-time or part-time residents of Alpine. The survey should take about 10 minutes. We will not collect any identifying information about you. Open comments will be shared with city leaders and it may be possible for someone to recognize specifics in the information you share. However, public reporting on the survey data is only done at the city level (not about individuals). All questions are important to us, but you may decline to answer any questions.

Please encourage others age 18+ in your household and community to take the survey as well. Please do not take the survey more than once.

The Utah State University Institutional Review Board has approved this research study (Protocol 11624). If you have any questions about the survey, please contact Dr. Courtney Flint at (435) 797-8635. If you would like to speak with someone about your rights as a participant or talk with someone other than the research staff, the USU IRB Office can be reached at (435) 797-0567 or at irb@usu.edu.

Thank you!

Dr. Courtney Flint



Are you a full-time or part-time resident of Alpine?

- Yes, I am a full-time resident of Alpine
- Yes, I am a part-time resident of Alpine
- No, I am not a resident of Alpine

↳ We are only looking for responses from residents of Alpine. Please do not complete this survey if you are not a full- or part-time resident

What is your ZIP Code? _____

How long have you been a resident of Alpine?

_____ years

How would you rate your overall personal wellbeing? (Use your own interpretation of "wellbeing".)

Poor Excellent

1 2 3 4 5

How would you rate overall wellbeing in Alpine?

Poor Excellent

1 2 3 4 5

How connected do you feel to Alpine as a community?

Not at All A Great Deal

1 2 3 4 5

How would you rate your level of personal wellbeing in each of the following categories?

	Poor 1	2	3	4	Excellent 5
Physical Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connection with Nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Environmental Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living Standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety and Security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social Connections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How important are the following categories to your overall personal wellbeing?

	Not at All Important 1	2	3	4	Very Important 5
Physical Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental Health	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connection with Nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Environmental Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Educational Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living Standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety and Security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social Connections	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How would you describe the current rate of population growth in Alpine?

Too Slow Just Right Too Fast No Opinion

How would you describe the current pace of economic development in Alpine?

Too Slow Just Right Too Fast No Opinion

[If too slow] What aspects of the local economy would you like to see more of in Alpine?

[If too fast] What aspects of the local economy do you feel are growing too quickly in Alpine?

[If Local Environmental Quality 1-2-3] Are there specific aspects of local environmental quality that you feel are problematic?

Have you participated in any of the following activities during the past 12 months?

	Yes	No
City or county recreation programs	<input type="radio"/>	<input type="radio"/>
Recreating in parks in your city	<input type="radio"/>	<input type="radio"/>
Using trails in or near your city	<input type="radio"/>	<input type="radio"/>
Motorized recreation on Utah's public lands or waters	<input type="radio"/>	<input type="radio"/>
Non-motorized recreation on Utah's public lands or waters	<input type="radio"/>	<input type="radio"/>
Walking or biking in your neighborhood or city	<input type="radio"/>	<input type="radio"/>
Gardening at home	<input type="radio"/>	<input type="radio"/>
Participating in a community garden	<input type="radio"/>	<input type="radio"/>
Buying food from a farmer's market	<input type="radio"/>	<input type="radio"/>
Community events	<input type="radio"/>	<input type="radio"/>

Please name two cities or towns (near or far) that you go to most often for regular needs and activities?

1) _____
 2) _____

How frequently do each of these activities take you out of Alpine to another city or town?

	Never	Rarely (a few times per year)	Sometimes (about once a month)	Regularly (about once per week)	Often (more than once per week)
Groceries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Eating Out	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health /Medical Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation/ Sports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Friends and Family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Religion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
School/ Education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What are your primary modes of transportation?
 (check all that apply on a regular basis)

- | | |
|--|---|
| <input type="checkbox"/> Personal Car | <input type="checkbox"/> Biking |
| <input type="checkbox"/> Carpool | <input type="checkbox"/> Public transportation |
| <input type="checkbox"/> Ride sharing (Uber or Lyft) | <input type="checkbox"/> Scooter or micro-mobility device |
| <input type="checkbox"/> Walking | |

Are any of the following a barrier to your personal travel?

	Not a Barrier 1	Seldom a Barrier 2	Sometimes a Barrier 3	Often a Barrier 4	Always a Barrier 5
Travel time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Knowledge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Language	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How important are the following possible transportation developments in Alpine?

	Not at all Important 1	2	3	4	Very Important 5
Adding road capacity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enhancing safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving road surfaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving public transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving walkability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Providing more trails, paths, and bike lanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connecting communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

As you look to the future of Alpine, how much of a concern are the following issues?

	Not a concern	Slight concern	Moderate concern	Major concern
Access to Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Mental Health Care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to substance use disorder treatment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Healthy/Quality Food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to Culturally Appropriate Food	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessible Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate Change	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space/Green Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities for Youth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homelessness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping Opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Social and Emotional Support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Substance Misuse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suicide	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trails & Paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What do you value most about living in Alpine?

Is there anything that could be done to improve wellbeing in Alpine?

Is there anything else you'd like to tell us about wellbeing in Alpine?

About You

This last section asks questions that help us ensure that we have heard from a full range of perspectives. Remember that your answers are anonymous. These questions are very important to this project.

Which category matches your age today?

- 18-29 50-59
 30-39 60-69
 40-49 70 or over

What gender do you identify with?

- Female
 Male
 Gender non-conforming or non-binary

Do you identify as LGBTQ+?

- Yes No

What is the highest level of education you have completed?

- Some high school or less Vocational/Technical degree
 High school diploma or GED Bachelor's degree (4-year college degree)
 Some college, no degree Graduate degree
 Associates degree

Are you of Hispanic, Latino, or Spanish origin?

- Yes No

What is your race? Please select all that apply.

- American Indian or Alaska Native Pacific Islander
 Asian White
 Black or African American Other: _____
 Middle Eastern or North African

Do you have children living in your household?

- Yes, Under Age 5
 Yes, Age 5-18
 No

Do you own or rent your place of residence in Alpine?

- Own Rent Other

What would you estimate your total household income was for 2023?

- Under \$15,000 \$75,000 to \$99,999
 \$15,000 to \$24,999 \$100,000 to \$149,999
 \$25,000 to \$34,999 \$150,000 to \$199,999
 \$35,000 to \$49,999 \$200,000 or higher
 \$50,000 to \$74,999

Are you currently... ?

- Employed for wages A homemaker
 Self-employed A student
 A volunteer at least 20 hours per week Retired
 Out of work and looking for work
 Out of work, but not looking for work

What is your marital status?

- Single, never married Divorced
 Married or domestic partnership Separated
 Widowed

Do you identify as a person with a disability?

- Yes No

Do you have a chronic health condition?

- Yes No

Which category best describes your religious preference, if any?

- Atheist or Agnostic Other Christian Religion
 Catholic Other Non-Christian Religion
 Church of Jesus Christ of Latter-day Saints Spiritual but not religious
 Judaism I have no religious preference
 Muslim Other: _____

Additional Park City Questions

Park City Municipal is interested in learning more about how you like to receive information on City news, meetings, and events. Your feedback on the following questions is appreciated and will help us ensure you receive City news in a timely and convenient format.

Where do you get your information on Park City Municipal news, meetings, and events?

- City website
- City newsletter
- E-notify alerts
- E-mail
- KPCW
- Park Record
- Town Lift
- PCTV
- Facebook
- Instagram
- Twitter
- Postcards
- Nextdoor
- Word of mouth
- Other (please specify)

How can Park City Municipal improve getting news and information to you?

Have you attended a City Council, Planning Commission, Coffee with Council, or city project meeting in the last 12 months?

(NOTE – this didn't end up having response options other than the following)

If so, approximately how many times _____

Did you attend in person, virtually, or both?

- In person
- Virtually
- Both

West Jordan Additional Survey Questions – 2022 Wellbeing Survey

Do you feel West Jordan City offers an adequate number of events every year?

- Too many
 - Just right
 - Not enough
-

Which West Jordan City events have you heard of or attended?

	I have heard of this event but not attended	I have attended this event	I have never heard of this event
Small and Tall Ball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easter Egg Hunt	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Memorial Day Event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Food Trucks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Western Stampede	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Movies in the Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Demolition Derby	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monster Truck Rally	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Veterans Day Event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Holiday/Santa Event	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What is the best way for the city to contact you regarding events, construction, and general information? Please rank the following options by clicking and dragging to your rank order.

Email

Social Media

Text Message

Website

West Jordan Journal

Traditional Mail

How would you prefer to express your opinion to West Jordan City?

- City Council Meeting
 - Email
 - Social Media
 - Hotline
 - Neighborhood Meeting
 - Other
-

How would you rate your level of involvement with the City of West Jordan?

- | | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Uninvolved | | | | | Very Involved |
| 1 | 2 | 3 | 4 | 5 | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
-

Do any of the following factors prevent you from being more involved with the City of West Jordan?

- Interest
- Time
- Knowledge

How would you rate West Jordan City's communication with residents?

- | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Poor | Fair | Good | Excellent |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

How important are the following amenities to the wellbeing of your household?

	Not Important	Somewhat Important	Very Important
Athletic Fields and Courts (outdoor)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Recreation Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Owned Morgan Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pavilions and Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Performing Arts Stage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seasonal Ice Rink/Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trail Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please indicate your level of support or opposition to the following if it meant a modest increase in property taxes.

	Oppose	Neutral	Support
Athletic Fields and Courts (outdoor)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor Recreation Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
City Owned Morgan Farm	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature Parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pavilions and Playgrounds	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Performing Arts Stage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Seasonal Ice Rink/Splash Pad	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trail Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Does your availability align with the hours of city services and programs in Nibley?

Yes No

Please describe any changes in the hours of city services and programs that would be helpful to you or your household.

Do you have any additional comments about Nibley City amenities or services?

ALPINE CITY COUNCIL AGENDA

SUBJECT: Accessory Structure Setback Exception

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: Ryan Arnold

ACTION REQUESTED BY PETITIONER: Approval of Accessory Structure Setback Exception.

Review Type: Administrative

BACKGROUND INFORMATION:

An application has been made by Ryan Arnold (Property Owner) for an exception to the setback requirements for an accessory structure in the CR-40,000 Zone. The Arnold's property is located at 1473 E Box Elder Way. This lot abuts the property to the north owned by Alpine City which according to the plat map is to be used for flood control.

Alpine Development Code 3.04.050 (Setback requirements in the CR-40,000 zone) requires accessory structures to have a ten (10) foot setback on the interior side lot line and a fifteen (15) foot rear yard setback. The City Council can grant exceptions for interior lot lines if they are adjacent to non-residential property. The minimum setback that the City Council can approve with this exception is two (2) feet. The applicant submitted a site plan showing a minimum two (2) foot setback along the rear property line. The total square footage of the proposed structure is over 1,131 square feet. The applicant is seeking an exception to items #6 & #7 (see next section) as part of this review

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

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

ALPINE CITY CODE

- Alpine Development Code 3.04.050

GENERAL PLAN:

N/A

PUBLIC NOTICE:

No additional public notice or hearings are required for this item.

STAFF RECOMMENDATION:

The City Council may grant an exception to the requirements as outlined in Alpine Development Code 3.04.050 but is not required to do so. The exception would be for requirements #6 & #7 that the max square footage cannot exceed 200 square feet and the total height to be over 12' 6". There are no additional standards for the council to consider when making this decision.

SAMPLE MOTION TO APPROVE:

I move to approve the exception for the lot at 1473 E Box Elder Way to the requirement that an accessory structure needs to be less than 200 square feet and the total height be at a maximum of 12' 6" to meet the requirements for a minimum two (2) foot setback from the rear and side interior property lines.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the exception for the lot at 1473 E Box Elder Way to the requirement that an accessory structure needs to be less than 200 square feet and the total height be at a maximum of 12' 6" to meet the requirements for a minimum two (2) foot setback from the rear and side interior property lines with the following conditions/changes:

- **insert additional findings**

SAMPLE MOTION TO TABLE/DENY:

I move the exception to the side and rear yard interior setbacks for the lot at 1473 E Box Elder Way be tabled/denied based on the following:

- **insert finding**



11:044:0006

11:044:0058

11:045:0107

11:044:0069

11:045:0108

35:219:0041

34:169:0002

11:044:0076

Arnold Property
1473 E Box Elder

11:044:0023

11:045:0186

11:045:0231

11:044:0023

11:044:0062

11:047:0039

52:168:0014

11:049:0124

11:052:0068

52:168:0027

11:049:0007

11:052:0006

11:052:0015

11:052:0023

PROPERTY:

LOT # _____
PHASE _____

PROJECT ADDRESS:

HOUSE PROPERTIES:

SOFT UP:	0
SOFT MAIN:	0
SOFT BSMT:	0
SOFT TOTAL:	0
SOFT UNFINISHED:	0
SOFT FINISHED:	0
SOFT GARAGE:	0
SOFT CVRD. PORCH:	0
SOFT CVRD. PATIO:	0
SOFT DECK:	0
HOUSE WIDTH:	0
HOUSE DEPTH:	0
HOUSE HEIGHT:	0
STORIES:	0

PLAN #:

