



SPECIAL ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Special Meeting on **Tuesday, December 9, 2025, at 6:00 pm**, at **Taqueria 27**, 1688 W. Traverse Pkwy, Lehi, UT, prior to the annual Christmas dinner. An audio recording will be available online soon after the meeting.

I. CONSENT CALENDAR

- A. Approve Minutes from the November 11th and 18th meetings**
- B. Resolution R2025-32: Approval of Water Conservation Plan Update**
- C. Resolution R2025-33: Approval of Water Elements of the General Plan**
- D. Resolution R2025-34: Update to Consolidated Fee Schedule (TSSD Impact Fee)**
- E. Final Payment – Canyon Crest Pressurized Irrigation Line Project, Red Pine Construction: \$848,013.64**

Mayor Carla Merrill
December 6, 2025

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 and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING

November 11, 2025

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, Kelli Law, Chrissy Hannemann, and Jason Thelin.

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

Others: Chad Littlewood, Andrew Young, Heidi Smith, Sheryl Dame, Steve Burrow, Sarah Blackwell, Dan Jimenez

B. Prayer

Jessica Smuin

C. Pledge

Jason Thelin

II. CONSENT CALENDAR**A. Approval of Minutes for the October 28th City Council Meeting****B. Approval of WeatherTrak System Proposal (Burgess Park & Cemetery): Mountain Water & Irrigation, LLC: \$30,885.00****C. Final Payment – Fairview Circle Storm Drain Project (Canterbury Lane Change Order), Sunset Mountain Machinery: \$182,072.25****D. Resolution R2025-26: Approval of Updated Consolidated Fee Schedule Update (Code Enforcement Fees)**

Motion: Jessica Smuin moved to approve the Consent Calendar as proposed, with edits submitted by Chrissy Hannemann. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes**No****Excused**

Jessica Smuin

Kelli Law

Chrissy Hannemann

Jason Thelin

Brent Rummler

III. PUBLIC COMMENT**Andrew Young - 490 South, Alpine**

Andrew wanted to comment on the fire station plan and the potential parking lot on the northwest corner. Karen McDaniel Wootton is a granddaughter of the Olsen family who owned the home on the corner [prior to the city purchasing the property]. The Woottons hope to be involved in the decisions and efforts to preserve the history of the home and its residents. Andrew encouraged the council to reach out to the Woottons.

Steven Burrow - Meadowlark Drive, Alpine

Steven thanked the mayor, the council, and staff for providing answers about the water systems. He is happy the city is taking the next step with the Canyon Crest Road PI line upgrade. Currently traffic is a challenge, but that is a consequence of improvement. He looks forward to the next steps being funded so we can improve our culinary and PI water systems.

IV. REPORTS & PRESENTATIONS**A. Presentation of One Kind Act a Day Proclamation**

This presentation was postponed until January 2026.

B. Highland Library Report

Library staff were not in attendance, so this report was also postponed.

C. 2025 Alpine Days Report

Heidi Smith, Alpine Days Chair, gave a report on the 2025 event. Overall, it was a success. There were no serious injuries, the activities went well, and people had fun. There was something for everyone, both old and young. The volunteers and staff were exhausted by the end, but most people signed up to help again next year. Our Chalk the Walk Chair, Tomi Ann Hill, is moving from Alpine but found a replacement who shadowed her and is ready to go.

Heidi reported on specific details:

- The intern - Ryan Wardle worked hard all summer and the entire week of Alpine Days. Ryan's emphasis is marketing, and she received credit at BYU for this internship
- Theme - This year was the 175th anniversary of Alpine. The T-shirt design contest was enjoyable and the chosen design was very popular. Ryan (intern) recommended the Comfort Colors fabrics for shirts. They sold well and people appreciated the higher quality.
- Golf Tournament – This was a new event this year. It was well attended, and the participants had a great time. There were sponsors for the various holes and this event almost paid for itself.
- Water stations – The Health Department required that we provide water stations for the large number of participants. Visitors appreciated this amenity.
- Lighting – The Health Department also required additional lighting in the park. We added lighting for some evening events and it improved the practical use of some areas.
- Ticket sales – This year we partnered with a new app from Vega. This took the cost down. Previously the city paid a minimum fee per ticket plus a percentage of the sales, but the Vega app only charged us a minimal fee. We used this app for the smaller events but can expand the usage for next year. It was a good partnership.
- Website – A new website was created in-house to be more informative and reactive, and these improvements made it easier to keep the information accurate as things evolved.
- Spikeball Tournament – The turnout was low for this event. The fad may be declining so we are looking for replacement ideas.
- Rodeo – This event is tremendously popular. The new bleachers were a big improvement and staff and fans loved them. The reserved tickets for residents were also greatly appreciated.

This year the rodeo committee increased the monetary prizes to entice more skilled cowboys. This made a positive difference in the level of competition.

Heidi thanked Kelli Law, who did an outstanding job coordinating the parking while making it fun for everyone.

Areas that need improvement:

- Movie night – It was too dark in the back of the park where youth gathered and were loud and disruptive. We will add more lighting next year and move the patrols closer. If this does not eliminate the issues we will reconsider holding the movie event.
- Saturday crowds – There was a huge increase in attendance on Saturday afternoon and evening. The food trucks could not keep up, so we will contract more vendors. The porta potties were also inadequate and there were long lines from 4pm Saturday to about 7pm. We will increase those numbers and locations as well.
- ADA parking – Non-ADA visitors parked in these spots during the day and then guests could not use them in the evening. We are working on an enforcement plan.
- Water stations – These stations were well used, and it was difficult to keep the coolers filled, especially on Saturday. Even driving the golf cart through the crowds was nearly impossible. We will make a better plan for this.

- Live music – Most of the bands were volunteers. We scheduled music for a younger demographic on Friday, with more traditional and country music on Saturday. Friday's music was not as well received, so we will adjust that for next year. Many families set up tents and listen to the music all day. There were lots of comments from attendees, and people either loved or hated the bands.
- Auto show – This event gives out free T-shirts, which is expensive. We will evaluate costs for this event to better plan for next year. It is well attended and there were over 100 entries.

Budget Report

Heidi explained that the event ended in the black again this year, which is a good trend. The carnival ticket sales and boutique entries paid for most of the events. The smaller activities do not require payment, but we ask people to register to get a count on attendees. We received donations for specific events (like \$500 for the pet show), and unencumbered donations for the event as a whole. We also had sponsors who hosted specific events. (See budget tables below)

Cost for Fire and Police – In the past, the city has not been invoiced separately for these services, but first responders must be on-site for mass gatherings.

Fire Chief Brian Patten explained that a certain amount for this event is built into their budgets. They have to provide a dedicated ambulance at the rodeo and extra manpower at the fireworks show. His department did not know that the city had added a third evening of rodeo this year, which impacted his budget.

Heidi explained that because the fiscal year starts over in July, this affects how the financial statements show expenses and revenue. There are a number of costs that are paid in the previous fiscal year as deposits. Heidi will work with our Finance Director to modify the reports so that all the expenses show up in the same fiscal year.

Chrissy Hannemann said she would like to be involved in that effort.

2025 Alpine Days Financials

Event	Revenue	Expense	Grand Total
5K Race	9,901.93	(8,375.93)	1,526.00
Auto Show		(1,375.00)	(1,375.00)
Bake Off	104.12	(19.24)	84.88
BBQ	2,748.19	(2,748.19)	=
Boutiques	19,144.65		19,144.65
Carnival	22,507.31	(2,608.02)	19,899.29
Chalk the Walk	366.81		366.81
Donation	17,000.00		17,000.00
Fireworks		(6,600.00)	(6,600.00)
General Expenses*		(10,997.51)	(10,997.51)
Golf Tournament	11,267.52	(11,608.74)	(341.22)
Home Run Derby		(115.41)	(115.41)
Mountain Bike Race	1,537.96	(1,704.79)	(166.83)
Movie Night		(1,021.31)	(1,021.31)
Music in Park		(21,798.98)	(21,798.98)
Parade	866.64	(163.59)	703.05
Pet Show	500.00	(477.90)	22.10
Pickleball	7,376.89	(2,155.08)	5,221.81
Storytime	301.91	(121.42)	180.49
Toddler Trot		(27.99)	(27.99)
T-shirt	6,669.59	(5,533.00)	1,136.59
T-Shirts-Event Staff		(2,629.00)	(2,629.00)
Volunteer Gifts		(1,030.95)	(1,030.95)
Water Days		(969.90)	(969.90)
Youth Market	2,349.72		2,349.72
Grand Total	102,643.24	(82,081.95)	20,561.29