0.00

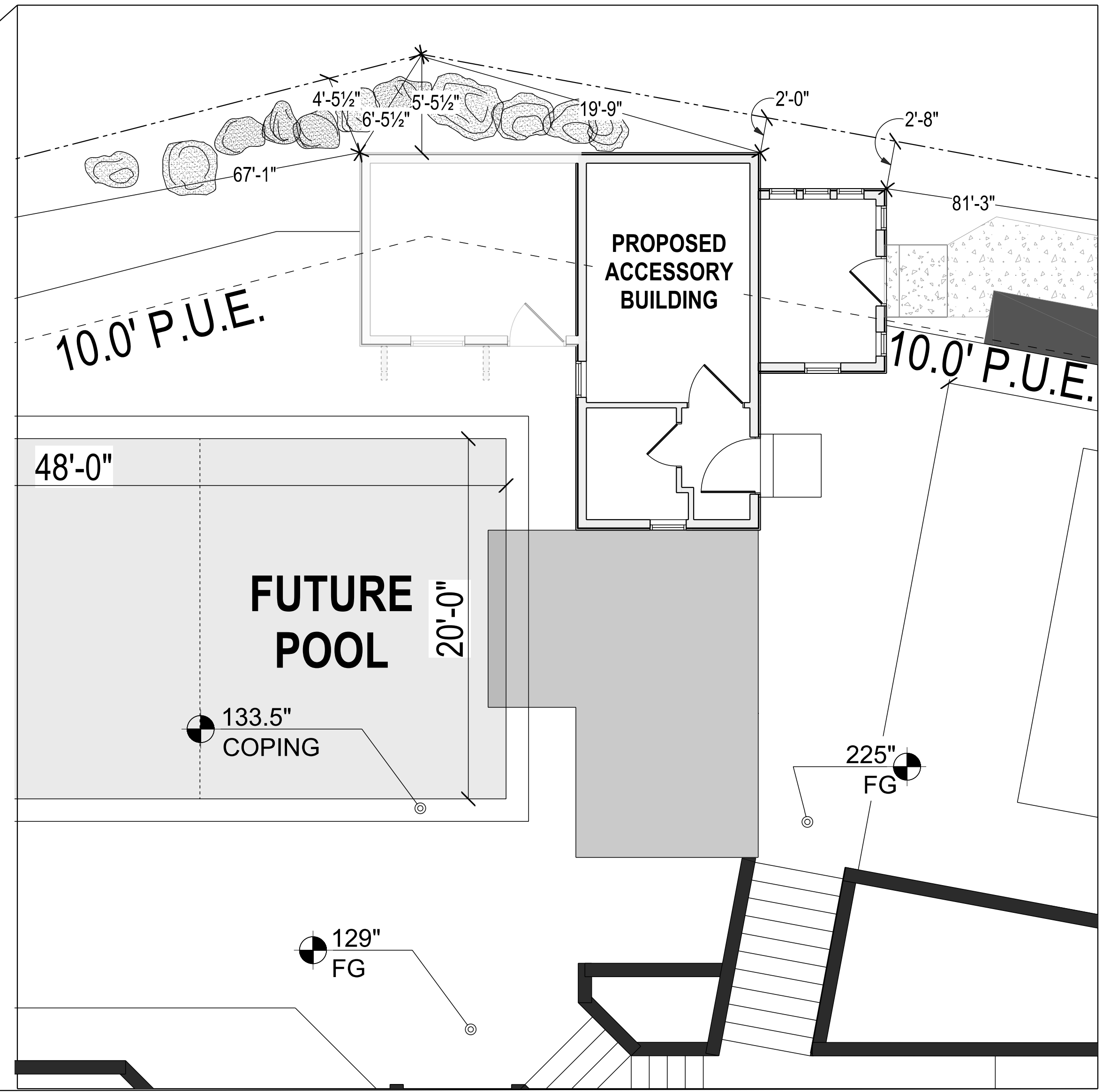
ENGINEER STAMP

ENGINEER:
YORK ENGINEERING, INC.
4883 OLD HWY ROAD, SUITE A
MORGAN, UT 84050
801-876-3501

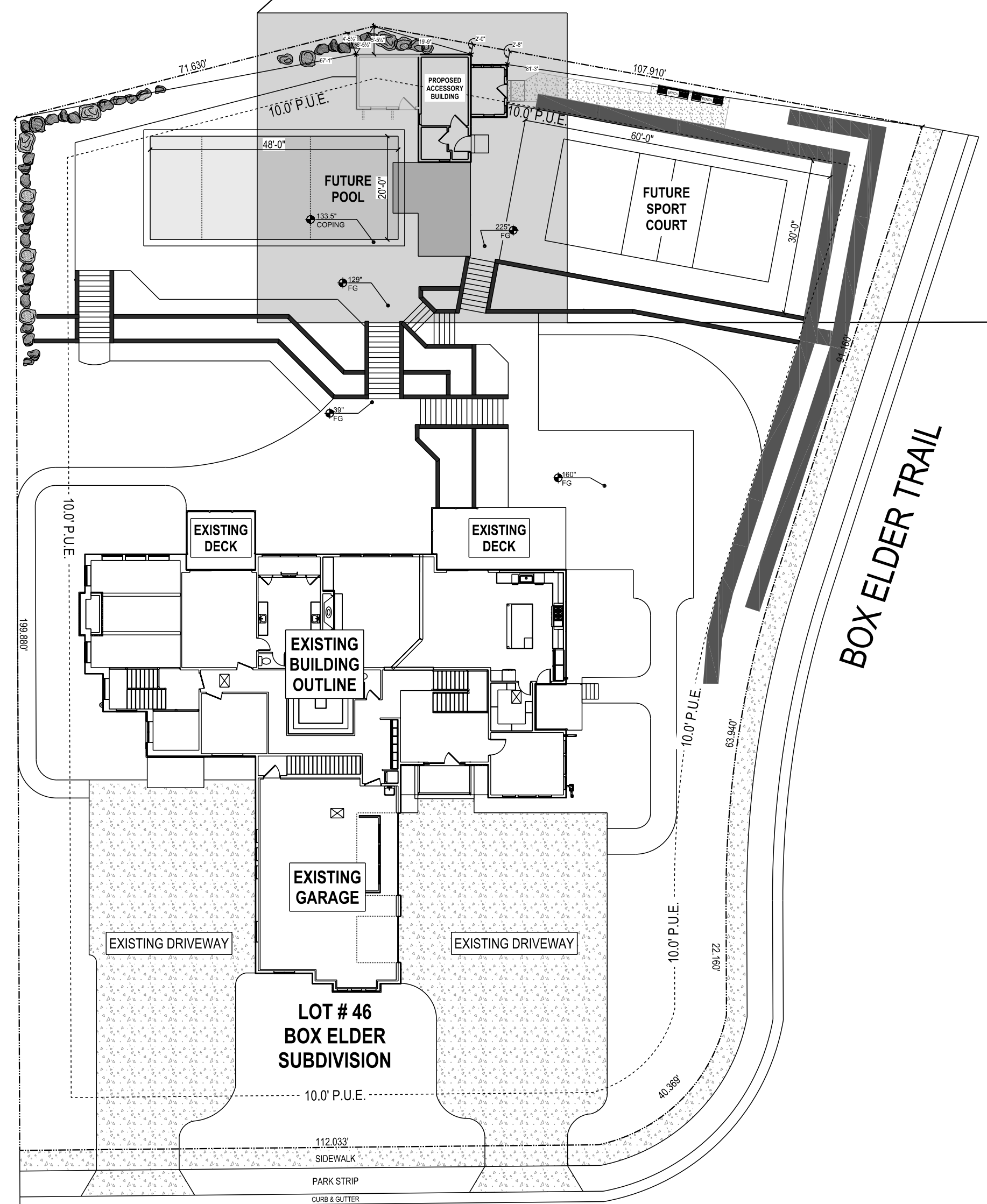
SHEET NAME:

SITE PLAN

SHEET NUMBER:
1



SITE PLAN
SCALE: 1" = 5'-0"



BOX ELDER WAY

SITE PLAN
SCALE: 1" = 20'-0"

THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT GIVEN BY HOMIPLANS, INC IS EXPRESSLY PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FURTHEST EXTENT OF THE LAW.

NOTE
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NOTICE ADDRESS:
9775 S EVENEN CIRCLE
SOUTH JORDAN, UT 84095

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PROPERTY:

LOT # _____
PHASE _____

PROJECT ADDRESS:

HOUSE PROPERTIES:

SOFT UP:	0
SOFT MAIN:	0
SOFT BSMT:	0
SOFT TOTAL:	0
SOFT UNFINISHED:	0
SOFT FINISHED:	0
SOFT GARAGE:	0
SOFT CVRD. PORCH:	0
SOFT CVRD PATIO:	0
SOFT DECK:	0
HOUSE WIDTH:	0
HOUSE DEPTH:	0
HOUSE HEIGHT:	0
STORIES:	0

PLAN #:

0.00

ENGINEER STAMP

ENGINEER:

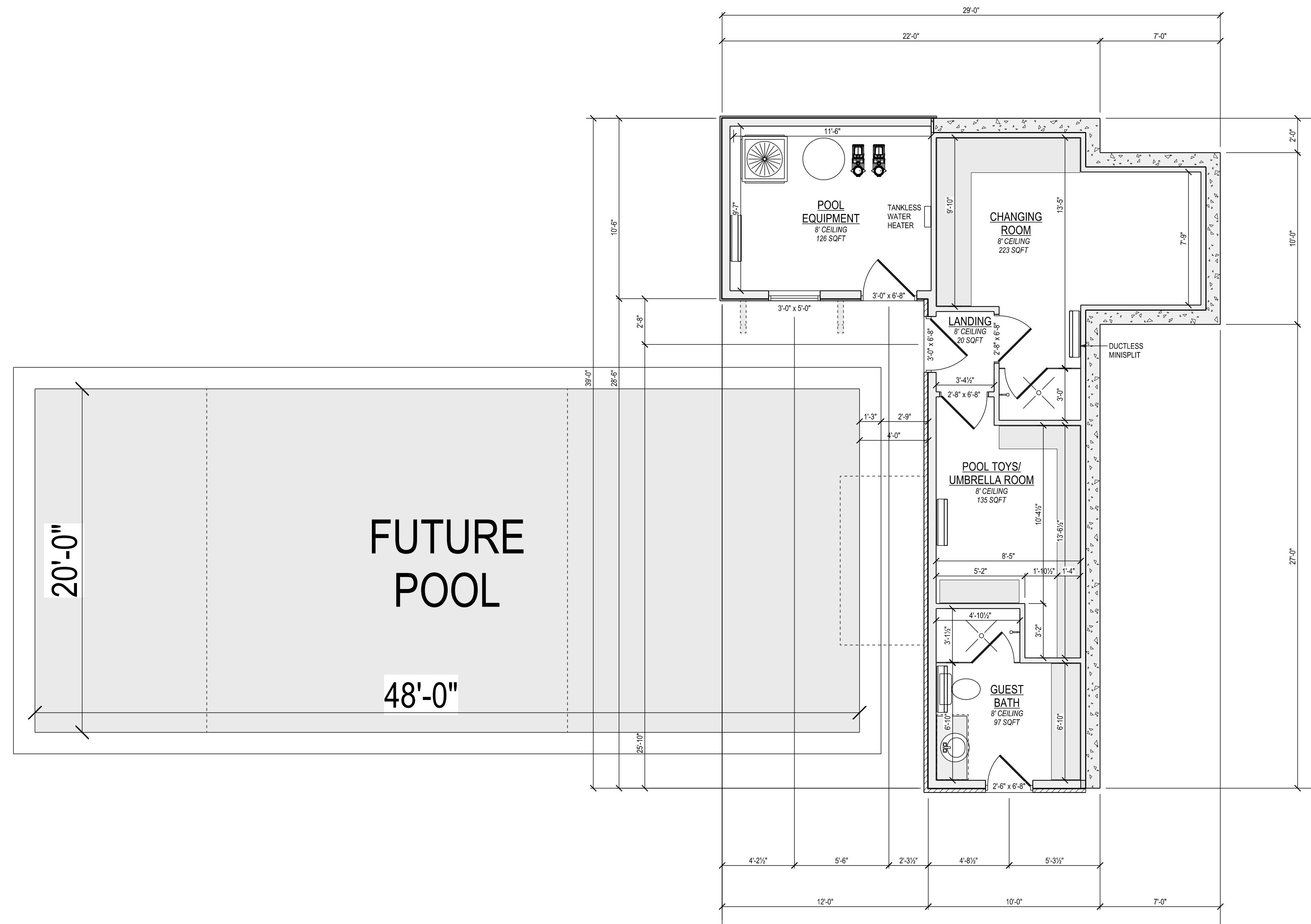
YORK ENGINEERING, INC.
4883 OLD HWY ROAD, SUITE A
MORGAN, UT 84050
801-876-3501

SHEET NAME:

POOL DECK STRUCTURE

SHEET NUMBER:

2



POOL DECK STRUCTURE

SCALE: 1/4" = 1'-0"

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SOUTH JORDAN, UT 84095

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PROPERTY:

LOT # _____
PHASE _____

PROJECT ADDRESS:

HOUSE PROPERTIES:

SOFT UP:	0
SOFT MAIN:	0
SOFT BSMT:	0
SOFT TOTAL:	0
SOFT UNFINISHED:	0
SOFT FINISHED:	0
SOFT GARAGE:	0
SOFT CVRD. PORCH:	0
SOFT CVRD PATIO:	0
SOFT DECK:	0
HOUSE WIDTH:	0
HOUSE DEPTH:	0
HOUSE HEIGHT:	0
STORIES:	0

PLAN #:

0.00

ENGINEER STAMP

ENGINEER:

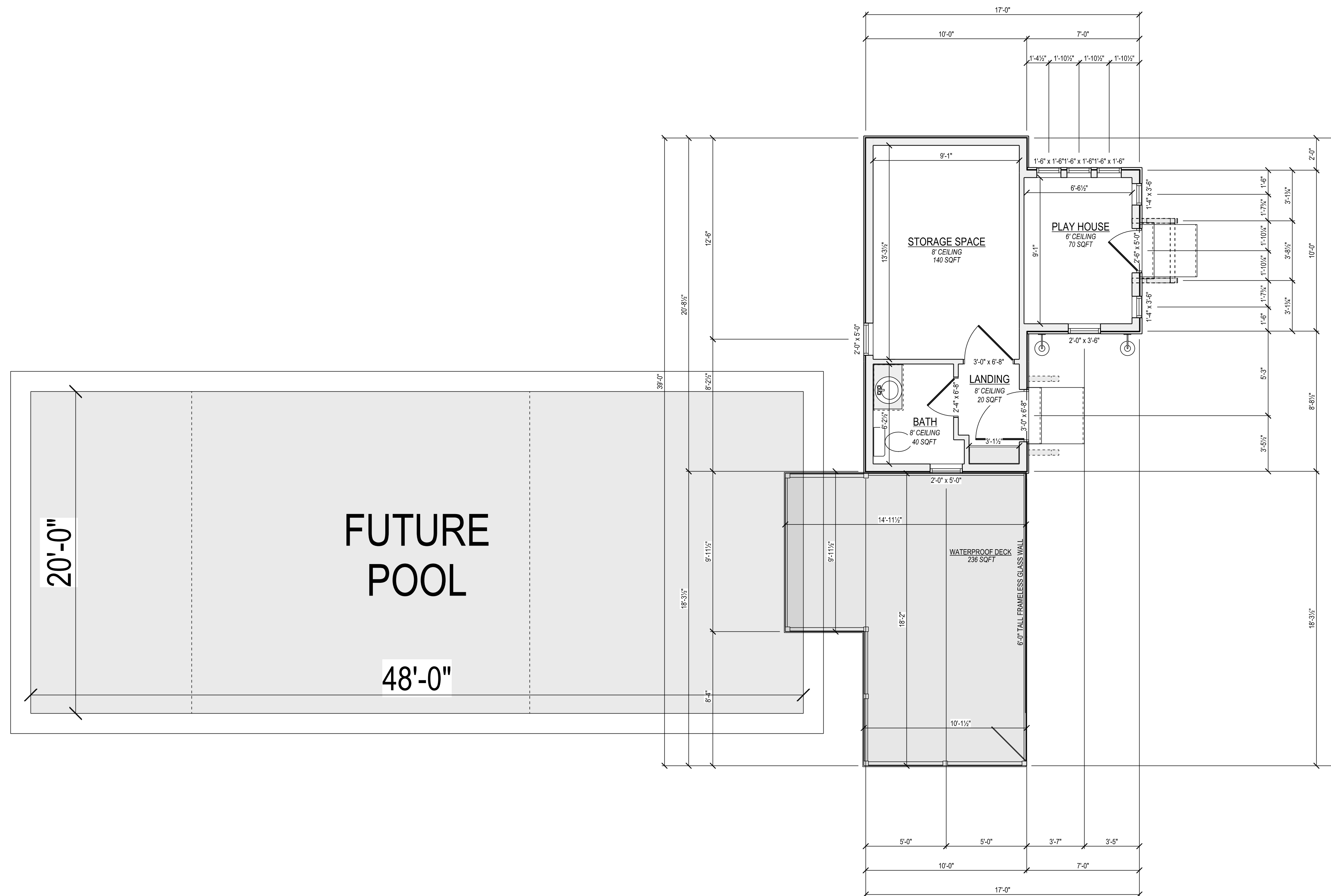
YORK ENGINEERING, INC.
4883 OLD HWY ROAD, SUITE A
MORGAN, UT 84050
801-876-3501

SHEET NAME:

SPORT COURT DECK STRUCTURE

SHEET NUMBER:

3



SPORT COURT DECK STRUCTURE
SCALE: 1/4" = 1'-0"

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PROPERTY:

LOT # _____
PHASE _____

PROJECT ADDRESS:

HOUSE PROPERTIES:

SOFT UP:	0
SOFT MAIN:	0
SOFT BSMT:	0
SOFT TOTAL:	0
SOFT UNFINISHED:	0
SOFT FINISHED:	0
SOFT GARAGE:	0
SOFT CVRD. PORCH:	0
SOFT CVRD. PATIO:	0
SOFT DECK:	0
HOUSE WIDTH:	0
HOUSE DEPTH:	0
HOUSE HEIGHT:	0
STORIES:	0

PLAN #:

0.00

ENGINEER STAMP

ENGINEER:

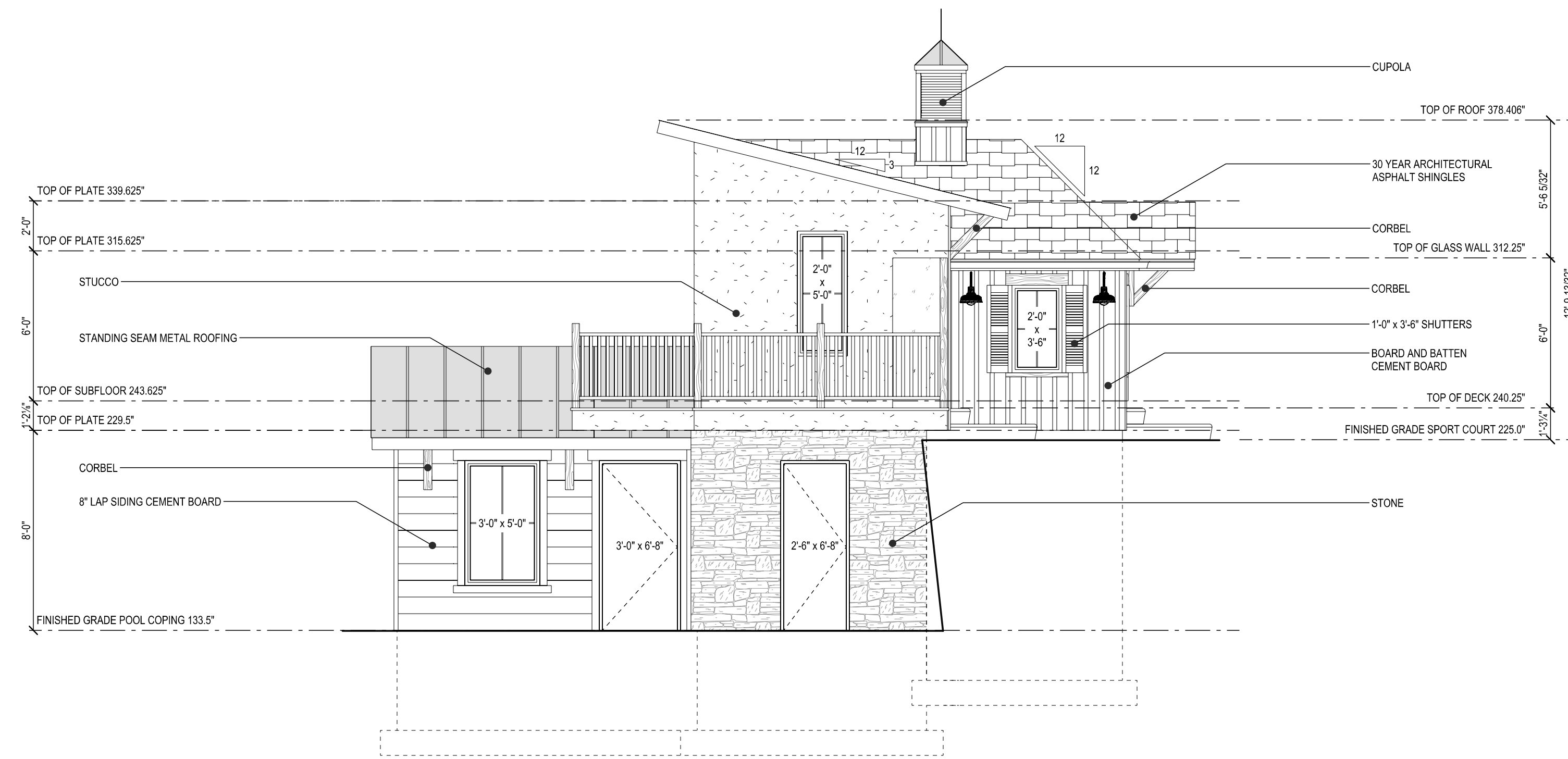
YORK ENGINEERING, INC.
4883 OLD HWY ROAD, SUITE A
MORGAN, UT 84050
801-876-3501

SHEET NAME:

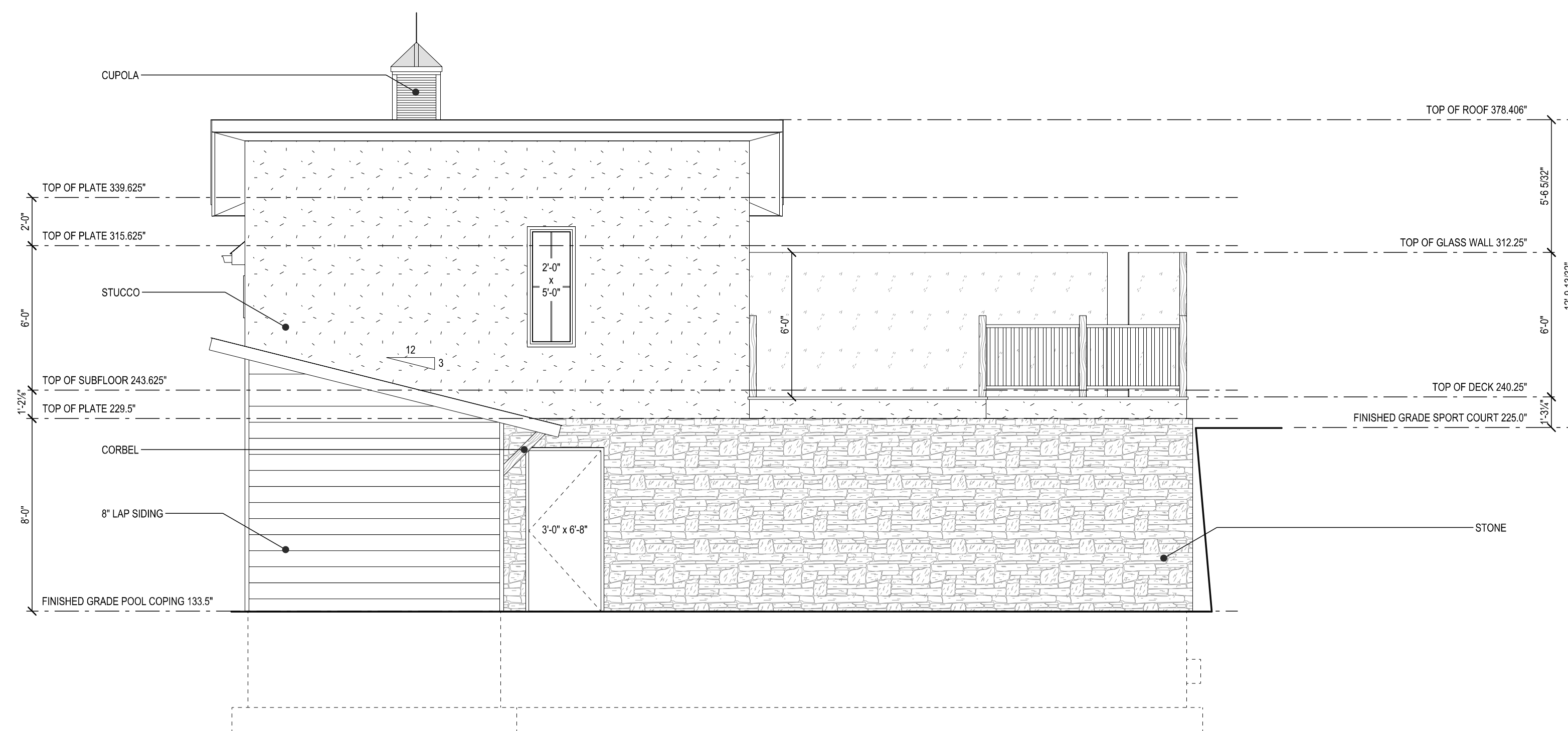
SOUTH AND WEST ELEVATIONS

SHEET NUMBER:

4



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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PROPERTY:

LOT # _____
PHASE _____

PROJECT ADDRESS:

HOUSE PROPERTIES:

SOFT UP:	0
SOFT MAIN:	0
SOFT BSMT:	0
SOFT TOTAL:	0
SOFT UNFINISHED:	0
SOFT FINISHED:	0
SOFT GARAGE:	0
SOFT CVRD. PORCH:	0
SOFT CVRD PATIO:	0
SOFT DECK:	0
HOUSE WIDTH:	0
HOUSE DEPTH:	0
HOUSE HEIGHT:	0
STORIES:	0

PLAN #:

0.00

ENGINEER STAMP

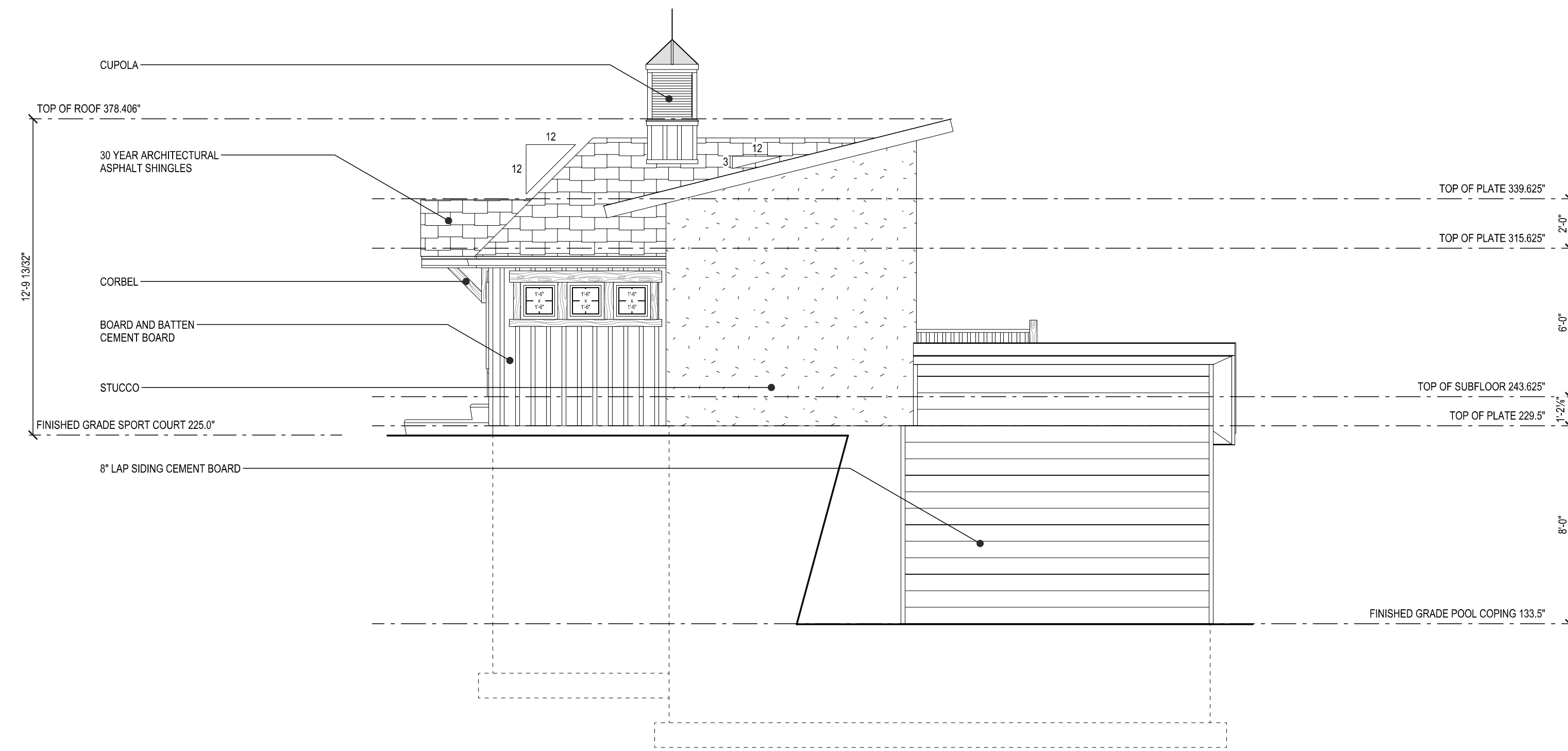
ENGINEER:
YORK ENGINEERING, INC.
4883 OLD HWY ROAD, SUITE A
MORGAN, UT 84050
801-876-3501

SHEET NAME:

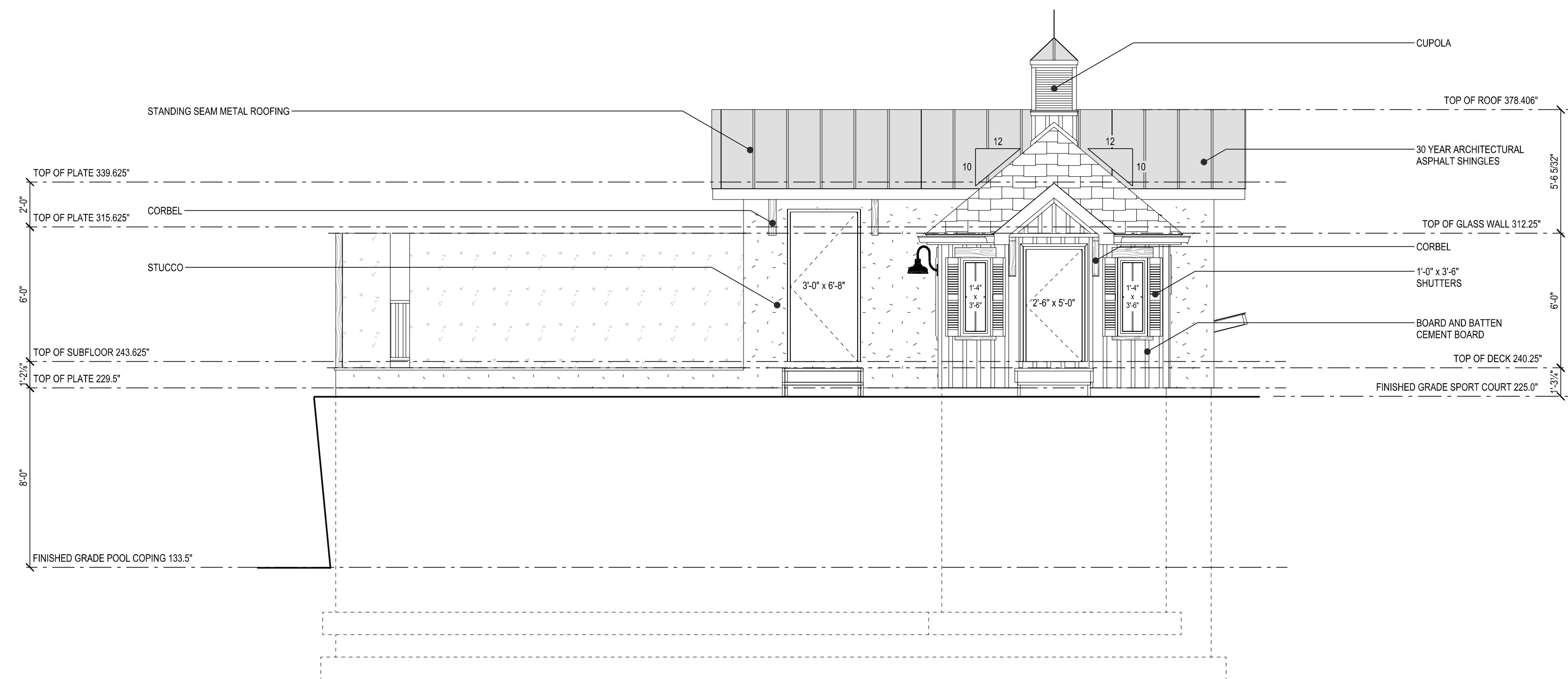
NORTH AND EAST ELEVATIONS

SHEET NUMBER:

5



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. UNAUTHORIZED USE AND/OR FURTHER DISTRIBUTION WITHOUT WRITTEN CONSENT GIVEN BY HOMIPLANS, INC IS EXPRESSLY PROHIBITED. VIOLATORS WILL BE PROSECUTED TO THE FURTHEST EXTENT OF THE LAW.

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ALPINE CITY COUNCIL AGENDA

SUBJECT: Rezone Parcel to PRD Zoning Designation

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: Andrew Stewart

ACTION REQUESTED BY PETITIONER: Approval of Rezoning to PRD Zone

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

Andrew Stewart has applied to rezone Parcel #11:045:0302 (1221 N Grove Drive) from the CR-40,000 zone to the Planned Residential Development (PRD) Overlay zone. The total size of this parcel is 1.66 acres, with a plan to subdivide it into two lots. Lot one is proposed to be .55 of an acre roughly 24,055 square feet in size. Lot two is shown on the plan to be .68 of an acre 29,771 square feet in size. Both lots meet the minimum lot size for a PRD zoning designation in the CR-40,000 zone (20,000 sq. ft.). At least 25% of the property must be designated as open space to comply with PRD requirements.

The applicant is requesting to rezone the parcel to the PRD Overlay Zone to facilitate the subdivision given the slopes present. In PRD zoning, the slope is measured across the project, as opposed to individual lots in traditional subdivisions. The proposed subdivision would meet the lot size requirements considering the slopes within a PRD zone.

This item was reviewed during the September 3, 2024, Planning Commission meeting. The Planning Commission and staff reviewed the standards listed in the development code regulating PRD zoning (3.09 PRD) and found the proposal to be compliant. Questions were raised regarding building envelopes and the heights of future homes if approved. Due to the slope on these lots, areas, where a dwelling could be constructed, are limited, and the building height requirement of no taller than 34 feet from the average finished grade to the midpoint of the roof will apply. The designated open space area will also have restrictions on its use and any future structures on site. The following motion was made:

***MOTION:** Planning Commissioner Greg Butterfield moved to recommend approval of the rezone of parcel #11:045:0302 to the Planned Residential Development Zone as proposed.*

This item originally came before the City Council on September 10th, 2024. The motion was made to table the proposal so the applicant could provide 1) an agreement to the city to ensure the preservation of the private open space, to be reviewed by city staff; and 2) The applicant will provide the necessary Homeowners Association CCRs that cover all the legal ramifications of an HOA for this type of private open space. Mr. Stewart has been working with City Staff to come up with the best option to provide ownership and maintenance options for the designated open space. The paperwork for the creation of an HOA is in process and will be included in a separate attachment.