**See attached sheet for breakdown of "General Expenses"

General Expenses Category Breakdown

Title	Event	Date	Description	Amount
Expense	General Expenses	9/25/2025	Affinity Software	(69.99)
Expense	General Expenses	8/9/2025	ALLRED'S ACE HARDWARE, INC.	(11.64)
Expense	General Expenses	8/5/2025	ALLRED'S ACE HARDWARE, INC.	(17.46)
Expense	General Expenses	8/4/2025	ALLRED'S ACE HARDWARE, INC.	(72.87)
Expense	General Expenses	8/4/2025	ALLRED'S ACE HARDWARE, INC.	(152.36)
Expense	General Expenses	7/25/2025	ALPHAGRAPHICS	(504.47)
Expense	General Expenses	7/23/2025	ALPHAGRAPHICS	(1,225.24)
Expense	General Expenses	9/30/2024	ALPHAGRAPHICS	(140.20)
Expense	General Expenses	6/30/2025	Amazon--Raffle Tickets	(8.89)
Expense	General Expenses	9/25/2025	Canopy	(255.95)
Expense	General Expenses	9/25/2025	Caution Tape	(19.72)
Expense	General Expenses	8/6/2025	Caution Tape	(26.97)
Expense	General Expenses	9/25/2025	Cups	(77.94)
Expense	General Expenses	9/25/2025	Flag	(8.65)
Expense	General Expenses	9/25/2025	Go Daddy--Website	(55.18)
Expense	General Expenses	9/25/2025	Health Permit	(410.60)
Expense	General Expenses	9/25/2025	Igloo Coolers	(119.92)
Expense	General Expenses	8/13/2025	INTERMOUNTAIN GOLF CARS INC.	(560.00)
Expense	General Expenses	8/14/2025	INTERSTATE BARRICADES	(1,396.50)
Expense	General Expenses	8/31/2025	LAKESHORE PORTABLES INC	(4,187.00)
Expense	General Expenses	9/25/2025	Raffle Tickets	(8.89)
Expense	General Expenses	8/20/2025	REIMBURSEMENTS	(152.53)
Expense	General Expenses	9/25/2025	Sash	(17.98)
Expense	General Expenses	9/25/2025	Sign Holder	(8.99)
Expense	General Expenses	3/6/2025	Speaker & Stand	(309.94)
Expense	General Expenses	9/25/2025	Spray Paint	(34.56)
Expense	General Expenses	8/12/2025	SUNBELT RENTALS INC	(195.00)
Expense	General Expenses	9/25/2025	Table	(44.98)
Expense	General Expenses	7/7/2025	Trailer Rental	(212.75)
Expense	General Expenses	6/30/2025	Trash Boxes	(684.90)
Expense	General Expenses	6/30/2025	UTAH STATE TAX COMMISSION	(5.44)

Alpine Days Rodeo Finances 2025:

Donations	19,500.00
Tickets	43,250.36
Mutton Bustin	1,404.00
General Expenses	(31,633.50)
Marketing	(3,590.00)
Prizes	(15,135.00)
Shirts	(3,710.65)
	10,085.21

Heidi was grateful to Troy Hackett and his crew for their hard work and great attitudes. In spite of the fact that it was Troy's first year as Parks Lead, he did an incredible job.

Next year's Alpine Days will be August 8-15, and the rodeo will be August 13-15.

Mayor Carla Merrill thanked Heidi Smith for her presentation.

D. Financial Report

Shane Sorensen said that the financial report in the packet covers through the end of October. It will be a couple of months until we receive property tax revenue, so it looks low for now. On Page 7 the Streets – Capital Outlay line (GL 10-60-73) shows that we are in the hole. We have invoiced the County for streets projects, and it will take a couple of weeks to receive reimbursement. The mid-year budget adjustments in January will reflect this revenue. Payments are being made on some large projects, including the Canyon Crest Road PI upgrade. Things look good and we are where we should be on the budget.

E. PI Usage Report

Shane Sorensen said he presented this information to the Alpine Irrigation Company at their annual board meeting early this month. This year our master meters show that we used 5,238 acre feet of PI water, which is up 1.85 percent over last year. Considering the higher heat this summer and the lack of rain, this number is not too bad. We are trending up in usage a little, but it has stabilized somewhat over the last five years. It helps that residents are more focused on usage. The Eye on Water app allows them to track usage and receive notifications if they have a leak.

Shane presented various graphs about PI usage. Alpine used our full allocation of CUP water in the 2025 season. It is important to note that our PI system does not shut down immediately when Greg closes the valve, so this also affects the numbers. The bar graph shows where the water came from. We are receiving less water from Dry Creek in the spring. We really rely on a good snowpack for PI, and 2025 was a rough year for most of the state. This shows the issues and weaknesses in our system.

The council and staff discussed:

- Because it took a while to get the PI meters and software online, we have two years of billing data. The meters were collecting usage data before we implemented the usage-based fees.
- New homes putting in yards require more water.
- Accessing CUP water allows Alpine to use less of our well water.
- The Healey Well is one of our biggest producers. A multi-year project will expand pipe sizes and pumps to bring PI water up by the North Stake Center.
- The middle zone does not have its own water source but does have a booster pump. Improvements are planned for this zone.
- The proposed Heritage Hills well would pump into the high zone. Extra water would drop to the middle zone and improve the pressure. Lakeview Drive experiences chronic low pressure because of the elevation there.
- Heritage Hills Drive already has a 12-inch pipe in the road, which would allow the city to get water to the reservoir.
- The council previously passed a five-year plan for PI fees, which included a 3 percent increase each January for the base rate.

V. ACTION/DISCUSSION ITEMS

A. Resolution R2025-28: Approval of Alpine Fire Station No. 202 Concept Design

Shane Sorensen said staff have continued working with the assembled team to move the fire station project forward. As discussed in previous meetings, there have been different iterations of the floor plan and exterior design to address comments that have been received. The goal is to finalize a plan so the design can be taken to the next step, working towards beginning construction in the spring of 2026.

Chad Jones & Preston Reading from Navigate were available on Zoom for the meeting.

Shane explained that Chad Littlewood from Babcock Design will present the latest rendition of the fire station plan. Because there is not another City Council meeting in 2025 where the fire station would be on the agenda, we hope to be able to work through any issues at this meeting and have the council approve a concept design. This should be done by resolution, so it is well documented with the correct version of the plan.

STAFF RECOMMENDATION:

Review and consider approval of Resolution R2025-28, approving the conceptual plan for the Alpine Fire Station No. 202 Project.

Chad Littlewood, Babcock Design, said he sent the council a link with options for the station and received good feedback. Chad commented on various aspects of the plan, including keeping fire vehicle circulation separate from the public parking areas and having a reduced number of parking spaces for on-duty fire staff. The left side of the building will be converted to a senior center, with an entrance on the west side and a gathering area on the south. Doors there will allow access to the park and sculpture garden. The existing fire apparatus bay will remain as it is, with the fire station addition constructed to the east with a gym area, kitchen, dining area, and bedrooms. The exterior will be a stucco-like surface with wood or faux wood. Approval of the concept plan at this point will still allow small artistic changes going forward but will provide the design team with the authority to move ahead.

The council and staff discussed the following:

- A cell tower on the City Hall block was previously explored by Verizon, but they walked away from the concept. The proposed sculpture garden would be located in that area now.
- There was some interest in burying the power lines on 100 North. Staff will look into this.
- The history wall is an important element of the community center and could include bricks and photos, along with a presentation of written history. Moyle Park was also mentioned as a possible location for the history wall.
- Neighbors to the east of the fire station are not excited about the expansion but appreciate the preservation of the grass areas and historic look and feel.

Chad Littlewood explained that some aesthetic elements, such as a history wall or monument, can be deferred until later in the process. Babcock Design has staff who can help design those aspects.

Motion: Brent Rummler moved to approve R2025-28 the approval of the Alpine Fire Station No. 202 Concept Design as proposed. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes**No****Excused**

Jessica Smuin
Kelli Law
Chrissy Hannemann
Jason Thelin
Brent Rummler

B. Resolution R2025-29: Approval of Amendment to Lone Peak Public Safety District Interlocal Agreement

Shane Sorensen explained that the council received an email in the early afternoon yesterday with proposed changes to the ILA that were discussed at a board meeting that morning. It was an extension of Option 2 that went out in the packet on Friday.

Information from the packet:

Option 1

This option is what staff understood was the Board direction at the October 30 meeting. There is some clarifying cleanup language and then a change to make it so that a change in the funding allocation can be implemented by a majority of the board, so long as at least one board member from each City approves the change. Finally, Option 1 clarifies that the interlocal agreement can be amended through a change adopted by each City Council.

Option 2

As staff from both cities discussed the direction from the Board and the language in Option 1, we felt like it was important that ultimately the decision on how to fund Lone Peak should be outlined in the interlocal agreement which is ultimately decided by each City Council in accordance with interlocal governing law. As such, the Mayors, Executive and Assistant Executive Director, and attorneys came up with Option 2 which we believe makes clear that the ultimate financial decisions with Lone Peak lie with the councils, while still preserving the intent of the Board's direction that the Board can be involved in the process.

Option 2 has the same cleanup language and then states that the Board may recommend a change to the formula, but that change will not take effect until the cities approve a change to the interlocal agreement. Option 2 also clarifies that the interlocal agreement can be amended through a change adopted by each City Council.