PRD Information:

The Planned Residential Development (PRD) Overlay Zone is designed to offer an alternative approach to residential development within the city, focusing on flexibility, open space preservation, and innovation. The PRD allows developers to create housing projects that incorporate natural site conditions, efficiently use land and municipal resources, and provide a variety of residential styles. The City Council has the discretion to approve projects for rezoning to the PRD Overlay, with the Planning Commission providing recommendations based on set criteria.

The PRD Overlay emphasizes the importance of open space, requiring a significant portion of each project area to be set aside for public or private open space, particularly in areas with natural hazards or steep slopes. Density within the PRD Overlay is determined by a base density calculation, which considers the slope of the land. Developers may earn density bonuses by providing additional natural or developed open space. The maximum allowable density, including bonuses, is capped to ensure that development remains consistent with the underlying zone's objectives.

In reviewing the application, the City Council shall consider the following as required by Alpine Development Code 3.09.010:

1. To qualify for rezoning to the PRD Overlay Zone, the proposed project must demonstrate that it will:
 1. Adequately recognize and incorporate natural conditions present on the site;
 2. Efficiently utilize land resources and provide increased economy to the public in the delivery of municipal services and utilities;
 3. Provide increased variety in the style and quality of residential dwellings available within the City;
 4. Preserve open space to meet recreational, scenic, and public service needs; and
 5. Achieve all of the above in a manner consistent with the objectives of the underlying zone and under conditions that will result in the creation of residential environments of sustained desirability.

ALPINE CITY CODE:

- Alpine Development Code 3.09- Planned Residential Development Overlay Zone

GENERAL PLAN:

- *Promote and preserve both natural and developed open spaces around the City with a preference towards public open spaces. The City prefers that this is done through Planned Residential Developments (PRD) or by the public purchase of land.*
 - Alpine General Plan Policy 1.1

PUBLIC NOTICE:

A public hearing as required by Alpine City and Utah State Code regarding a rezoning proposal occurred during the Planning Commission meeting on September 3rd, 2024. An additional hearing is not required at this time.

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 based on those criteria

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2024-25 amending the zoning map to rezone parcel #11:045:0302 to the Planned Residential Development Zone as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Ordinance 2024-25 amending the zoning map to rezone parcel #11:045:0302 to the Planned Residential Development Zone as proposed with the following conditions/changes:

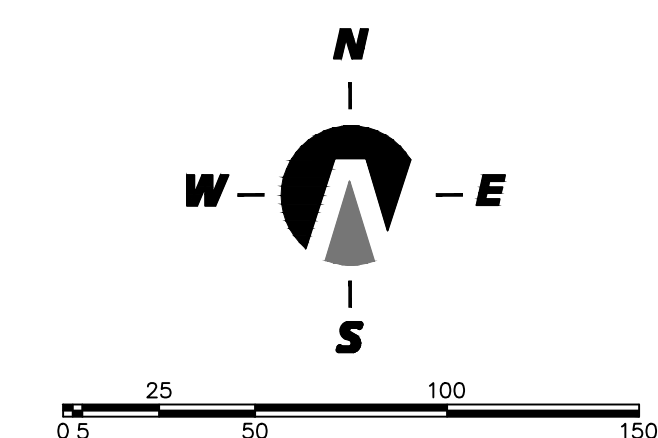
- ****insert additional findings****

SAMPLE MOTION TO TABLE/DENY:

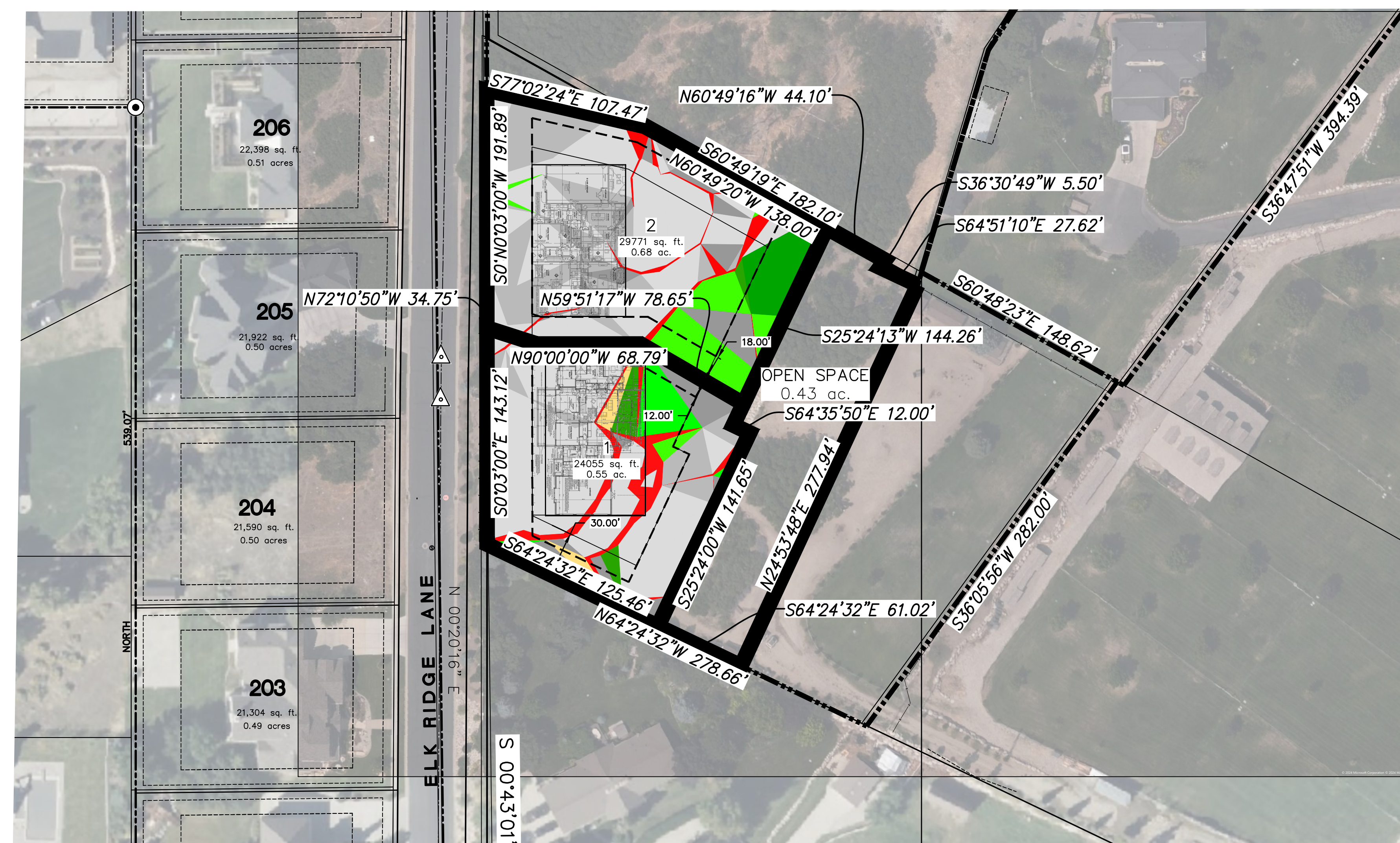
I move to table/deny the rezone of parcel #11:045:0302 to the Planned Residential Development Zone as proposed based on the following:

- ****insert finding****





(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



LOT 1 Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.10%	1.00%	285.52	
2	1.00%	2.00%	1820.18	
3	2.00%	3.00%	3904.61	
4	3.00%	4.00%	994.83	
5	4.00%	5.00%	1267.76	
6	5.00%	6.00%	1733.21	
7	6.00%	7.00%	940.11	
8	7.00%	8.00%	1305.72	
9	8.00%	9.00%	1280.04	
10	9.00%	10.00%	724.29	
11	10.00%	11.00%	546.49	
12	11.00%	12.00%	899.47	
13	12.00%	13.00%	0.00	
14	13.00%	14.00%	184.03	
15	14.00%	15.00%	323.31	
16	15.00%	16.00%	182.26	
17	16.00%	17.00%	321.08	
18	17.00%	18.00%	1037.96	
19	18.00%	19.00%	53.02	
20	19.00%	20.00%	999.98	
21	20.00%	21.00%	308.29	
22	21.00%	22.00%	0.00	
23	22.00%	23.00%	1448.27	
24	23.00%	24.00%	218.73	
25	24.00%	25.00%	522.07	
26	25.00%	30.00%	642.84	
27	30.00%	1012.49%	2110.83	
25% SLOPE = 11.44%				

LOT 2 Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.10%	1.00%	665.21	
2	1.00%	2.00%	1322.08	
3	2.00%	3.00%	939.79	
4	3.00%	4.00%	1446.15	
5	4.00%	5.00%	1798.71	
6	5.00%	6.00%	498.25	
7	6.00%	7.00%	1457.20	
8	7.00%	8.00%	1649.37	
9	8.00%	9.00%	953.49	
10	9.00%	10.00%	1416.79	
11	10.00%	11.00%	2140.52	
12	11.00%	12.00%	2717.86	
13	12.00%	13.00%	736.49	
14	13.00%	14.00%	820.85	
15	14.00%	15.00%	467.12	
16	15.00%	16.00%	398.07	
17	16.00%	17.00%	711.00	
18	17.00%	18.00%	203.17	
19	18.00%	19.00%	253.22	
20	19.00%	20.00%	278.30	
21	20.00%	21.00%	1028.85	
22	21.00%	22.00%	928.05	
23	22.00%	23.00%	1238.85	
24	23.00%	24.00%	2326.67	
25	24.00%	25.00%	117.39	
26	25.00%	26.00%	0.00	
27	26.00%	2761.63%	3257.94	
25% SLOPE = 10.94%				

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-24-032-00 Alpine Stewart\CAD\Concept\24-032_CONCEPT_BASE_10-09-2024.dwg 10/9/2024 2:55 PM		REV. COGO FILE:	DATE:


Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

ALPINE STEWART
PROPERTY

EXISTING CONTOUR	JOB NO. 3-24-032
ALPINE CITY, UTAH	SHEET NO. 1

ORDINANCE NO. 2024-25

AN ORDINANCE AMENDING THE ALPINE CITY ZONING MAP TO APPLY TO THE AREA LOCATED AT PARCEL NUMBER 11:045:0302 IN ALPINE CITY, UTAH TO THE PRD OVERLAY ZONE

WHEREAS, the Planning Commission has considered the proposed application for a zone change of the zone map and made a recommendation to the City Council;

WHEREAS, the Planning Commission has held a Public Hearing on the proposed amendment to the zoning map; and

WHEREAS, the City Council has found that the required standards with the zone have been met.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF ALPINE CITY, UTAH, THAT THE ZONING MAP OF ALPINE, UTAH, BE AMENDED AS FOLLOWS:

1. This Ordinance shall take effect upon its passage and publication or posting as required by law.

Carla Merrill, Mayor

Attest:

DeAnn Parry, City Recorder

Voting:

Aye **Nay**

Brent Rummler

Jessica Smuin

Kelli Law

Chrissy Hannemann

Jason Thelin

ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation Petition

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: Ken Fitzgerald

ACTION REQUESTED BY PETITIONER: Acceptance of Annexation Petition for Further Consideration.

Review Type: Legislative

BACKGROUND INFORMATION:

Ken Fitzgerald, the owner of parcel #s 11:052:0015, 11:049:0008, and 11:052:0040 has submitted an annexation petition to be incorporated into Alpine City. The total combined size of the parcels is 19.86 acres, that is requested to be annexed into the city. A total of 20.06 acres will be included in this development with .20 already within city limits. The applicant is requesting a zoning designation of CR-40,000 which matches the surrounding areas in the city as a base zone with a PRD overlay zoning designation as well.

A concept plan has been submitted as part of the petition showing 12 lots with the smallest total being 37,384 square feet. The proposed layout also includes 5.47 acres of open space along the east portion of the development. There are also rerouted trails included in the concept along the west (Canal), central (Flank), and eastern (Corkscrew) parts of the development. The intent is to develop this property into a residential subdivision. A separate development to the north will also need to be developed to connect and provide ingress and egress for both properties (connecting Bald Mtn Dr. & High Mtn. Rd.). The northern development is already within city limits and an agreement for the location of the road for both developments will need to be completed.

The agenda item is for the Council to decide if they would like to accept this petition for further study. If accepted, it requires the petition to be reviewed by the Planning Commission during a public hearing for a recommendation before coming to the City Council again for a final decision. The Council can also decide to deny the petition rejecting the option to annex at this time. If approved by the City Council after a recommendation by the Planning Commission, the applicant will be required to also go through the subdivision review process.

The Council originally reviewed this petition during the November 28th, 2023, City Council meeting. The applicant was seeking feedback from the city to gauge interest regarding a potential annexation. The Council at that time emphasized the importance of preserving existing and future trails through the property as well as open space along the eastern border of the city.

This item also came before the Council during the June 11th, 2024 meeting where it was tabled until a pre-annexation agreement could be created. This agreement has been agreed on by the applicant, with the request from the city included as instructed in

previous Council meetings. This in no way is meant as an approval from the City for this request.

CITY CODE:

[Alpine Development Code Chapter 5 Annexations](#)

NOTICING:

A public hearing will be held during future meetings after the required notice requirements have been met.

STAFF RECOMMENDATION:

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

SAMPLE MOTION TO APPROVE:

I move to accept the petition to annex parcels 11:085:0015 and 11:049:0008 and to send the application to the Planning Commission for further review.

SAMPLE MOTION TO TABLE/DENY:

I move to deny the petition to annex parcels 11:085:0015 and 11:049:0008 based on the following:

****insert finding****

ANNEXATION PROCESS

APPLICANT SUBMITS PETITION FOR
ANNEXATION

(OPTIONAL)
PLANNING COMMISSION REVIEWS
PETITION

CITY COUNCIL CONSIDERS
ANNEXATION PETITION

CITY REVIEWS APPLICATION TO
DETERMINE IF IT COMPLIES WITH
STATE LAW

PROTEST PERIOD: AFFECTED
ENTITIES CAN VOICE OPPOSITION

MAIL WRITTEN NOTICE TO PETITION
SPONSOR AND COUNTY CLERK

MAIL WRITTEN NOTICE TO PETITION
SPONSOR, CITY COUNCIL, AND
COUNTY CLERK

CITY COUNCIL CONSIDERS
APPLICATION. APPROVES THROUGH
ORDINANCE

ANNEXATION REVIEWED &
CERTIFIED BY LT. GOVERNOR'S
OFFICE

ANNEXATION PLAT IS RECORDED
WITH THE COUNTY RECORDER.
ANNEXATION PROCESS IS
COMPLETE

*While these steps are required for annexation in Utah's
State Code, individual communities may conduct
additional community outreach.*

*All perspectives and opinions should be treated fairly
and taken into account as leaders make the final
determination on an annexation petition.*

Draper

Alpine

Highland

Alpine Rodeo Grounds

Lambert Park

Proposed Annexation Location.