The proposed change is in Item 5, the second to last paragraph, and would require that any changes to the formula would not take effect until the first fiscal year after a new formula is approved by both City Councils. This amendment to the ILA was unanimously approved by the four board members, two from each city.

If we approve the amended ILA tonight, then Highland City will vote on the amended ILA on November 18. The LPPDS Board would then consider a second amendment to the ILA, the funding formula, at their meeting on November 19. Highland will discuss the new proposed formula at their City Council meeting on December 2, and Alpine will address this at our meeting on January 13.

Shane Sorensen explained that the ILA previously seemed to say that it took four votes of the governing board to change the formula. This amendment makes it clear that the board would vote to recommend changes to the City Councils for approval.

Steve Doxey clarified that both proposals show 2023 in the title, but it should be 2025. Option 2 says that we want the board to make a recommendation because they are in the trenches, and then the City Councils can act upon that recommendation.

The council discussed the following points:

- If the board had a tie, the chair would make the decision. The chair position alternates between the cities each year.
- Recommendations from the LPPSD Board would not be binding on the councils, much like recommendations submitted by the Planning Commission.
- Both City Councils would need to approve any changes before they took effect.
- There may be an option to phase in the budget increase, if Highland approves.
- A discussion about a stabilizing period would fit better with the next amendment on the funding formula.
- The cities can negotiate until an agreement is reached and a formula proposed.
- Suggestions should be given to Jason Thelin and Carla Merrill who are on the LPPSD board.

Steve Doxey suggested that the motion should specify which option the council would like to adopt.

Motion: Jason Thelin moved to approve Resolution R2025-29 with the amended version of Option 2 as recommended by the Lone Peak Public Safety District (LPPSD) Board, and approving the amendment to the LPPSD interlocal agreement. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jessica Smuin

Kelli Law

Chrissy Hannemann

Jason Thelin

Brent Rummler

No**Excused**

C. Resolution R2025-27: Appointment of Planning Commission Member – Jeff Davis

The Planning Commission consists of seven members with staggered terms. Jeff Davis's current term is set to expire at the end of December 2025. Alpine Development Code 2.02.010 requires that the members shall be appointed by the mayor with the advice and consent of the City Council. Mayor Merrill has proposed that Jeff Davis be appointed to another full four-year term through December 2029.

STAFF RECOMMENDATION

Approve Resolution R2025-27 appointing Jeff Davis to another full term as a member of the Planning Commission.

Motion: Brent Rummler moved to approve Resolution R2025-27 appointing Jeff Davis to another full term as a member of the Planning Commission. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

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

VI. STAFF REPORTS

Ryan Robinson said he has been working with Ron Clegg to obtain a grant for our rodeo arena. This would be the Recreation Restoration Infrastructure (RRI) grant through Utah State, and Ron's services would cost between \$5,000-\$7,000. Lindon City did this a few years ago. The grant would help with improvements to the arena, gates, fences, pens, the addition of a permanent water source, restroom facilities, and excavation for more parking. We also hope to purchase roll-out bleachers, and to upgrade the announcer's booth to be larger and safer. Ron will find out what is allowed under the grant.

City Recorder DeAnn Parry said that by statute we have to canvass the General Election by November 18, which is next Tuesday. We will receive final information from the County that day. Because the Planning Commission will meet the same evening, the City Council will need to meet in the afternoon.

Shane Sorensen reported that the RFP for the Parks Master Plan will be sent out next week. The council should let him know if they would like to review it before it goes out.

Tucker Hansen has been our city prosecutor for a number of years, but we recently received a letter stating that he will no longer be doing that. We will work with Highland City to send out an RFP to fill that position.

We had a water main break in Fort Canyon last night, and it was barely repaired when there was another break on Ridge Lane. Sometimes there is a domino effect with the differences in pressure and the failure of weak spots. We are sorry that some residents ran out of water during the repairs.

We have been looking at roof and paint colors for the Burgess Park pavilion. The nearby basketball and pickleball courts have been resurfaced in blue and green, and the tennis courts will be resurfaced in the future. We may want to consider that in the color decision. The pavilion structure is ready, the footings are poured, and the columns will be poured soon. The installers want to transport the structure directly from the powder coater to the park. Shane invited council feedback on the colors.

Shane mentioned the current projects spreadsheet, where green items are complete, yellow lines are in progress, and the white lines are not as far along. Council members are welcome to ask him questions.

1 The concrete pads are poured for benches, and when the public works crew has time, they will get them
2 installed.

3
4 We would like to try something new in the coming year for proposed projects. Staff will provide a form
5 that council members can fill out, and then we can go over the options in more detail at our council retreat.
6 This will help us gather information, create cost estimates, and be more prepared.

7
8 Staff are reviewing the Master Plan drafts for our water, pressurized irrigation, and sewer systems. They
9 will be presented to the council in January.

10
11 We are planning new council member training on December 4 at City Hall. This is geared for new members
12 but is a good opportunity for everyone.

13
14 Ryan Robinson mentioned the Utah League of Cities and Towns in-person training on December 6, and the
15 online training for elected officials on December 13. The city will pay any associated registration fees.

16
17 Shane reported that the Canyon Crest Road PI pipe replacement is 70 percent complete and should be
18 finished by Thanksgiving. Because we cannot encroach within 5 feet of the high-pressure gas main, this
19 requires removing the existing pipe and replacing it. The traffic detours and delays have tested the
20 residents' patience, and there have been plenty of comments on Facebook. Residents have asked why we
21 are not doing the project during the summer when school is out. This is because we cannot replace the
22 pipes during irrigation season when they are full of water.

23
24 We are working with Highland City to put out an RPF for the remainder of the Canyon Crest Road
25 improvement project next summer. It will take longer than the pipe project, and the associated traffic issues
26 will be bigger than the ones this fall.

27
28 Mayor Carla Merrill asked if Rocky Mountain Power had mentioned burying the power lines as part of the
29 Canyon Crest Road project.

30
31 Shane said they had not mentioned Canyon Crest Road, but they have reached out about lines near the
32 upper part of Grove Drive and at the south end of Fort Canyon.

33
34 Brent Rummeler commented that we are meeting this evening on Veterans Day and expressed his sincere
35 gratitude for those who served in our military, and particularly from Alpine. He appreciated the Alpine
36 Youth Council for posting the flags today.

37
38 Chrissy Hannemann said that Alpine was one of just a few cities that allowed space for a public meeting about
39 the redistricting bill, and many people drove long distances to attend. Chrissy appreciated a police officer
40 being present and Carolyn Riley from staff for providing building access. Robert Axson, State Chair of the
41 Republican party, spoke at the meeting.

42
43 Chrissy said she has been meeting with the Mountainville Academy task force on traffic, and they are
44 brainstorming ideas. She wanted to share those ideas with the council and discuss a change to the current
45 crosswalk location.

46
47 A spirited discussion ensued, but Attorney Steve Doxey pointed out that this item was not listed on
48 tonight's agenda. The Open and Public Meetings Act (OPMA) requires that the public's business be
49 conducted in public and that it be properly noticed. A report from the task force was not on the agenda, so
50 no action should be taken at this time.

51
52 Shane Sorensen said that a work session may be a good time to dig into the details regarding traffic.

53
54 Steve Doxey clarified that a discussion would be possible at a properly noticed work session.

VII. COUNCIL COMMUNICATION

Mayor Carla Merrill thanked Jason Thelin and Kelli Law for serving on the City Council and said she appreciates their service. She also thanked our veterans for their service and sacrifice.

The mayor said she may bring a presentation about fundraising for the fire station and senior center to the council in the future.

Motion: Kelli Law moved to adjourn the meeting. Jason Thelin seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Jessica Smuin

Kelli Law

Chrissy Hannemann

Jason Thelin

Brent Rummler

No

Excused

The meeting was adjourned at 8:35 pm.

ALPINE CITY SPECIAL CITY COUNCIL MEETING

November 18, 2025

Mayor Carla Merrill called the meeting to order at 3:04 pm.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following were in attendance at the anchor location, which constituted a quorum: Brent Rummler, Kelli Law, and Jason Thelin. Jessica Smuin and Chrissy Hannemann attended by Zoom.

Staff: Shane Sorensen, Ryan Robinson, DeAnn Parry

Others:

B. Prayer Jessica Smuin

C. Pledge Brent Rummler

II. CONSENT CALENDAR

A. Resolution R2025-30: Approve Annual Meeting Schedule

The Utah Open and Public Meetings Act (Utah Code 52-4-202(2)) requires cities to publicly notice the dates, times, and places of their regularly scheduled meetings once a year. The packet contained the proposed schedule dates for the 2026 City Council and Planning Commission meetings.

Chrissy Hannemann suggested the City Council hold work sessions, possibly at 4:00 pm before regular City Council meetings, on a quarterly basis.

Mayor Carla Merrill suggested that the council approve the proposed calendar, and then we can discuss the idea with the new council members and check on their schedules.

Shane Sorensen said that work meetings outside of the approved calendar can still be scheduled as needed, the appropriate notices just need to be posted.