Alpine Cemetery

Creekside Park

Timberline Middle School

Alpine

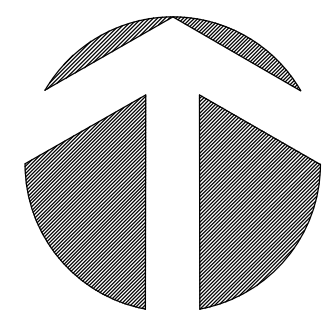
Uinta

S MAIN ST

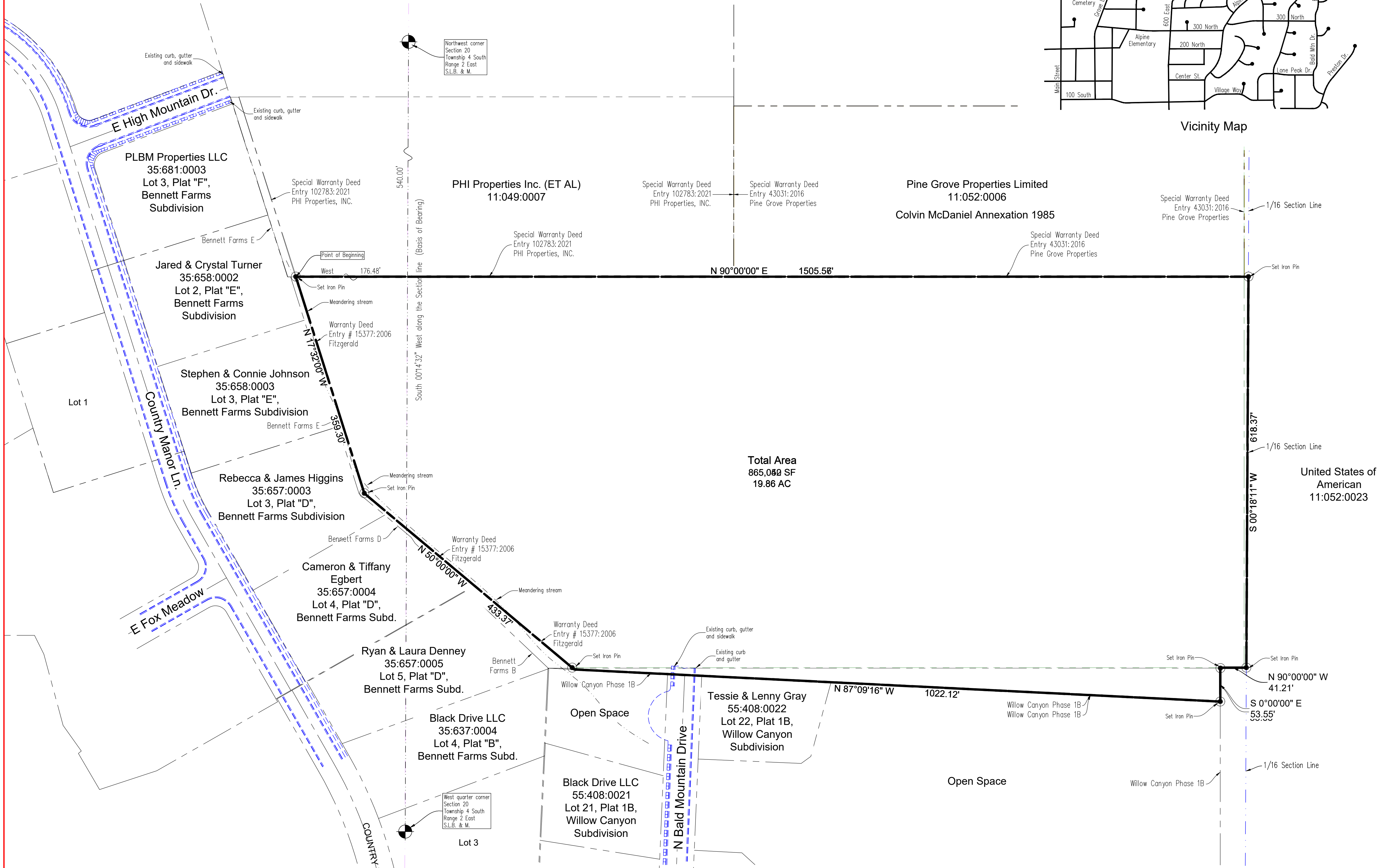
S ALPINE HWY

S CANYON CREST RD

Public Park

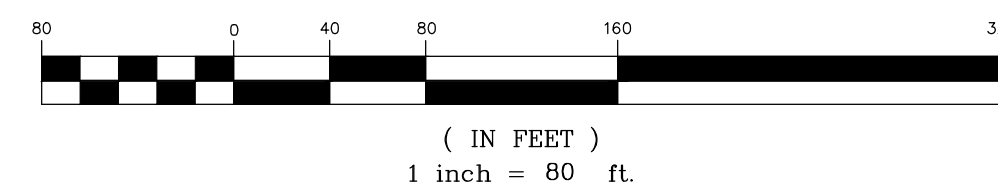


NORTH
1" = 80'



Total Area
865,080 SF
19.86 AC

GRAPHIC SCALE



Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor

Date

SURVEYOR'S SEAL

Boundary Description

Commencing at a point located South 00°14'32" West along the Section line 540.00 feet and West 176.48 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North 87°09'16" West along Phase 1B, Willow Canyon Subdivision 1022.12 feet; thence along Plats 'D' and 'E', Bennett Farms Subdivision the following 2 courses: North 50°00'00" West 433.37 feet, North 17°32'00" West 358.30 feet to the point of beginning.

AREA=865,082 sq. ft. or 19.86 acres

Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.

Orem City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

(Signature)

(Printed Name)

(Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Provo City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

(Signature)

(Printed Name)

(Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Acceptance by the County Surveyor

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

County Surveyor

Date

COUNTY SURVEYOR'S SEAL

MUNICIPAL BOUNDARY ADJUSTMENT PLAT

FITZGERALD ANNEXATION

COMMON BOUNDARY ADJUSTMENT

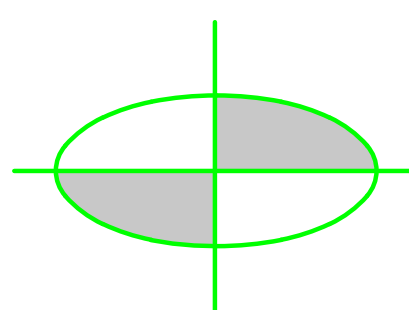
Alpine City, _____ Utah County, Utah
Scale: 1" = 80 Feet

Recorded # _____
State of Utah, County of Utah, Recorded and Filed at the request of:

Date: _____ Time: _____ Book: _____ Page: _____
\$ _____
FEE _____ UTAH COUNTY RECORDER

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



ALPINE CITY COUNCIL AGENDA

SUBJECT: Pre-Annexation Agreement

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: Ken Fitzgerald

ACTION REQUESTED BY PETITIONER: Acceptance of the Pre-Annexation Agreement.

Review Type: Legislative

BACKGROUND INFORMATION:

As part of the annexation review process for the Fitzgerald Annexation, Alpine City has requested a pre-annexation agreement to be approved by the City Council. This agreement is meant to create terms for both parties (city and applicant) as part of the review process. It spells out such items as the need and location for trails, road connections, expected zoning designations, and site plan proposals. By adopting this agreement, the city is not obligated to then approve the annexation after a recommendation from the Planning Commission and review by the City Council.

CITY CODE:

[Alpine Development Code Chapter 5 Annexations](#)

NOTICING:

If approved, a public hearing will be held during future meetings as part of the annexation petition and after the noticing requirements have been met.

STAFF RECOMMENDATION:

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

SAMPLE MOTION TO APPROVE:

I move to approve Resolution 2024-37 the pre-annexation agreement as proposed

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution 2024-37 the pre-annexation agreement as proposed with the following conditions:

- Insert Conditions

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution 2024-37 the proposed pre-annexation agreement based on the following:

insert finding

WHEN RECORDED RETURN TO:

City of Alpine
Attn: City Recorder
20 North Main Street
Alpine, UT 84004

**PRE-ANNEXATION AGREEMENT
BETWEEN KEN MICHAEL FITZGERALD AND CITY OF ALPINE**

THIS PRE-ANNEXATION AGREEMENT (“*Agreement*”) is entered by and between Ken Michael Fitzgerald and Five C.J. Properties, LLC (collectively, “*Property Owner*”), and the City of Alpine, a municipality and political subdivision of the State of Utah (the “*City*”). Property Owner and the City are hereinafter sometimes referred to individually as a “*Party*” or collectively as the “*Parties*.”

RECITALS

A. Property Owner owns three parcels, totaling approximately 19.86 acres, that are currently located in Utah County as Parcel ID numbers 11:049:0008, 11:052:0015, and 11:052:0040, which are more fully described in the attached **Exhibit A** (collectively, the “*Property*”).

B. The Property’s current zoning designation in Utah County is CE-1 Critical Environment Zone. “One-family dwellings” are a permitted use in that zone under the Utah County Land Use Ordinance § 12.20.B.

C. Utah law encourages that land development take place within municipal boundaries where the land is located in a city’s annexation policy expansion area. The Property is within the expansion area identified in the Alpine City Annexation Policy Plan.

D. The Parties have been in discussions regarding the Property’s annexation into the City for purposes of developing a single-family dwelling residential subdivision.

E. This Agreement is intended to provide a clear understanding of the zoning for the use and future development of the Property in accordance with Chapter 3.04 of the Alpine Development Code, Country Residential Zone (CR-40,000), and to be in compliance with the provisions of the Alpine Development Code and other applicable land use regulations (collectively, “*Land Use Regulations*”).

F. This Agreement is also intended to provide a clear understanding of the legal requirements and procedures that govern the annexation of the Property, including Chapter 5 *Annexations* of the Alpine Development Code and UTAH CODE § 10-2-401, *et seq.*

G. The City, acting pursuant to its authority under UTAH CODE § 10-9a-101, *et seq.*, has made certain determinations with respect to the Property, and in the exercise of its legislative discretion, has elected to approve this Agreement after all necessary public hearings and procedures have been conducted.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Incorporation of Recitals.** The Recitals and Exhibits are hereby incorporated by reference as part of this Agreement.
2. **Annexation to City of Alpine.** Property Owner has petitioned the City to annex the Property for purposes of developing a single-family dwelling residential subdivision in accordance with this Agreement.
3. **Petition.** Property Owner shall follow the applicable laws, regulations, and ordinances, including UTAH CODE § 10-2-401, *et seq.* and Alpine Development Code, Chapter 5 (collectively, the “***Annexation Process***”), in seeking annexation of the Property. Upon receipt and acceptance of a complete petition that complies with all applicable legal requirements, the City shall complete its review process in accordance with the Annexation Process.
4. **Decision on Petition.** The City will use all reasonable efforts to either approve or reject the Property’s petition as soon as reasonably practicable and without undue delay in accordance with the requirements of the Annexation Process. If reasonable circumstances require additional time (such as Property Owner’s failure to provide legally required information, third-party protest, or state or locally mandated notice provisions), both parties will continue to cooperate to expedite the review to the extent the Annexation Process allows. Property Owner shall provide at least 14 days’ written notice of its intent, if any, to withdraw the petition, but shall not withdraw the petition prior to the City Council rendering a final decision on the petition.
5. **Zoning Upon Annexation.** The Parties agree that upon the issuance of a Certificate of Annexation by the Lieutenant Governor, the Property will be placed in the “CR-40,000 Zone” as the underlying zoning district, and designated as a planned residential development Overlay Zone (PRD) under Chapter 3.09 of the Alpine Development Code.
6. **Development Requirements.** If the City grants the annexation petition, the following shall be express conditions of the annexation and of development of the Property, in addition to any other requirements set forth in applicable law, regulation, or ordinance:
 - 6.1. **Site Plan.** The Property Owner will develop a residential single-family dwelling project as described in and consistent with the site plan and drawings attached as **Exhibit B** (the “***Project***”).
 - 6.2. **Compliance with Law; Development Requirements.** In developing the Project, Property Owner will comply with all applicable laws and procedures, including those set forth in the Land Use Regulations; pay all applicable fees; and meet the specific development requirements for the Project set forth in the attached **Exhibit C**.

6.3. Trails. The Parties acknowledge that the current recreational trails across the Property, as identified in the Alpine City Trails Master Plan, shall continue through the Property after annexation. Property Owner may reroute such trails at its sole expense, in accordance with the trail plan and design profile attached as part of **Exhibit B**, and consistent with the development requirements in **Exhibit C**. Property Owner will collaborate with the Alpine City Trail Committee to ensure the safety and appropriateness of any proposed trail rerouting. Both Parties acknowledge the importance of preserving public access to the recreational trails while respecting Property Owner's rights.

7. Vested Rights.

7.1. Vested Rights. Property Owner shall have the vested right to develop the Property as a residential single-family dwelling project in the "CR-40,000 Country Residential Zone" as set forth in Chapter 3.04 of the Alpine Development Code, in accordance with and subject to compliance with the terms and conditions of this Agreement and the City's Land Use Regulations then in effect.

7.2. Reserved Legislative Powers. The Parties acknowledge that the City is restricted in its authority to limit its police power by contract, and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Property Owner under the terms of this Agreement based upon the policies, facts, and circumstances that meet the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of Property Owner under this Agreement shall be of general application to all development activity in the City; and, unless the City declares an emergency, Property Owner shall be entitled to prior written notice and an opportunity to be heard concerning any proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine.

8. Successors and Assigns.

8.1. Binding Effect. This Agreement shall be binding upon all successors and assigns of Property Owner in the ownership or development of any portion of the Property.

8.2. Assignment. Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. Any such request for assignment may be made by letter addressed to the City as provided herein and the prior written consent of the City must be evidenced by letter from the City to Property Owner or its successors or assigns. Any such assignment shall require the assignee to sign a form of acknowledgement and consent agreeing to be bound by the terms of this Agreement.

9. Default.

9.1. Notice. If Property Owner or the City fails to perform its respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall

provide notice to the other Party as provided herein. If the City believes that the default has been committed by Property Owner, then the City shall also provide a courtesy copy of the notice to Property Owner.

9.2. Contents of the Notice of Default. The Notice of Default shall:

9.2.1. Claim of Default. Specify the claimed event of default;

9.2.2. Identification of Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default;

9.2.3. Specify Materiality. Identify why the default is claimed to be material.

9.3. Meet and Confer. Upon the issuance of a Notice of Default, the Parties shall meet within ten (10) business days and confer in an attempt to resolve the issues that are the subject matter of the Notice of Default.

9.4. Remedies. If, after meeting and conferring, the Parties are not able to resolve the default, and if the defaulting Party has not cured the default within sixty (60) days after Notice of Default, then the Parties may have the following remedies:

9.4.1. Legal Remedies. The rights and remedies available at law and in equity, including injunctive relief, specific performance, and termination, but not including damages or attorney fees.

9.4.2. Enforcement of Security. The right to draw on any security posted or provided in connection with the development of the Property and relating to remedying the particular default.

9.4.3. Withholding Further Development Approvals. The right to withhold all further reviews, approvals, licenses, building permits, or other permits for development of the Property.

9.5. Public Meeting. Before any remedy in Section 9.4 may be imposed by the City, the Party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the Council regarding the claimed default.

9.6. Emergency Defaults. Anything in this Agreement notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, the City may impose the remedies of Section 9.4 without meeting the requirements of Section 9.5. The City shall give Notice to Property Owner or any applicable successor or assign of any public meeting at which an emergency default is to be considered and the allegedly defaulting Party shall be allowed to address the Council at that meeting regarding the claimed emergency default.

9.7. Extended Cure Period. If any default cannot be reasonably cured within sixty

(60) days then such cure period may be extended as needed, by agreement of the Parties for good cause shown, so long as the defaulting Party is pursuing a cure with reasonable diligence.

10. Cumulative Rights. The rights and remedies set forth herein shall be cumulative.

11. Force Majeure. All time periods imposed or permitted pursuant to this Agreement shall automatically be extended and tolled for: (a) the period of any moratorium imposed by the City or other governmental authority that materially affects in any respect the development of the Property; or (b) events reasonably beyond the control of Property Owner, including inclement weather, war, strikes, unavailability of materials at commercially reasonable prices, and acts of God, but which does not include the financial condition of Property Owner or its successors.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended or if mailed be by certified mail, return receipt requested, postage prepaid to such Party at its address shown below:

If to Property Owner:

Ken Fitzgerald
7208 Meadow Lake Ave.
Dallas TX, 75214

If to the City:

City of Alpine
Attn: City Recorder
20 N Main Street
Alpine, UT 84004

Any Party may change its address or notice by giving written notice to the other Party in accordance with the provisions of this Section.

13. Agreement to Run with the Land. This Agreement shall be recorded in the Office of the Utah County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on all successors in the ownership and development of any portion of the Property.

14. Entire Agreement. This Agreement, together with the Exhibits hereto, integrates and constitutes all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties.

15. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

16. **Non-Liability of City Officials or Employees.** No officer, representative, agent, or employee of the City shall be personally liable to Property Owner, or any successor-in-interest or assignee of Property Owner, in the event of any default or breach by the City or for any amount which may become due to Property Owner, or its successors or assignees, for any obligation arising out of the terms of this Agreement.
17. **No Third-Party Rights.** The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City and Property Owner. The City and Property Owner alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.
18. **Severability.** If any portion of this Agreement for any reason is declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
19. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.
20. **Survival.** All agreements, covenants, representations, and warranties contained herein shall survive the execution of this Agreement and shall continue in full force and effect throughout the term of this Agreement.
21. **Public Information.** The Parties understand and agree that all documents related to this Agreement shall be public documents, as provided in UTAH CODE § 63G-2-101, *et seq.*
22. **Governing Law.** THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, EXCEPT AS SUCH LAWS MAY BE PREEMPTED OR SUPERSEDED BY THE LAWS OF THE UNITED STATES. EACH PARTY HEREBY CONSENTS TO THE JURISDICTION OF THE COURTS OF THE STATE OF UTAH OR THE COURTS OF THE UNITED STATES LOCATED IN THE STATE OF UTAH, AS THE CASE MAY BE, WITH VENUE IN UTAH COUNTY OR SALT LAKE COUNTY, IN ANY DISPUTE ARISING OUT OF THIS AGREEMENT.
23. **Counterparts.** This Agreement may be executed in multiple counterparts which shall constitute one and the same document.
24. **Governmental Immunity Act of Utah.** The Parties agree and understand that the City is a governmental entity entitled to the protections and safeguards of the Governmental Immunity Act of Utah, UTAH CODE § 63G-7-101 *et seq.* Except as may be provided in UTAH CODE § 63G-7-301(1)(a) (waiver as to any contractual obligation), the City neither waives nor relinquishes any applicable provision or protection of that Act.

[Signatures begin on following page.]

IN WITNESS WHEREOF, this Agreement has been executed by the Alpine City Council as the land use authority for pre-annexation agreements and by a duly authorized representative of Property Owner on _____, 2024.

CITY OF ALPINE, a Utah Municipality and political subdivision of the State of Utah.

By: _____
Carla Merrill, *Mayor*

ATTEST:

DeAnn Parry, *City Recorder*

APPROVED AS TO FORM:

Stephen B. Doxey, *City Attorney*

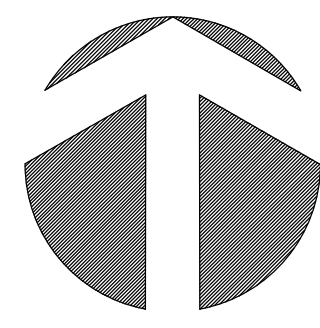
EXHIBIT A

Legal Description and Annexation Plat

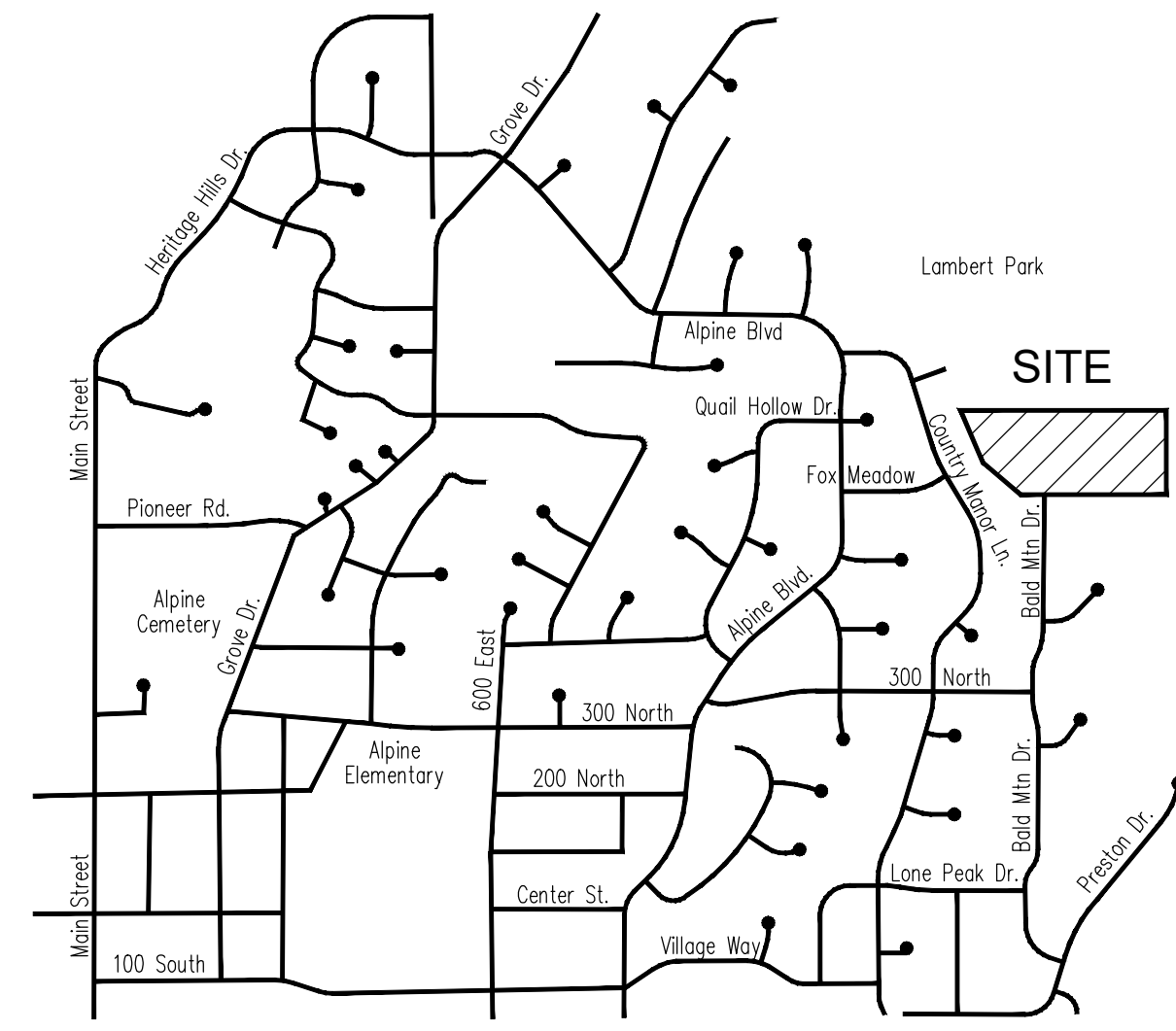
Commencing at a point located South 00°14'32" West along the Section line 540.00 feet and West 176.68 feet from the Northwest corner of Section 20, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence East partially along the Colvin McDaniel Annexation 1505.57 feet to the 1/16 Section line; thence South 00°18'11" West along said 1/16 Section line 618.37 feet; thence West 41.21 feet; thence South 53.55 feet; thence North 87°09'16" West along Phase 1 "B", Willow Canyon Subdivision 1022.12 feet; thence North 50°00'00" West 433.37 feet, North 17°32'00" West 359.30 feet to the point of beginning.

AREA=865,052 sq. ft. or 19.86 acres

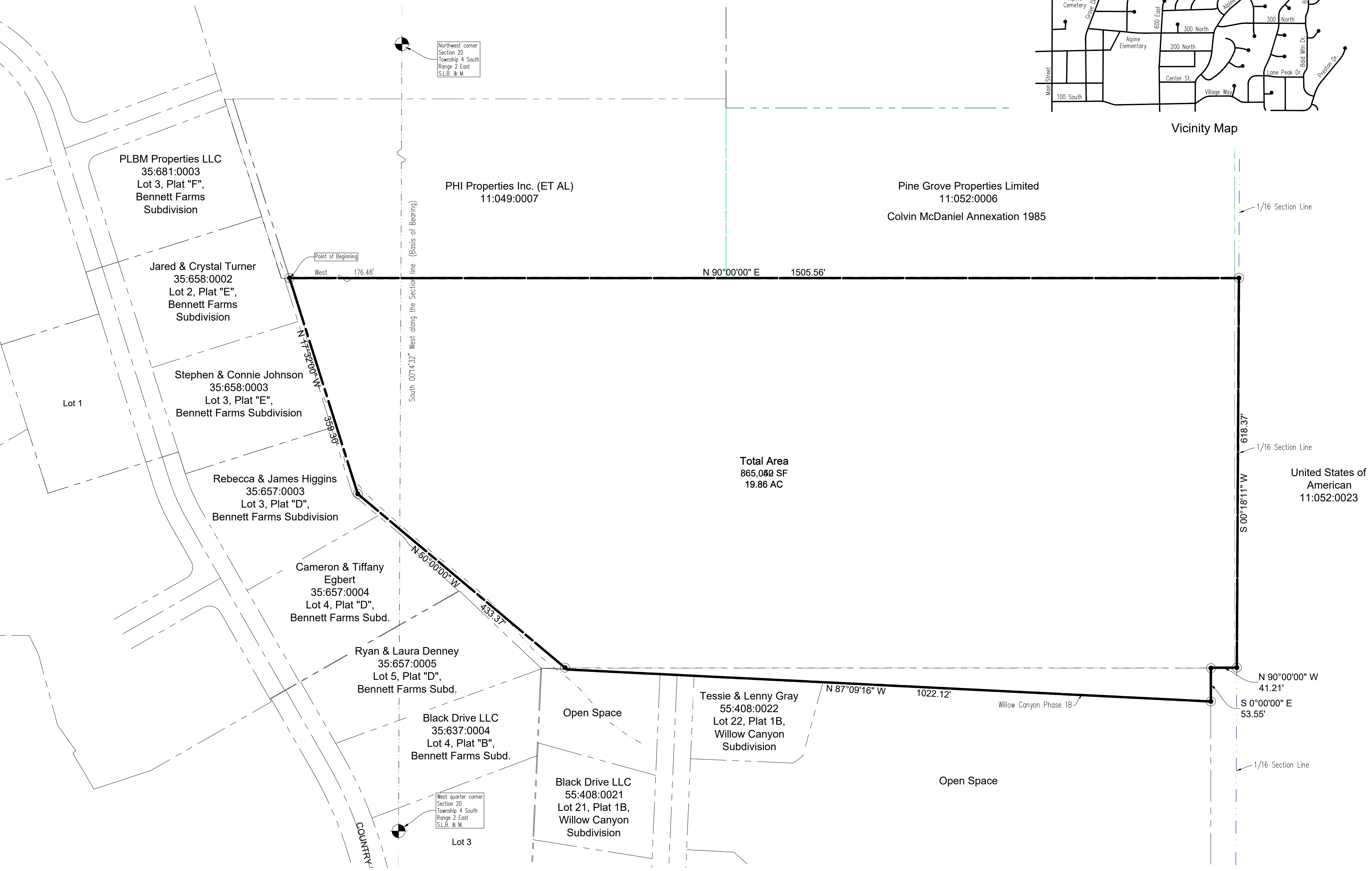
Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.



NORTH
1" = 80'



Vicinity Map



Total Area
865,080 SF
19.86 AC

Surveyor's Certificate

I, ROGER D. DUDLEY, do hereby certify that I am a Professional Land Surveyor and that I hold a license, Certificate No. 147089, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that I have made a Survey of the Boundary Line Adjustment shown on this plot and described below and the same has been correctly surveyed and this plot is true and correct.

Roger D. Dudley - Professional Land Surveyor

Date

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Boundary Description

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AREA=865,082 sq. ft. or 19.86 acres

Basis of Bearing is South 00°14'32" West along the Section line from the Northwest to the West quarter corner of Section 20.

Alpine City Acceptance

Approved this ____ day of _____, 20____, as a Municipal Boundary Adjustment Plat.

(Signature)

(Printed Name)

(Title)

Attest: _____
RECORDER

RECORDER'S SEAL

Acceptance by the County Surveyor

This Plat has been reviewed by the County Surveyor and is hereby certified as a Final Local Entity Plat, pursuant to Utah Code Annotated 17-23-20 Amended.

County Surveyor

Date

COUNTY SURVEYOR'S SEAL

MUNICIPAL BOUNDARY ADJUSTMENT PLAT

FITZGERALD ANNEXATION
COMMON BOUNDARY ADJUSTMENT

Alpine City, _____ Utah County, Utah
Scale: 1" = 80 Feet

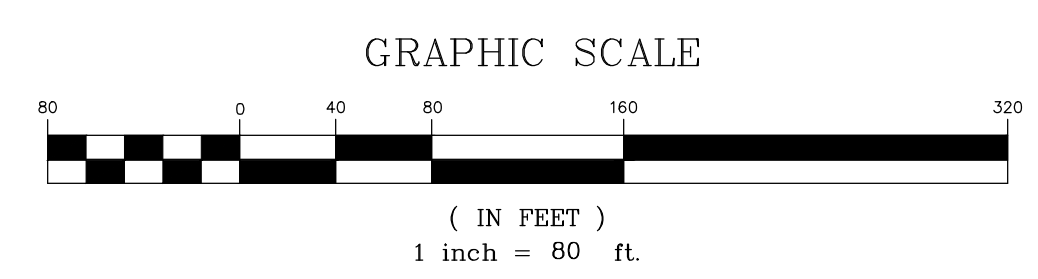
Recorded # _____
State of Utah, County of Utah, Recorded and Filed at the request of:

Date: _____ Time: _____ Book: _____ Page: _____

\$ _____
UTAH COUNTY RECORDER

Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264



Date of Preparation
August 10, 2023

EXHIBIT B

Site Plan and Drawings

EXHIBIT C

Specific Development Requirements

- 1. Acquisition of Property.** Development of the Property would isolate and landlock two narrow parcels of land adjacent to the west boundary of the Property, Parcel ID numbers 11:052:0082 and 11:052:0083 (the “*Adjacent Parcels*”). As a condition of recording a subdivision plat for the Property, Property Owner will either (a) acquire the Adjacent Parcels and include them in the development of the Property or (b) cause the owners of the property to the west of the Adjacent Parcels to acquire the Adjacent Parcels and include them in their property.
- 2. Coordination with North Property.** The development of the Property adjacent and to the north of the Property (the “*North Property*”) has implications for the development of the Property, and vice versa, with regard to infrastructure. Property Owner will coordinate with the owners of the North Property to ensure that the site plans for the two properties are consistent with regard to access, utilities, lot configuration, trail connections, and other infrastructure, subject to approval of the City Engineer. If Property Owner submits a subdivision application for the Property before any subdivision application for the North Property, the City may withhold approval of Property Owner’s application until sufficient evidence, as determined by the City Engineer, is provided to establish such coordination, including the acquisition of any necessary easements across the Property and the North Property to ensure a workable development of both properties.
- 3. Road Connection.** In particular, a required road connection from High Mountain Drive to Bald Mountain Drive is planned through the North Property and continuing through the Property to provide secondary access to both properties. Neither property may be developed without such secondary access. Property Owner will coordinate with the owners of the North Property to ensure that the road connection is aligned, subject to approval of the City engineer, to meet horizontally and vertically at the boundary line between the properties and that all necessary easements across the two properties are acquired pending dedication of the entire road connection.
- 4. Offsite Improvements and Water Rights.** Offsite improvements will be required to be constructed in connection with the development of the Property so the Property can be served by the City’s culinary and pressurized irrigation systems. At its own expense, Property Owner will acquire any easements necessary to construct such offsite improvements. Property Owner will provide sufficient water rights to meet the requirements of the Alpine Development Code.
- 5. Trails.** Three trails—west, middle, and east—will be required across the Property as shown in **Exhibit B**.

- The west trail shall be a 12-foot wide, crushed granite trail. In the event a sewer line runs in this corridor, the west trail must be 20-feet wide to accommodate a sewer access road.
- The middle trail may be accomplished with sidewalks across the Property, but must connect with the west and east trails at the south end of the Property.
- The east trail shall be a four-foot wide, dirt trail.
- Property Owner must work with the owner of the North Property to ensure that all three trails connect to existing trails in Lambert Park.
- All three trails must connect on the south side of the Property to existing trails designated in the Alpine City Trails Master Plan.
- Trail design is subject to the recommendation of the City's Trail Committee and approval of the City Engineer. All three trails must meet the City's trail design standards, including as to slope.

- 6. High Bench Ditch.** High Bench Ditch runs along the westerly border of the Property. The ditch is required to be left open, and the west trail shall not be located on top of the ditch. If a sewer line or storm drain line is installed in this corridor, Property Owner must dedicate a strip of land at least 30-feet wide to accommodate the ditch, trail, and sewer and storm drain access road.

RESOLUTION NO. 2024-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALPINE, UTAH, APPROVING AND AUTHORIZING THE EXECUTION OF A PRE-ANNEXATION AGREEMENT BETWEEN KEN MICHAEL FITZGERALD, FIVE C.J. PROPERTIES LLC, AND THE CITY OF ALPINE.