Jessica Smuin suggested that we could approve the 2026 meeting schedule with the inclusion of three additional work sessions, to make that a priority.

Motion: Brent Rummler moved to approve Resolution R2025-30 the Annual Meeting Schedule for City Council and Planning Commission as proposed, with the addition of up to three work sessions at 4:00 pm or at another agreed upon time, with dates to be determined by the council. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

No

Excused

Jessica Smuin

Kelli Law

Chrissy Hannemann

Jason Thelin

Brent Rummler

III. PUBLIC COMMENT

No public comments were offered.

IV. ACTION/DISCUSSION ITEMS

A. Resolution R2025-31: Canvass General Election Results

DeAnn Parry congratulated Mayor Carla Merrill on her re-election to mayor with 100 percent of the vote (running unopposed). The County provided statistics to us this afternoon, and each of the council members received an Election Summary Report with the results by precinct. The two City Council candidates with

the most votes were Sarah Blackwell and Andrew Young, who will begin their four-year terms in January 2026. We just need an official resolution to certify the results.

Motion: Kelli Law moved to approve Resolution R2025-31 the Canvass of General Election Results. Jason Thelin seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

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

The Summary of General Election Returns was passed to the mayor and council members for their signatures.

V. STAFF REPORTS

Shane Sorensen reported that Navigate has put together a schedule for fire station presentations, which he received yesterday. The council has already reviewed the floor plan and elevations. The next steps are details to be provided by mechanical, plumbing, structural, and civil engineers. Shane did not think the council wanted to be involved in that level of detail. The next council meeting will be on January 13, and staff would like to see the project move forward in the meantime.

Mayor Carla Merrill commented that staff have been sending out the designs in recent weeks, and they could add the new council members, Sarah Blackwell and Andrew Young, to the list.

Brent Rummler mentioned that the Fire Chief will also be providing input.

Jessica Smuin said that she likes to be included when updates are sent. She is especially interested in the functional aspects of the senior center.

Mayor Merrill encouraged the council to watch their emails. Chad Littlewood is sending out information frequently and has been very responsive.

Chrissy Hannemann said that information about the milestones is helpful

Shane reported that the Canyon Crest Road paving should be completed tomorrow. They will also do a pressure test. If everything goes well, the road should be open by Friday. The company assigned extra workers and equipment to the project, so they are finishing a week ahead of schedule.

Shane said they have a meeting scheduled with Fehr & Peers, and Ryan Robinson and Jason Judd will meet with them to go over the proposed relocation of the crosswalk and other traffic issues. This will give us a scope of work for discussions.

Mayor Carla Merrill said she received an email from Dan Jimenez at Mountainville Academy (MVA). Fehr & Peers had expressed some concerns with moving the crosswalk and how left-hand turns would work, especially onto 120 South. The MVA study focused only on traffic on the school property and the city would like a broader view of the potential impacts.

Shane Sorensen said this could include the impact of bike lanes, staging areas, restricted turns, traffic on 120 South, and the effects on Alta Bank and the businesses across the street to the west. He offered to share the list of suggested study items with the council. The study should cover what the ripple effects might be for any proposed changes.

1 Brent Rummler mentioned the Small Area Plan traffic management portion, and asked if recommended
2 interventions on Main Street, like curb extensions or pedestrian islands, were being considered.

3
4 Shane Sorensen said that the Small Area Plan and the traffic study should provide helpful information
5 together, so we should hold off on decisions until we have the completed study.

6
7 Ryan Robinson said he hopes to have the completed study available on November 21 to send out to the
8 council.

9
10 **Motion:** Jason Thelin moved to adjourn the meeting. Brent Rummler seconded the motion. There were 5 yes votes
11 and 0 no votes, as recorded below. The motion passed unanimously.

12
13 **Yes**

14 **No**

15 **Excused**

16 Jessica Smuin

17 Kelli Law

18 Chrissy Hannemann

19 Jason Thelin

20 Brent Rummler

The meeting was adjourned at 3:29 pm.

ALPINE CITY COUNCIL AGENDA

SUBJECT: R2025-32 Water Conservation Plan Update

FOR CONSIDERATION ON: December 9th, 2025

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Approval of Water Conservation Plan

Review Type: Legislative

BACKGROUND INFORMATION:

Every five (5) years cities in Utah are required to update their water conservation plan. Alpine City staff completed this update to meet the state requirement. The proposed draft is included in your packet for review. This plan must be adopted by the end of 2025.

The Planning Commission reviewed the required update to Alpine City's Water Conservation Plan during their December 2nd meeting. Discussion focused on current conservation efforts, the accuracy and usefulness of the EyeOnWater program (city app to track water usage), the potential for future incentives to be included in a future plan and ensuring long-term infrastructure capacity.

Commissioners also discussed watering schedules, code compliance for special watering exceptions, and the need to balance continued growth with responsible water management. Public comment emphasized the importance of incentives for conservation and ensuring adequate wells and pumps for future needs.

The Commission expressed confidence that Alpine has sufficient water to meet demand as outlined in the plan, but emphasized the need to continue improving conservation measures as the city approaches build-out. It was also clarified that Alpine will not be required to supply water to other cities to support faster growing communities. Following discussion, the Planning Commission voted 7-0 to recommend approval of the Water Conservation Plan as presented.

General Plan Reference:

- N/A

City Code Reference:

- N/A

Public Notice:

A public hearing was completed as part of the review by the Planning Commission.

STAFF RECOMMENDATION:

Review the included material and ask any clarifying questions of City Staff. Staff is recommending approval of the document with any changes the Council would like to include. This is a document that can be brought back in the future for changes, but to meet certain requirements it needs to be adopted by the end of 2025.

Motion to Approve

I move to approve Resolution R2025-32 adopting the Alpine City Water Conservation Plan, as presented.”

Motion to Approve with Conditions

I move to approve Resolution R2025-32 adopting the Alpine City Water Conservation Plan, subject to the following conditions:

**Insert Council conditions*

Motion to Deny

I move to deny Resolution R2025-32 adopting the Alpine City Water Conservation Plan, based on the following findings:

**Insert findings*

ALPINE
RESOLUTION NO. 2025-32
A RESOLUTION APPROVING THE WATER CONSERVATION PLAN FOR ALPINE CITY

WHEREAS, as a water provider, Alpine City (the “City”) is required to adopt a water conservation plan pursuant to Utah Code § 73-10-32; and

WHEREAS, the City previously adopted an update to its water conservation plan on February 9, 2021; and

WHEREAS, the water conservation plan is required to be updated every five (5) years; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the water conservation plan was held by the Planning Commission on December 2, 2025, at 6:00 p.m. in the City Council Chambers located at 20 North Main, Alpine, Utah 84004; and

WHEREAS, pursuant to law, the date, time, and place of the public hearing, and the right of citizens to be heard, was published at least fourteen (14) days prior to the public hearing; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the water conservation plan update;

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

The water conservation plan update attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective December 9, 2025.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

EXHIBIT A

Water Conservation Plan

ALPINE CITY WATER MANAGEMENT AND CONSERVATION PLAN

INTRODUCTION

Alpine City has developed this Water Management and Conservation Plan to meet the requirements of the Utah Water Conservation Plan Act (UC 73-10-32). It was also developed to help the City address its water needs now and in the future.

Alpine City has designated the Public Works Director as its water conservation coordinator.

DESCRIPTION OF ALPINE CITY AND ITS WATER SYSTEM

Prior to the advent of the Mormon pioneers in Utah, there were very few Europeans who had entered the Utah Valley. It was not until 1847 that the valley was considered for communities.

Soon after the pioneers entered Utah, Brigham Young sent an exploration party to Utah Valley to locate suitable places for settlements. In September of 1850, William Wordsworth and others settled the area and began to prepare the land for crops. They called the area Mountainville.

In 1855 the name of the town was changed to Alpine. In 1870 the population was recorded at 208. In 2025, the population was approximately 10,784.

A culinary water system was talked about for years but did not come to fruition until 1910. This system was built up and improved upon for many years and provided both indoor and outdoor pressurized service to the residents. The Alpine Irrigation Company was formed and ditches were constructed to serve the agricultural users in the area. From 2000 to 2002, the City worked with the irrigation company and converted to a pressurized secondary water system for 98% of the users within the City. This system is used for outdoor landscaping and agricultural irrigation use only. The remaining 2% of users continue to use the culinary water system for both indoor and outdoor use.

Water for both systems is supplied by several wells, a spring, creek flows, and CUP water. Most connections (both culinary and secondary) are metered. Meters are read monthly via a cellular connection on each meter that transmits the data to City Offices. The cellular endpoints have an approximate lifespan of twenty (20) years and funds to replace them are collected through utility billings on a monthly basis. Calibration and replacement of the meters occurs on a case-by-case basis as irregularities arise.

INVENTORY OF WATER RESOURCES

Alpine City's culinary water is obtained from one spring and two wells. Figure 1 shows the current water service area. The City's secondary water is obtained from wells, surface and CUP water. Tables 1 and 2 show the City's water sources for the culinary and secondary water systems, respectively. Those tables also show which zones the sources service. In 2022 the city

connected with Central Utah Water Conservancy District (CUWCD) to supply the city with Central Utah Project (CUP) water. The City owns various water rights that can be utilized in either the culinary or secondary irrigation systems.

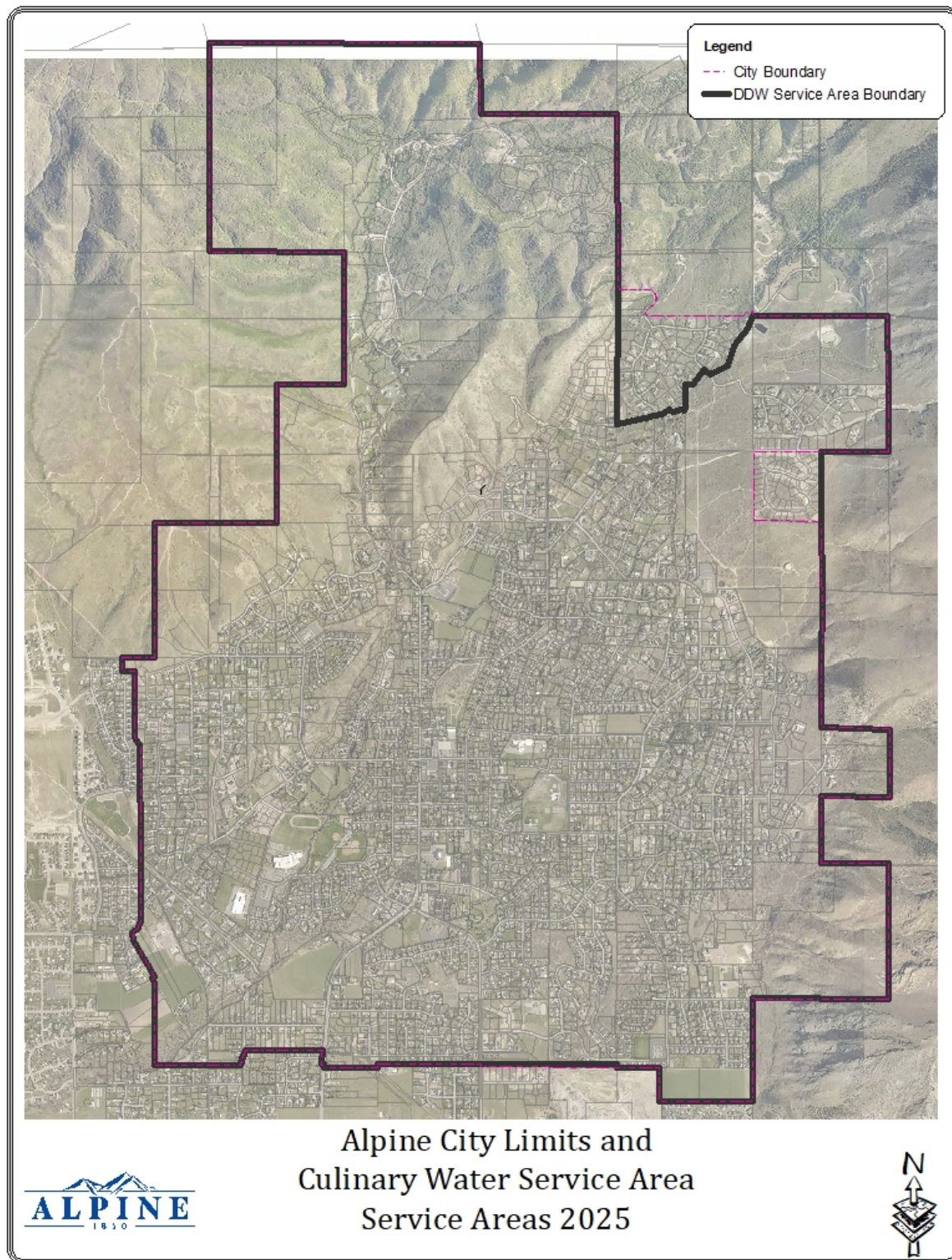


FIGURE 1 – ALPINE CITY WATER SERVICE AREA

TABLE 1 - CULINARY WATER SOURCE SUPPLY*

Source	Capacity (gpm)	Zone*
Grove Spring	600	Grove Zone
Busch Well	250	Lambert Zone
Silverleaf Well	650	Lambert Zone
300 East Well	425	Alpine Zone
TOTAL	1,925	

* Surplus from a higher zone can be transferred to a lower zone through PRVs

TABLE 2 - SECONDARY WATER SOURCE SUPPLY*

Source	Capacity (gpm)	Zone
Dry Creek	4,150	All Zones
300 North Well	700	Mid Zone
Busch Well	425	Mid Zone
Fort Creek	1,500	Low/High Zone
CUP	4,050	Low/Mid Zone
100 West Well	1,000	Low Zone
Carlisle Well	1,150	Low Zone
Healey Well	3,100	Low/Mid Zone
Ranch Well	2,400	Low Zone
TOTAL	18,475	

*A list of water rights associated with each source can be located in Appendix A

Water Budgets

The following is a comparison of culinary water inflows versus outflows for the past several years. The total water supplied is the amount of culinary water diverted from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, flushing and firefighting activities. Assuming all un-metered usage was able to be billed at the existing base rate of \$17 per 8,000 gallons (see Table 6), revenue losses would be as shown in Table 3. Though municipalities should take every effort to minimize this loss, 100 percent capture of this loss is an unrealistic goal due to reasons mentioned above in this paragraph.

TABLE 3 - CULINARY WATER DELIVERY/BALANCE

Year	Total Water Supplied (ac-ft)	Total Water Metered (ac-ft)	Difference (%)	Assumed Revenue Loss
2024	998.79	924.38	7.45	\$ 51,524.88
2023	880.90	834.47	5.27	\$ 32,149.13
2022	861.52	803.76	6.76	\$ 39,998.87
2021	935.22	751.47	19.65	\$ 127,238.63

2020	929.20	807.57	13.09	\$ 84,222.25
2019	880.99	739.58	16.05	\$ 97,917.13
2018	870.20	750.98	13.70	\$ 82,552.02
2017	870.20	702.99	22.15	\$ 115,781.94
2016	815.76	686.87	15.80	\$ 89,247.86

Alpine City installed pressurized irrigation meters in 2019 and 2020, and started billing based on meters in 2023. The following table is a comparison of pressurized irrigation inflows versus outflows for 2023-2024. The total water supplied is the amount of irrigation water taken from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, and flushing. Assuming all un-metered usage was able to be billed at the existing base rate of \$0.129 per 1,000 gallons (see Table 7), revenue losses would be as shown in Table 4. Similar to the culinary water analysis 100 percent capture of all water is an unrealistic goal.

TABLE 4 – PRESSURIZED IRRIGATION WATER DELIVERY/BALANCE

Year	Total Water Supplied (ac-ft)	Total Water Metered (ac-ft)	Difference (%)	Assumed Revenue Loss
2024	5,228.73	4,988.45	4.79	\$ 10,044.63
2023	4,668.44	3,966.87	17.69	\$ 29,488.48

Table 5 shows the number of water connections and usage as of January 1, 2025 (for the year 2024).

TABLE 5 – WATER CONNECTIONS

Culinary Water Use Category	Number of Active Connections
Residential Use:	2,843
Commercial Use:	35
Industrial Use:	4
Institutional Use (churches & schools):	17
*Unmetered Connections:	13
Total Connections:	2,912

*Unmetered connections consist of City owned facilities

Present Water Use and Future Water Needs

In 2000 the State of Utah set a conservation goal of reducing municipal and industrial water usage by 25 percent.

The lot size average in Alpine is larger than the average in other Utah cities. Larger yards use more water. This puts Alpine at a disadvantage when just looking at total water usage per capita. Removing outdoor watering and looking at indoor only, the water usage numbers are 60-80 gpcd which is on par with other cities within the state.

After the installation of the pressurized irrigation system the city further refined its metering process for both indoor and outdoor usages. Meters on the pressurized irrigation connections have helped reduce overwatering within the city as residents now see what their outdoor usage has been. The city anticipates more conservation to come from outdoor usage.

Total water use in 2024 for the city was approximately 507 gallons per capita per day(gpcd). This is higher than the recent statewide average of 223 gpcd. The city's average has been trending downward since about 2012 except for hot or dry years which have produced spikes in water usage. The average usage from 2020-2024 is 491 gpcd. Since 2007 (577 gpcd), the total water use has decreased by 70 gpcd or approximately 12 percent.

The city anticipates the downward trend in water use will continue as we in force and implement water reduction strategies.

Figure 2 shows the water use in gallons per capita per day (gpcd) for the last several years the City has accurate data for. This is total water usage which includes both indoor and outdoor.