WHEREAS, the City of Alpine (the “City”), a municipality and political subdivision of the State of Utah, is authorized to annex property and enter into agreements relating to the development and use of land pursuant to Utah law and the City’s Development Code; and

WHEREAS, Ken Michael Fitzgerald and Five C.J. Properties LLC (collectively the “Property Owner”) are the owners of certain parcels of real property totaling approximately 19.86 acres located in Utah County, Utah (the “Property”), more fully described in Exhibit A to the Pre-Annexation Agreement; and

WHEREAS, the City Council has reviewed the terms of the Pre-Annexation Agreement between the City and the Property Owner, and finds that it is in the best interest of the City to enter into said Agreement in order to regulate the zoning, development, and use of the Property following annexation; and

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

1. **Approval of Pre-Annexation Agreement:** The City Council hereby approves the Pre-Annexation Agreement between the City and Ken Michael Fitzgerald, Five C.J. Properties LLC, and any successors relating to the annexation and development of the Property described in the Agreement.
2. **Authorization to Execute:** The Mayor is authorized and directed to execute the Pre-Annexation Agreement on behalf of the City, along with any related documents necessary to effectuate the terms of the Agreement.
3. **Effective Date:** This Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED BY THE ALPINE CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Chrissy Hannemann	_____	_____	_____	_____
Jason Thelin	_____	_____	_____	_____
Jessica Smuin	_____	_____	_____	_____
Brent Rummel	_____	_____	_____	_____
Kelli Law	_____	_____	_____	_____

Presiding Officer

Attest

Carla Merrill, Mayor, Alpine City

DeAnn Parry, City Recorder, Alpine
City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation Petition - Box Elder South

FOR CONSIDERATION ON: October 22nd, 2024

PETITIONER: Martin Cawley

ACTION REQUESTED BY PETITIONER: Discuss the Potential Annexation of the Box Elder South Subdivision

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

In February 2022, Box Elder South petitioned for annexation, which includes 59 lots. This annexation had been brought to the City Council and Planning Commission previously. In July 2022, it returned to the City Council for a second review. The City Council tabled the annexation to explore the possibility of adding annexation fees to offset any costs associated with the process. These fees were discussed during a work session with the City Council in November 2022. Since that time, the item has not been on a City Council agenda to for further discussion. City staff would like to get feedback from the Council about the future direction of this proposal. This item is meant strictly as a discussion item and no motion will be needed.

Box Elder South was initially denied annexation by Alpine City and was later approved for development in unincorporated Utah County. Since then, they have again requested to be annexed into the city. This area is included in our Annexation Policy Plan & Map as a potential area for annexation. Utah State Code requires areas to be included in an annexation policy plan and map to be eligible for annexation, although it does not obligate the city to annex them. According to the Annexation Policy Plan, the streets for this development have already been improved to Alpine City standards. Water, sewer, and storm drainage have also been completed or connected to Alpine City services, while parks and trails would be included, though pressurized irrigation would not be provided.

Of the 59 lots approved by Utah County as part of this subdivision, 30 single-family dwellings have been constructed, with roughly seven more in progress. Those already built or currently under construction would not be eligible for impact or other construction-related fees from the city. Attached is the plat map approved by Utah County as part of the subdivision review process.

The Planning Commission acts as a recommending body to the Council who will accept or deny this application during the annexation review process. This is a legislative decision, so the city is under no obligation to annex this property, even though it is included in the Annexation Master Plan.

ALPINE CITY CODE:

- [Alpine Development Code 5: Annexations](#)

GENERAL PLAN:

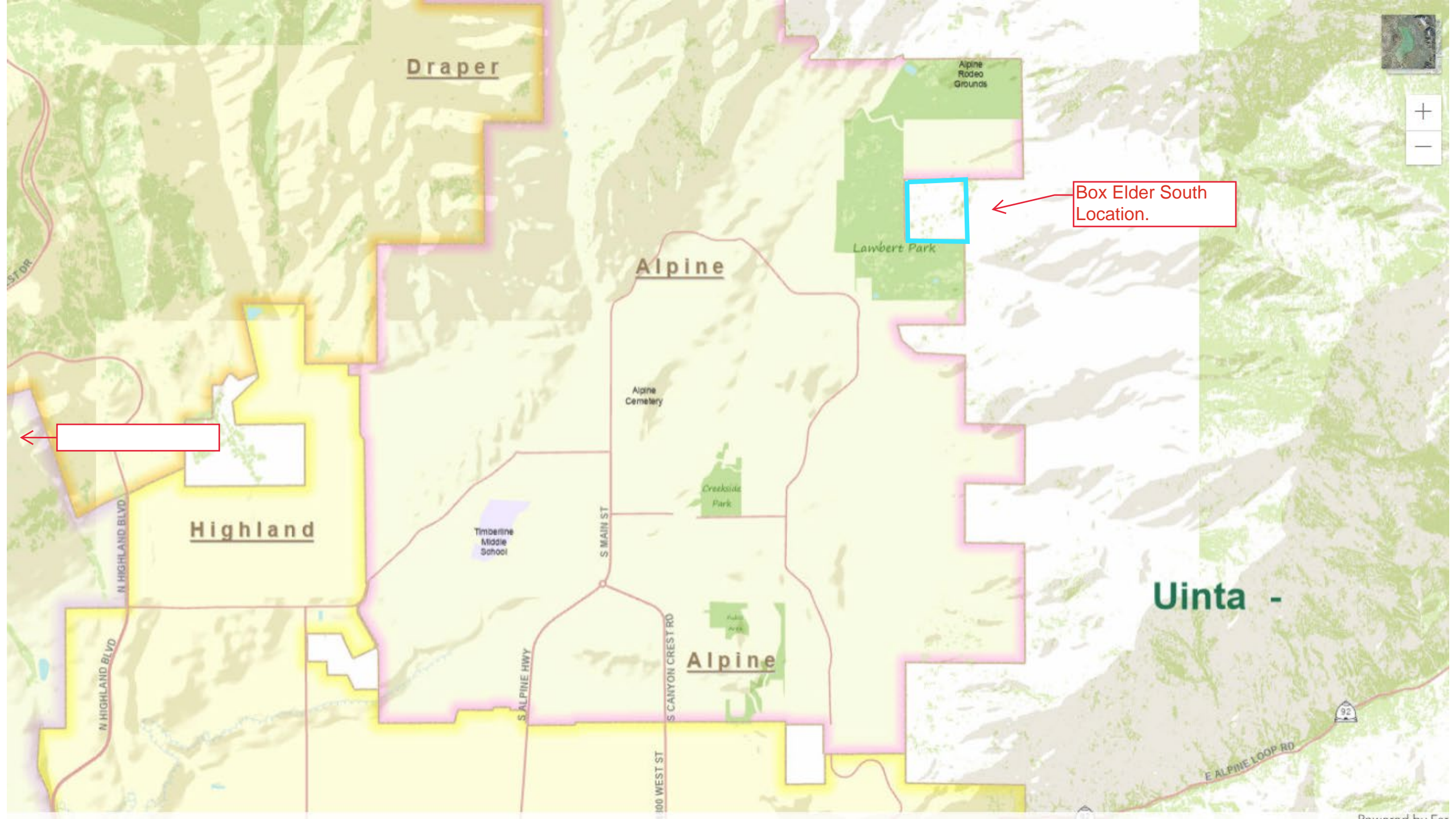
- *(Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Goal #1 Policy 2.5)*
- [Alpine City Annexation Policy Plan & Map](#)

PUBLIC NOTICE:

The required public hearing as mandated by the Utah State Code and Alpine City was originally satisfied during the initial review of this proposal. No public hearing will be required as part of the discussion on this item at this time.

STAFF RECOMMENDATION:

Provide staff with feedback as to how the City Council would like to proceed with this proposed annexation request. No motion will be needed as this is only meant to be a discussion item.



Draper

Alpine Rodeo Grounds

Lambert Park

Alpine

Alpine Cemetery

Creekside Park

Timberline Middle School

Public Park

Alpine

Highland

Uinta -

Box Elder South Location.

92

E ALPINE LOOP RD

As of November 28, 2022

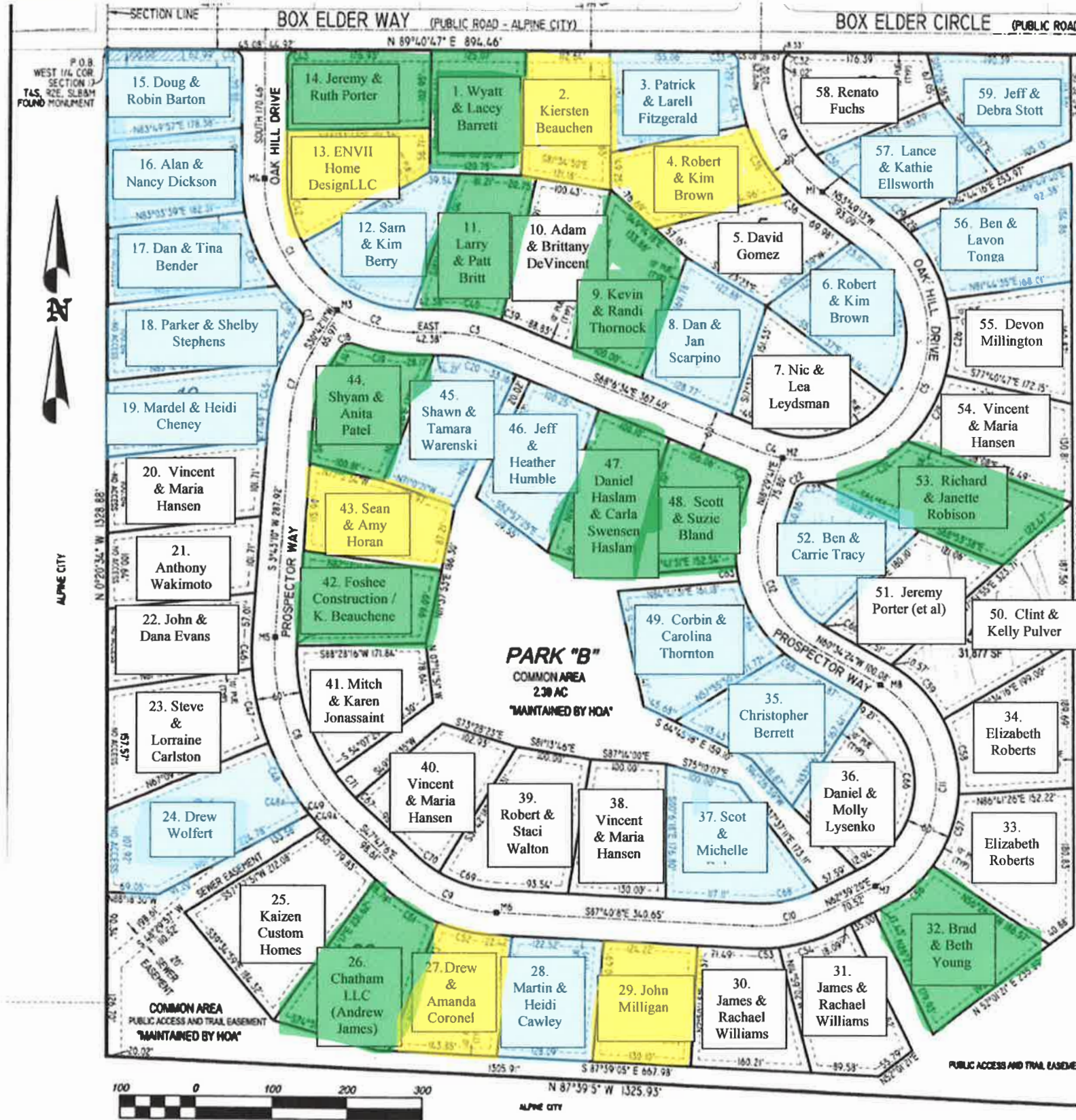


Empty Lot – 22 (37%)

Occupied Home – 20 (34%)

Under Construction (Plans Approved) By HOA – 11 (19%)

Plans Approved by HOA – 6 (10%)



SURVEYOR'S CERTIFICATE
 I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 163947. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAN. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.
 DATE JAN 8, 2016 SURVEYOR (SEE SEAL BELOW)

BOUNDARY DESCRIPTION
 BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°40'47" EAST 894.46 FEET; THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF BOX ELDER PLAT "F" SUBDIVISION A DISTANCE OF 1289.85 FEET; THENCE NORTH ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 7.21 FEET; THENCE NORTH 89°40'47" EAST 454.29 FEET; THENCE SOUTH 0°46'04" EAST ALONG QUARTER SECTION LINE A DISTANCE OF 120.70 FEET TO THE MONUMENTED CENTER OF SECTION 17; THENCE NORTH 87°42'08" WEST ALONG QUARTER SECTION LINE A DISTANCE OF 1321.16 FEET; THENCE SOUTH 0°32'44" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1330.28 FEET; THENCE NORTH 87°39'05" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 1325.93 FEET; THENCE NORTH 02°20'34" WEST ALONG THE SECTION LINE A DISTANCE OF 1328.88 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 43,900 ACRES

OWNER'S DEDICATION
 I, JAMES K. PATTERSON, SIGNER OF THE FOREGOING DEDICATION AS A PRESIDENT OF PATTERSON CONSTRUCTION, INC. WHO DULY ACKNOWLEDGES TO ME THAT THEY DID EXECUTE THE SAME.
 My Commission Number: 668491
 My Commission Expires: 07-17-2017
 APPROVED: James K. Patterson ATTEST: Kent P. Smith
 CLERK-RECORDER (SEE SEAL BELOW)

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF 18 }
 ON the 18 DAY OF January, A.D. 2016, PERSONALLY APPEARED BEFORE ME JAMES K. PATTERSON, SIGNER OF THE FOREGOING DEDICATION AS A PRESIDENT OF PATTERSON CONSTRUCTION, INC. WHO DULY ACKNOWLEDGES TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION NUMBER: 668491
 MY COMMISSION EXPIRES: 07-17-2017
 APPROVED: James K. Patterson ATTEST: Kent P. Smith
 CLERK-RECORDER (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE Board of Commissioners of Utah County, Utah APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 14 DAY OF January, A.D. 2016.
 APPROVED: James K. Patterson ATTEST: Angie Heaves
 CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL BY OWNERS AND OPERATORS OF UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES
 THE UNDERSIGNED OWNERS OR OPERATORS OF THE UNDERGROUND UTILITIES AND OTHER UTILITY FACILITIES LOCATED ON THIS PLAN HEREBY APPROVE THE BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; HEREBY APPROVE THE LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; AND HEREBY APPROVE THE CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORDS, AND UTILITY FACILITIES WITHIN THE SUBDIVISION, AS SHOWN IN THIS PLAN.
 APPROVED: James K. Patterson ATTEST: Don Newman
 CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL BY THE CULINARY WATER AUTHORITY
 THE UNDERSIGNED CULINARY WATER AUTHORITY HEREBY APPROVES THIS PLAN FOR CULINARY WATER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAN.
 APPROVED: Richard H. Helt
 CLERK-RECORDER (SEE SEAL BELOW)

APPROVAL BY THE SANITARY SEWER AUTHORITY
 THE UNDERSIGNED SANITARY SEWER AUTHORITY HEREBY APPROVES THIS PLAN FOR SANITARY SEWER PURPOSES, SUBJECT TO THE CONDITIONS STATED ON THIS PLAN.
 APPROVED: Richard H. Helt
 CLERK-RECORDER (SEE SEAL BELOW)

BOX ELDER SOUTH PLAT "A"
 RESIDENTIAL SUBDIVISION
 UTAH COUNTY, STATE OF UTAH
 SCALE: 1" = 100 FEET

NO. 163947
 DAVID V. THOMAS
 1-8-16

STATE OF UTAH
 COUNTY OF UTAH
 ENGINEER

STATE OF UTAH
 COUNTY OF UTAH
 CLERK-RECORDER

PARK "A" COMMON AREA
 6.49 AC
 "MAINTAINED BY HOA"

LEGEND
 □ M# SURVEY MONUMENT

URBAN WILDLAND INTERFACE AREA
 9.6.2 COMMON AREAS AND SNOW STORAGE EASEMENTS ARE USED FOR SNOW STORAGE.
 9.6.3 DRIVEWAYS SHALL BE A MINIMUM OF 12 FEET IN WIDTH WITH TURNAROUNDS REQUIRED EVERY 400 FEET.
 9.6.5 ALL HOMES TO HAVE AUTOMATIC FIRE SPRINKLER PROTECTION. VEGETATION CLEARANCE REVIEW IS REQUIRED BY THE UTAH COUNTY FIRE MARSHAL. A SITE PLAN FOR EACH HOME IS TO BE SUBMITTED TO THE FIRE MARSHAL WHO WILL DETERMINE THE REQUIRED VEGETATIVE CLEARANCES.