Calculator: Water use in Gallons per Capita per Day Enter data in blue and green cells in the table below.										
Data reported to Utah Division of Water Rights on the annual Water Use Form (http://waterrights.utah.gov/wateruse/WaterUseList.asp)						Sum residential, commercial, industrial, and secondary use		Divide use in gallons per day by population		
Year	Population	Residential Use (acre-feet/year)	Commercial Use (acre-feet/year)	Industrial Use (acre-feet/year)	Institutional Use (acre-feet/year)	Secondary Use (not reported to Water Rights) (acre-feet/year)	Total Use (acre-feet/year)	Convert from acre-feet to Gallons	Convert from Year to Day	Calculate gpcd (Both indoor & out)
2024	10679	900.53	9.60	1.12	13.13	5,143.00	6,067.38	1977064449	5,416,614.93	507.22
2023	10604	799.09	8.96	3.41	23.03	4,672.00	5,506.49	1794297641	4,915,883.95	463.59
2022	10256	773.38	9.23	7.34	13.81	4,796.00	5,599.76	1824689804	4,999,150.15	487.44
2021	10430	724.97	7.95	8.08	10.47	4,753.00	5,504.47	1793639421	4,914,080.61	471.15
2020	10358	778.40	10.73	9.27	9.17	6,107.00	6,914.57	2253122522	6,172,938.42	595.96
2019	10940	689.46	13.05	11.46	25.65	4,451.18	5,190.80	1691431106	4,634,057.82	423.59
2018	10920	720.30	14.93	6.43	9.38	5,610.65	6,361.68	2072962322	5,679,348.83	520.09
2017	10380	676.31	11.95	7.72	7.01	5,187.98	5,890.97	1919580999	5,259,126.02	506.66
2016	10340	662.50	8.62	9.31	6.49	4,908.39	5,595.31	1823239445	4,995,176.56	483.09
2015	10000	745.27	10.00	0.00	0.00	4,314.62	5,069.89	1652030906	4,526,112.07	452.61
2014	10000	816.93	0.00	0.00	0.00	5,121.96	5,938.89	1935195799	5,301,906.30	530.19
2013	9800	841.77	0.00	0.00	0.00	5,180.72	6,022.49	1962436979	5,376,539.67	548.63
2012	9700	825.28	0.00	0.00	0.00	6,201.77	7,027.05	2289774291	6,273,354.22	646.74
2011	9555	839.88	0.00	0.00	0.00	4,881.84	5,721.72	1864430644	5,108,029.16	534.59
2010	9555	739.88	0.00	0.00	0.00	5,503.65	6,243.53	2034463179	5,573,871.72	583.35
2007	9500	846.80	18.60	1.69	3.83	5,273.67	6,144.59	2002223438	5,485,543.67	577.43

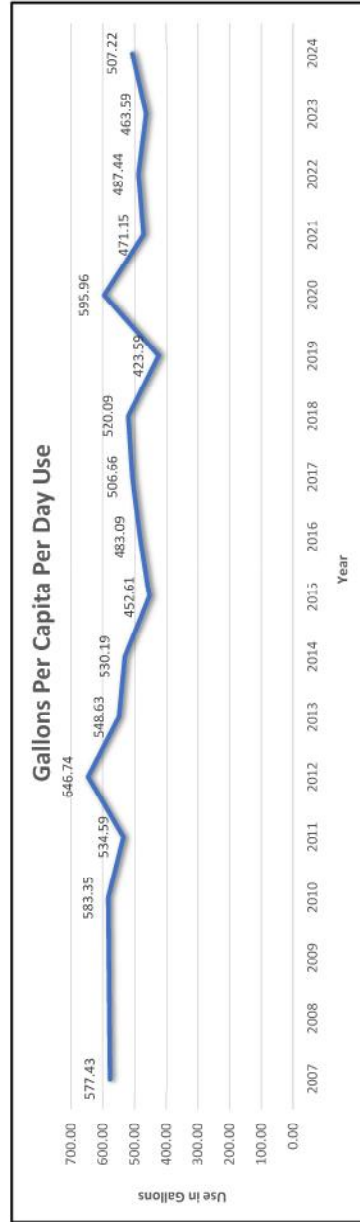


FIGURE 2 – ALPINE CITY WATER USE

Current water users in the City consist of these shown in Table 4 above. Figure 3 shows the population projections for the City through 2050. The current population is estimated to be 10,679. Current water use (both indoor and out) for this population is approximately 5.28 million gallons per day or 5,919 acre feet per year (average of the last five years, data taken from Figure 2). The City is projected to reach approximately 14,188 people in 2050 which would utilize 7.2 million gallons of water per day or 8,062 acre feet per year, using 2024's consumption rate.

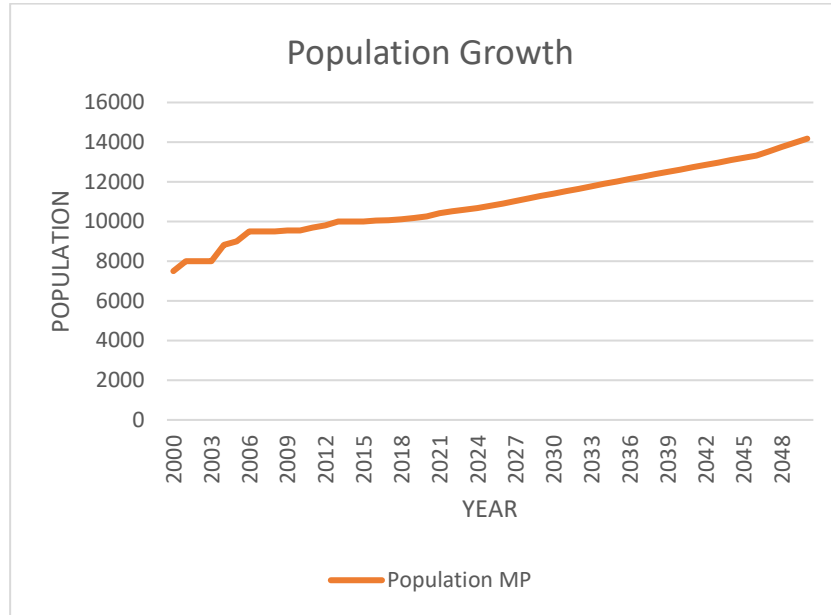


FIGURE 3 - ALPINE CITY POPULATION PROJECTION

The City's goal (see "Water Conservation Goals" below) of reducing total water use by 15 percent in ten years is equal to 914,400 gallons per day. In terms of culinary (indoor) use, the City currently has 1.55 MG capacity that is not being used in the 300 East and Silverleaf Well which is reserved for indoor use. If the City's goal of 914,400 gallons per day reduction is reached, the City will have plentiful supply to meet the culinary demands of a future built out City. Figure 4 shows a graph of current water use, projected water use, and efficient use through the year 2065 for the culinary system.

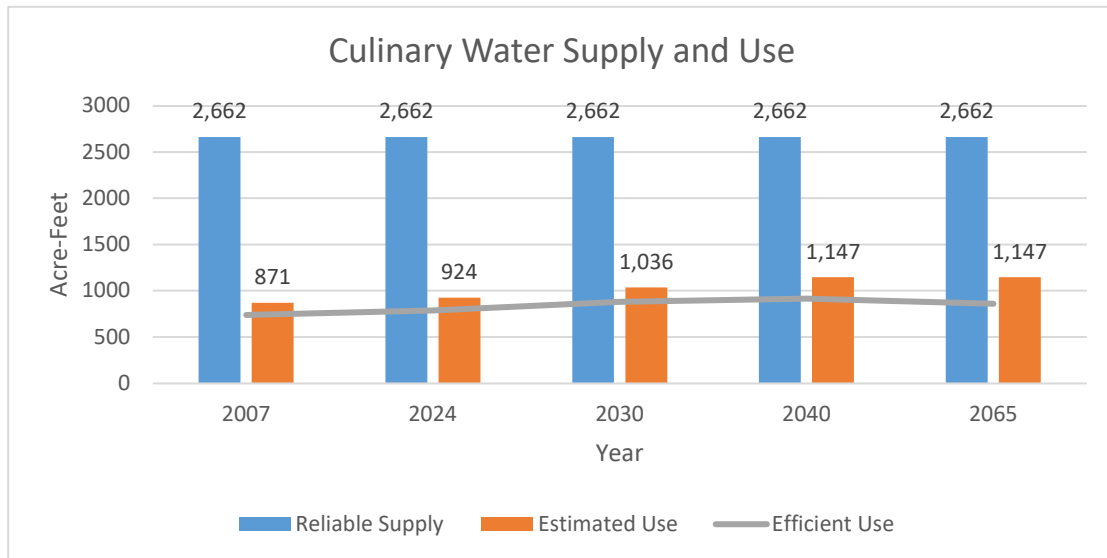


FIGURE 4 – CULINARY WATER SUPPLY AND USE

In terms of secondary (outdoor) use, the City has wells, uses surface water, and purchases water from CUWCD through the CUP. The CUP was connected to the city system in 2022. Figure 5 shows a graph of current water use, projected water use, and efficient use through the year 2065 for the secondary system. In Figure 5, Secondary Water Use and Supply, you will note a large jump in reliable supply in the year 2024, this is due to the addition of CUP water to the system. With the addition of CUP water, Figure 5 shows the City has enough reliable sources to meet the demands of future growth.

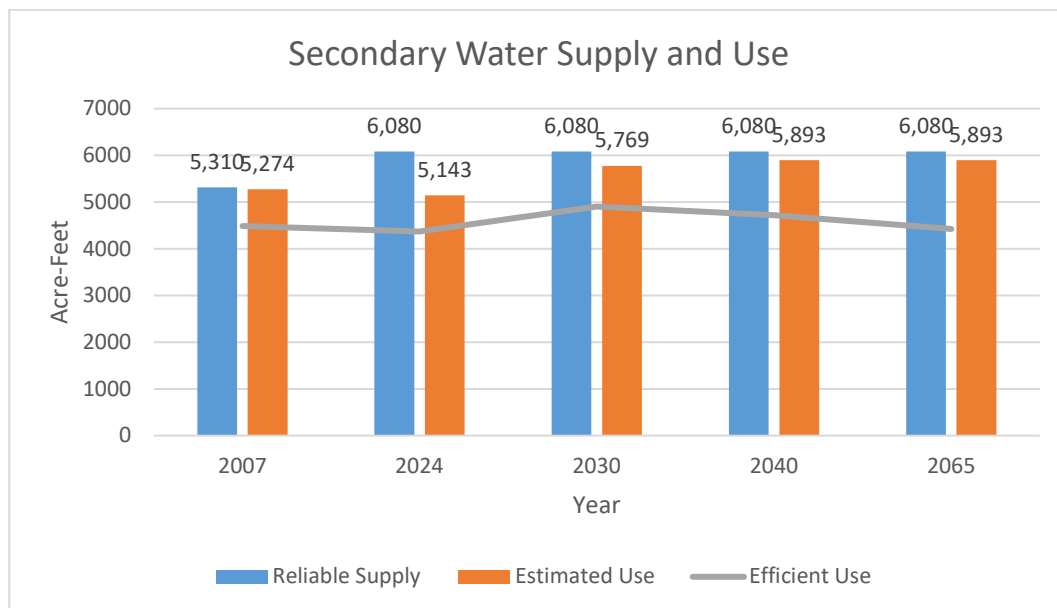


FIGURE 5 – SECONDARY WATER SUPPLY AND USE

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The following lists some of the problems identified by the City during development of this water conservation plan:

- (1) Un-metered use of culinary water by the City. There are 13 un-metered culinary locations within the City.
- (2) Leakage within the water system.
- (3) High use of metered secondary water.
- (4) High use of metered culinary water.

Water Conservation Goals

Goal #1 – Reduce the City’s per capita water use (for both systems) by 15% in 10 years, then 20% by 2040, then 25% by 2065. This amounts to a savings of 20 gpcd and would meet the projected water need for the next five years. Measuring the progress of this goal will be done via water meters for both indoor and outdoor use.

Goal #2 – Install SCADA alarms on the culinary and secondary water PRV’s. This will allow the city to monitor when these systems fail, which results in wasted water and damage downstream.

Goal #3 - Maintain existing physical leak detection program where automated meters alert users and Staff of leaks.

Goal #4 – Install culinary meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss.

Goal #5 – Continue waterline replacement program to replace leaking lines.

Goal #6 – Continue annual audit of water usage to analyze differences between water supplied vs water used on both culinary and secondary water systems.

Goal #7 – Develop resident education program to promote water conservation.

CURRENT CONSERVATION PRACTICES

The City has initiated several conservation practices to decrease culinary water usage. These practices were initiated as part of the development of the 2014 and 2019 Water Conservation Plans (WCP). These practices are included in the 2025 WCP and are listed below:

Current List of conservation best management practices (BMP’s) and the effectiveness of them

- (1) Public Notice/Education: Include an outline of the City’s Water Conservation Plan in the April Newslines. Provide water conservation tips in the Newslines throughout summer

months. The City will continue to encourage participation in the Slow the Flow Program. Additional education material will be provided on the website. Prepare fact sheet for water restriction frequently asked questions. **The City has provided Newsline articles and information on the website. Based on the usage data information shown in Figure 2, it appears it had an effect the first year (2015) then numbers started to slowly creep back up until 2019 (a heavy precipitation year) when usage numbers went to the lowest recorded for Alpine. 2020 was then the driest year on record for Utah and water usage in the City jumped to the highest since 2012. The following year (2021) usage fell again and has crept up since. Utah experience a year of extremes in 2024 with the second half being the 54th driest on record, explaining the jump in 2024. The City also uses an automated calling system that can contact all households of the City in times of need (i.e. – requesting all citizens to not water on a certain day for various reasons). This system is used continually for quick and important messages regarding a variety of things, including water management and usage.**

- (2) Conservation rate structure. The City has adopted a culinary and secondary conservation rate structure to encourage water savings and ensure the system remains financially viable. **This goal has been implemented.**
- (3) Watering schedules. Since June 1, 2014, the City has implemented watering schedules. Watering is alternated with odd number addresses irrigating on Monday, Wednesday, & Friday and even number addresses watering on Tuesday, Thursday & Saturday. No one waters on Sundays. The time allowed to water, when it is their day, is a 12 hour period from 7 PM to 7 AM of the following day. **When this program was enacted, most users followed the specified water schedules. Staff noticed the effects on the operating the system immediately as it was much more manageable. With heavy enforcement up front, this system worked well. Now that a few years have gone by, Staff has noticed an increasing number of users who do not follow the water schedules. Enforcement has been strengthened with this current plan.**
- (4) Agricultural Users: Meet with Alpine Irrigation Company shareholders each spring to come up with a restriction plan. **This has been happening and is successful. This has created contacts amongst the agricultural users and made communications better when system adjustments are required.**
- (5) City parks and other large users (schools, churches, etc.) have been coordinated with to water during the day to help balance the use in the system. Some parks have received limited water on an as-needed basis throughout the weeks of heavy usage. **This goal has been implemented and has greatly relieved system demands during the nighttime hours when citizens are watering.**
- (6) To help reduce water usage further the city has installed weather-based sprinkler timers at several parks throughout the city. The final goal is to have these times installed at the majority of parks within the city. **These timers have helped reduce water use during times when rain has been sufficient to irrigate or seasonal heat has been lower.**

- (7) Leak detection program. The City maintains a leak detection program and has located and fixed many leaks in the system. **Through the use of an automated metering system, City Staff and users are notified when a leak is present. Since the implementation of this system, many leaks have been discovered and fixed.**
- (8) Enforcement of the program will be done by Staff. First offense: Warning. Second offense: System will be locked and a \$50 fine assessed. Payment required to have PI valve unlocked. Third offense: System will be locked and a \$200 fine assessed. Payment required to have PI valve unlocked. **Enforcement has worked when implemented. With an ever-increasing workload for Staff, enforcement has dwindled and usage has gone up. The previous years higher usage can't all be attributed to non-enforcement but Staff will focus more on enforcement with the implementation of this WCP.**
- (9) Charge for secondary water based on individual use. **This goal has been implemented and has seen success in reducing secondary water consumption.**
- (10) Implemented a new Secondary Water Rate Schedule that has higher water rates for higher tiers of consumption. **The city has seen a reduction in water use, however this program could use some adjusting to reduce use further.**

NEW BMP'S TO BE IMPLEMENTED OVER THE NEXT FIVE YEARS

1. Work with the North Utah County Aquifer Council to protect and recharge the aquifer.
2. Educate customers about new water saving technology such as weather based smart timers.
3. Promote rebates offered by the Central Utah Water Conservancy District.
4. Provide high water usage notifications.
5. Perform outdoor high-water use inquiries and resolution techniques.

LIST OF ORDINANCES & STANDARDS CURRENTLY IMPLEMENTED

1. Water waste Prohibition – Municipal Code 14.02.010.Y
2. Water shortage plan/drought plan – Municipal Code 14.06.130

CURRENT WATER RATES

Alpine City has a culinary water rate structure to encourage water conservation, shown in Table 5. With the installation of secondary water meters throughout the summers of 2018 and 2019, the City commenced using a secondary water rate structure similar to the culinary water rate structure, see Table 6 below.