CURVE TABLE

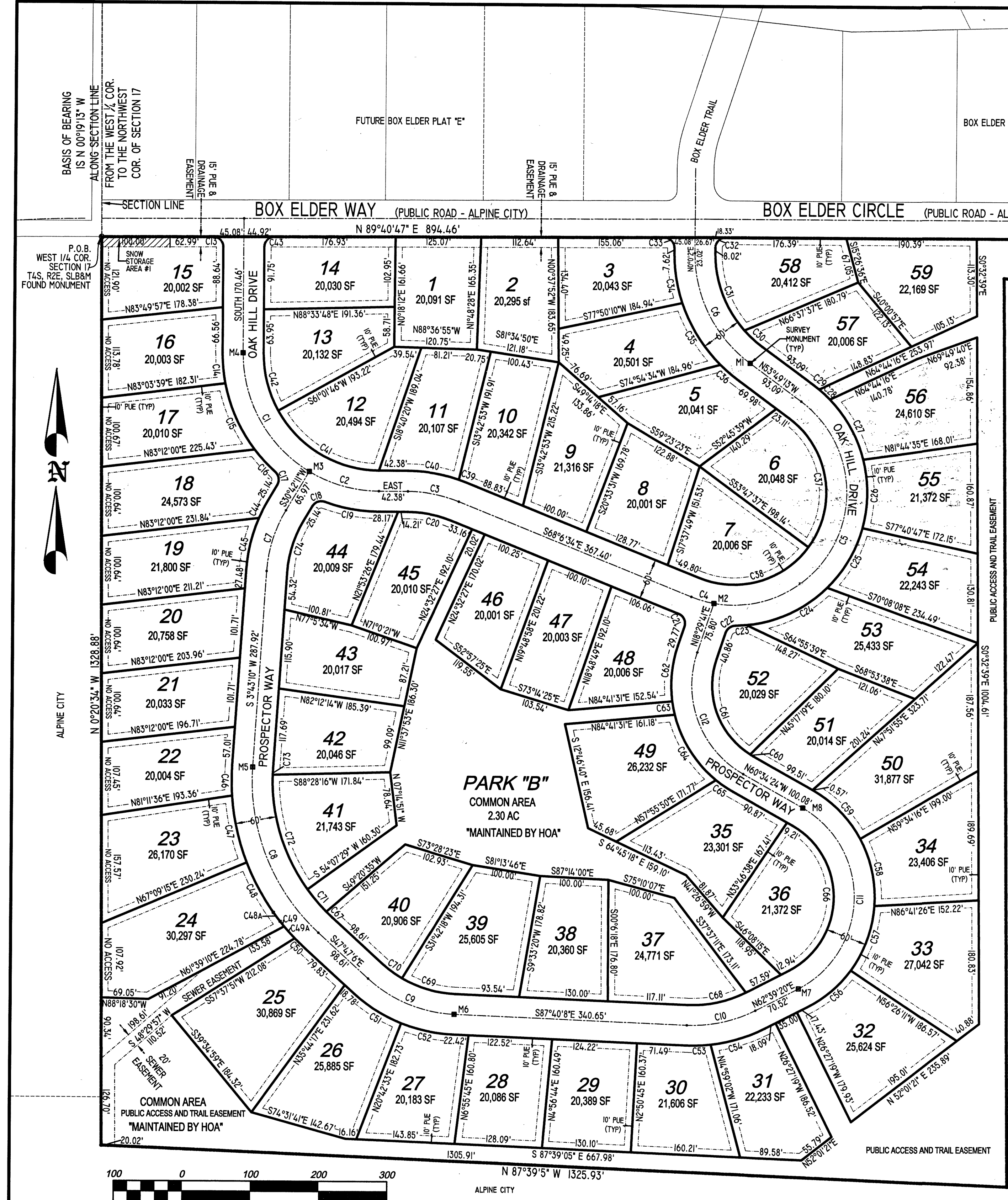
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	206.99	200.00	59°17'49"	197.87	S29°38'55"E
C2	107.17	200.00	30°42'11"	105.90	S74°38'55"E
C3	76.41	200.00	21°53'26"	75.95	S79°03'16"E
C4	34.63	165.00	12°01'35"	34.57	S74°07'21"E
C5	442.58	165.00	153°41'04"	321.34	N23°01'19"E
C6	187.87	200.00	53°49'14"	181.04	N26°54'35"W
C7	94.19	200.00	26°59'00"	93.32	S17°14'40"W
C8	269.68	300.00	51°30'16"	260.69	S22°01'58"E
C9	139.22	200.00	39°53'02"	136.43	S67°43'37"E
C10	103.59	200.00	29°40'32"	102.43	N77°29'36"E
C11	322.61	150.00	123°15'45"	263.93	N01°02'28"E
C12	207.00	150.00	79°04'05"	190.96	N21°02'22"W
C13	23.65	15.00	90°19'13"	21.27	S45°09'36"E
C14	44.63	230.00	11°07'07"	44.56	S53°33'34"E
C15	106.33	230.00	26°29'14"	105.38	S24°21'45"E
C16	44.59	230.00	11°06'26"	44.52	S43°09'35"E
C17	20.79	15.00	79°24'58"	19.17	S9°00'18"E
C18	20.79	15.00	79°24'58"	19.17	N70°24'40"E
C19	82.76	230.00	20°07'09"	80.35	S79°56'28"E
C20	64.95	170.00	21°53'26"	64.56	S79°31'17"E
C21	22.67	15.00	86°56'14"	20.58	S24°48'28"E
C22	18.48	15.00	70°35'54"	17.34	N53°47'37"E
C23	16.60	195.00	04°52'36"	16.59	N86°39'16"E
C24	132.47	195.00	38°52'23"	129.94	N64°55'17"E
C25	102.83	195.00	30°12'53"	101.65	N30°11'09"E
C26	101.31	195.00	29°42'52"	100.00	N00°13'17"E
C27	101.31	195.00	29°42'52"	100.00	N29°21'35"W
C28	21.62	195.00	6°21'11"	21.61	N47°31'36"W
C29	10.61	195.00	3°07'01"	10.61	N52°15'42"W
C30	35.64	170.00	12°00'38"	35.57	N47°48'53"W
C31	124.05	170.00	41°48'36"	121.32	N02°54'16"W
C32	23.65	15.00	89°59'58"	21.21	N45°00'01"E
C33	23.65	15.00	90°19'15"	21.27	S45°09'36"E
C34	75.00	230.00	18°41'00"	74.67	S09°20'28"E
C35	107.31	230.00	26°43'57"	106.34	S32°02'56"E
C36	33.74	230.00	08°24'17"	33.71	S49°37'04"E
C37	211.61	350.00	89°48'32"	190.60	S08°54'56"E
C38	178.84	350.00	75°54'06"	166.05	S73°56'23"W
C39	12.16	230.00	3°01'42"	12.16	N69°37'25"W
C40	75.23	230.00	8°51'44"	75.38	N80°34'08"W
C41	179.70	170.00	60°33'50"	174.45	N59°43'05"W
C42	87.34	170.00	29°26'10"	86.38	N14°43'05"W
C43	23.48	15.00	89°40'42"	21.15	N44°50'23"E
C44	30.16	230.00	7°30'43"	30.15	S26°56'49"W
C45	78.16	230.00	19°28'17"	77.79	S15°27'19"W
C46	44.28	350.00	7°41'17"	44.25	S00°07'28"E
C47	100.62	350.00	17°28'13"	100.23	S12°42'12"E
C48	82.88	350.00	14°23'22"	82.66	S28°38'00"E
C48A	20.03	350.00	3°28'41"	20.03	S37°34'01"E
C49	5.46	350.00	0°56'53"	5.46	S39°44'48"E
C49A	23.20	350.00	4°01'40"	23.19	S24°16'05"E
C50	10.18	350.00	3°30'11"	10.17	S64°02'00"E
C51	81.90	250.00	20°24'06"	81.47	S57°59'09"E
C52	78.21	250.00	19°28'56"	77.83	S77°55'40"E
C53	36.52	250.00	09°05'54"	36.48	N87°43'29"E
C54	82.60	250.00	20°34'39"	82.15	N72°58'10"E
C56	83.71	180.00	26°38'41"	82.95	N49°20'00"E
C57	101.53	180.00	32°15'19"	100.00	N19°53'00"E
C58	101.53	180.00	32°15'19"	100.00	N12°22'19"W
C59	100.76	180.00	32°04'26"	99.45	N44°32'12"W
C60	5.85	120.00	2°47'42"	5.85	N59°10'33"W
C61	159.75	120.00	76°16'23"	148.21	N19°38'31"W
C62	82.35	180.00	26°12'51"	81.64	S05°23'15"W
C63	20.11	180.00	6°24'01"	20.10	S10°55'11"E
C64	115.47	180.00	36°45'15"	115.50	S32°29'49"E
C65	30.47	180.00	9°41'58"	30.44	S55°43'25"E
C66	258.09	120.00	123°13'45"	211.15	S01°02'28"W
C67	12.08	270.00	2°33'18"	12.08	N46°30'12"W
C68	88.05	170.00	29°40'32"	87.07	S77°29'36"W
C69	81.77	170.00	27°33'34"	80.99	N73°53'21"W
C70	36.57	170.00	12°19'28"	36.50	N53°56'50"W
C71	42.84	270.00	9°05'24"	42.79	N40°40'56"W
C72	178.44	270.00	37°51'55"	175.21	N17°11'56"W
C73	9.36	270.00	1°59'09"	9.36	N02°43'36"E
C74	80.06	170.00	26°59'00"	79.32	N17°12'40"E

FAULT TRENCH
 WHERE TRENCH STUDIES ARE REQUIRED, THE TRENCHES SHALL BE DUG AT LEAST 30 FEET BEYOND THE EXTERIOR OF THE PROPOSED STRUCTURE OR USE, OR IF THE FAULT IS FOUND TO BE THE FAULT TYPE WHICH IS CLOSER, APPROVAL BY A QUALIFIED GEOLOGIST OF THE LOCATION AND DEPTH OF ANY SUCH TRENCH IS REQUIRED BEFORE DIGGING IS COMMENCED, AND TRENCHES WHEN COMPLETED AND LOGGED, SHALL BE REVIEWED BY THE GEOLOGIST BEFORE BACKFILLING.

P.U.E. NOTE
 ALL 10' P.U.E.'S AS SHOWN ON THIS PLAN SHALL BE BOTH A PUBLIC UTILITY EASEMENT AND IRRIGATION EASEMENT AROUND THE PERIMETER OF EACH LOT.

ADDRESS TABLE

LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS	LOT#	ADDRESS
1	OAK HILL DRIVE	15	OAK HILL DRIVE	31	OAK HILL DRIVE	46	OAK HILL DRIVE
2	OAK HILL DRIVE	(OR)	BOX ELDER WAY	32	BOX ELDER WAY	47	OAK HILL DRIVE
3	OAK HILL DRIVE	17	OAK HILL DRIVE	33	OAK HILL DRIVE	48	OAK HILL DRIVE
(OR)	BOX ELDER WAY	18	PROSPECTOR WAY	34	PROSPECTOR WAY	(OR)	PROSPECTOR WAY
4	OAK HILL DRIVE	19	PROSPECTOR WAY	35	PROSPECTOR WAY	49	PROSPECTOR WAY
5	OAK HILL DRIVE	20	PROSPECTOR WAY	36	PROSPECTOR WAY	50	PROSPECTOR WAY
6	OAK HILL DRIVE	21	PROSPECTOR WAY	37	PROSPECTOR WAY	51	PROSPECTOR WAY
7	OAK HILL DRIVE	22	PROSPECTOR WAY	38	PROSPECTOR WAY	52	PROSPECTOR WAY
8	OAK HILL DRIVE	23	PROSPECTOR WAY	39	PROSPECTOR WAY	53	OAK HILL DRIVE
9	OAK HILL DRIVE	24	PROSPECTOR WAY	40	PROSPECTOR WAY	54	OAK HILL DRIVE
10	OAK HILL DRIVE	25	PROSPECTOR WAY	41	PROSPECTOR WAY	55	OAK HILL DRIVE
11	OAK HILL DRIVE	26	PROSPECTOR WAY	42	PROSPECTOR WAY	56	OAK HILL DRIVE
12	OAK HILL DRIVE	27	PROSPECTOR WAY	43	PROSPECTOR WAY	57	OAK HILL DRIVE
13	OAK HILL DRIVE	28	PROSPECTOR WAY	44	PROSPECTOR WAY	58	OAK HILL DRIVE
14	OAK HILL DRIVE	29	PROSPECTOR WAY (OR)	OAK HILL DRIVE	(OR)	BOX ELDER CIRCLE	
(OR)	BOX ELDER WAY	30	PROSPECTOR WAY	45	OAK HILL DRIVE	59	BOX ELDER CIRCLE



SCALE 1"=100'

TABULATIONS

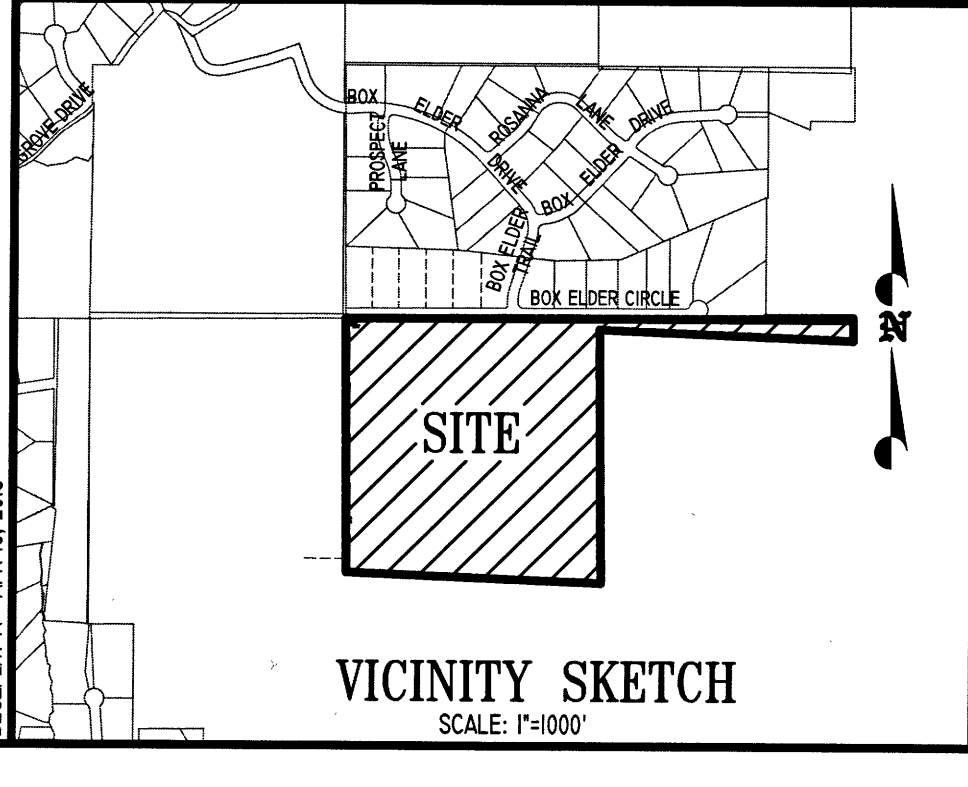
TOTAL PROPERTY AREA = 43,900 AC
 AREA DEDICATED FOR PUBLIC ROADS = 5,336 AC = 12.2%
 COMMON AREA = 8,79 AC = 20.0%
 REMAINDER AREA IN LOTS = 29,775 AC = 67.8%
 NUMBER OF BUILDING LOTS = 59
 AVERAGE LOT AREA = 0.505 OR 21,983 SF

TYPICAL SETBACK DETAILS

15' REAR SETBACK
 15' SIDE SETBACK
 30' STREET SIDE SETBACK
 30' FRONT SETBACK

15' REAR SETBACK
 15' SIDE SETBACK
 30' FRONT SETBACK

ALL LOTS CONTAIN A 10' P.U.E. ALONG THE PERIMETER OF EACH LOT**



2016-17-745-RZE-504111
 7-0001