TABLE 6 - CULINARY WATER RATE STRUCTURE

CULINARY ACCOUNTS WITHOUT PRESSURIZED IRRIGATION AVAILABILITY

Year	Rate
0 to 8,000 gallons (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons	\$1.40

Each 1,000 gallons over 175,000	\$2.80
---------------------------------	--------

CULINARY ACCOUNTS WITH PRESSURIZED IRRIGATION AVAILABILITY

Year	Rate
0 to 8,000 gallons (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons	\$3.00
Each 1,000 gallons over 12,000	\$4.00

TABLE 7 - SECONDARY WATER RATE STRUCTURE

Users	Rate
All Users - meter fee	\$1.00
Residential, Commercial, Church, and School Users	Base Rate + Usage Rate = Total Bill (see Base Rate and Usage Rates below)
Residential shareholders in Alpine Irrigation Co.	\$0.000682 per square foot per month
Agricultural shareholder in Alpine Irrigation Co.	\$1.27 per acre per month
Excess Share Credit	\$5.52 per share per month

2025 Pressurized Irrigation Base Rate Calculation = \$42.44 per acre per month

2025 Pressurized Irrigation Usage Rate Calculation= Cost is calculated through a tiered rate structure based on an allocation of water for the size and type of property, gallons used and which month the water is used. Tiered rates, allocation amounts and allocations by month are all shown below:	
Tiered Rates	
Tier	Cost/1,000 gallons
1	\$0.129
2	\$0.368
3	\$0.459
4	\$0.734
5	\$1.102
6	\$1.396
Allocation Amounts*	
Use	Allocation(Gallons/acre)
Residential	118,175
Commercial	36,930
Churches	64,627
Schools	97,864
*Allocation amounts fluctuate by month to account for seasonal water needs as follows:	
Month	Percentage of Gallons Allowed by Tier
April/October	34%
May/June/September	92%
July/August	129%

ADDITIONAL CONSERVATION MEASURES

The City will continue its current conservation measures and track them to evaluate their effectiveness. As needed, new conservation measures will be implemented.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

The City's water conservation plan will be reviewed by City Staff on a yearly basis to track progress toward its goal. This will be done in January of each year in conjunction with its well and water rights reports. City Staff will work together to provide this data to the City Council in the annual water use report. City Staff can be contacted at City Hall either in person or by phone. The address and phone number for City Hall is 20 N Main, Alpine, UT 84004, (801) 756-6347.

This plan will be updated and resubmitted to the Division of Water Resources in December of 2025 as required by State Law. The resolution for the water conservation plan is included in Appendix B.

A copy of this water conservation plan will be publicly noticed for a required public meeting to discuss and adopt the plan by resolution.

APPENDIX A – WATER RIGHTS AND ASSOCIATED SOURCE



Table 1 - Alpine City Groundwater Rights

Water Right No.	Change Application No.	Status	Proof Date	Flow (cfs)	Diversion Limit (acre-feet)	Sources/Notes	System
55-740		Certificated		1.2	868.76	300 East Well	Culinary
55-1094	a10461	Certificated		1.0	321.88	Busch Well	Both
55-1185		WUC		1.0	723.97	Box Elder Canyon Creek	Secondary
55-5597	a15272	Certificated		2.07	1498.61	300 North Well	Secondary
55-6943		Diligence Claim		2.0	241.32	Alpine 1/6th, Lehi 5/6th's; Schoolhouse Springs	Secondary
55-8359	a24440	Certificated		0.273	60.385	Pack, 100 West, 300 East, 300 North, Busch, Carlisle Wells	
55-9633	a26110	Certificated			67.76	Healey Well	Secondary
53-1361	a28468	Approved	Proof Due 6/30/2030		138.15	Carlisle, Ranch, Healey, and Silverleaf wells.	Secondary
55-1143	a28317	Approved	Proof Due 8/31/2030		2.8	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch wells.	Secondary
55-4708	a25243	Approved	Proof Due 4/30/2027	2.73	1976.4	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch Wells; Grove Spring Lower Diversion; and new POD's for wells.	Both
55-5369	948257	Unapproved		4	380	Carlisle, Ranch, Healey, and Silverleaf wells; in addition, to a new well location.	Both
55-5995	a24466	Approved	Proof Due 10/30/2034	2.85	288	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch Wells; Grove Spring Lower Diversion; and new POD's for wells.	Both
55-6463	a19531	Approved	Proof Due 12/31/2026, pending extension	0.349	35.63	100 West, 300 East, 300 North, and Busch Wells and new POD's for wells. Silverleaf Well drilled by this change application.	Both
55-6471	a28978	Approved	Proof Due 5/31/2030	1.666	31.69	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-6645	a24456	Approved	Proof Due 12/31/2026	0.245	44	Includes 100 West, Carlisle, 300 East, 300 North, Busch, Silverleaf and lower Grove Spring.	Both
55-8938	a28471	Approved	Proof Due 9/30/2030	1.26	118.95	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-9064	a28311	Approved	Proof Due 4/30/2031		46.736	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-9089 (55-9089 thru 9093)	a23874	Approved	Proof Due 2/28/2035		80	100 West, Carlisle, 300 North, 300 East, Busch, and Silverleaf Wells; and Grove Spring Lower Diversion.	Both
55-9563	a28469	Approved	Proof Due 8/31/2030		148.7	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
Total					7073.74		

APPENDIX B - WATER CONSERVATION PLAN ORDINANCE

ALPINE CITY COUNCIL AGENDA

SUBJECT: R2025-33 Amend the Alpine City General Plan to Include a Water Element

FOR CONSIDERATION ON: December 9th, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve Proposed Amendment to the General Plan.

Review Type: Legislative

BACKGROUND INFORMATION:

The Utah State Legislature has updated state law to require that municipalities include a water conservation element in their General Plan. To assist with this requirement, Alpine City received a grant from the Utah Department of Natural Resources, Division of Water Resources, that became available earlier this year. The City hired Horrocks Engineering to develop the Water Conservation Plan with input from City staff.

The proposed Water Element has been drafted and is included in this packet for review. Adoption of this element is required by the end of the year to remain in compliance with state law.

The Planning Commission reviewed the proposed Water Conservation Element required to be added to the General Plan under recent changes to Utah State law. The discussion included ongoing public outreach efforts, opportunities for water-wise education, and the importance of landscape and secondary water conservation. Commissioners also discussed water storage capacity, watershed protection, natural springs, and the need for continued public involvement. Public comments focused on increasing awareness of conservation efforts, the role of metering in promoting accountability, and concerns about long-term water storage.

Commissioners expressed interest in holding future work sessions to address the broader requirements of the state-mandated water element and to strengthen protections for the city's watershed and Dry Creek corridor. They emphasized the Planning Commission's responsibility to develop a comprehensive plan and provide recommendations to the City Council. Following discussion, the Planning Commission voted 7-0 to forward a recommendation of approval for the proposed Water Conservation Element to the General Plan.

GENERAL PLAN REFERENCE:

- N/A (This is a new element to be added to the General Plan)

CITY CODE REFERENCE:

- N/A
-

PUBLIC NOTICE:

This item requires a public hearing to take place, and was held during the Planning Commission's review during their December 2nd meeting.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed Water Element of the General Plan. If there are any changes needed, include them in the motion to approve. This document can be further amended in future meetings, but it needs to be approved to meet the grant requirements before the end of 2025.

Motion to Approve

I move to approve Resolution R2025-33 amending the Alpine City General Plan to include a Water Element, as proposed.

Motion to Approve with Conditions

I move to approve Resolution R2025-33 amending the Alpine City General Plan to include a Water Element, subject to the following conditions:

**Insert Council conditions*

Motion to Deny

I move to deny Resolution R2025-33 amending the Alpine City General Plan to include a Water Element, based on the following findings:

**Insert findings*

ALPINE
RESOLUTION NO. 2025-33
A RESOLUTION APPROVING THE WATER USE AND PRESERVATION ELEMENT OF THE GENERAL
PLAN FOR ALPINE CITY

WHEREAS, Utah Code §§ 10-20-401 through 10-20-408 (formerly §§ 10-9a-401 through 10-9a-408) requires municipalities to prepare and adopt a General Plan to guide long-range land use and development policies; and

WHEREAS, the Utah State Legislature enacted House Bill 121 (2022) and Senate Bill 110 (2022), which require municipalities served by a public water system to include a Water Use and Preservation Element in their General Plan; and

WHEREAS, Alpine City, in coordination with its water providers and planning consultants, has prepared a Water Use and Preservation Element to assess water demand, outline conservation goals, support watershed protection, and align water resources with land use policies; and

WHEREAS, the proposed Water Use and Preservation Element complies with all statutory requirements and has undergone review by the Alpine City Planning Commission and the City Council in duly noticed public meetings; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the Water Use and Preservation Element of the General Plan was held by the Planning Commission on December 2, 2025, at 6:00 p.m. in the City Council Chambers located at 20 North Main, Alpine, Utah 84004; and

WHEREAS, pursuant to law, the date, time, and place of the public hearing, and the right of citizens to be heard, was published at least fourteen (14) days prior to the public hearing; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the Water Use and Preservation Element of the General Plan; and

WHEREAS, the City Council finds that adopting this element is essential to ensuring sustainable development, safeguarding water resources, and responsibly planning for future growth;

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

The Water Use and Preservation Element of the General Plan attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective December 9, 2025, and will be fully incorporated into the City's General Plan which was adopted under Resolution R2024-17.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

EXHIBIT A

Water Use and Preservation Element of the General Plan



Mayor Carla Merrill and Members of the Alpine City Council
Alpine City
20 N Main Street
Alpine, Utah 84004

Subject: Transmittal of the Draft Water Use and Preservation Element for General Plan Adoption

Dear Mayor Merrill and City Council Members,

On behalf of Horrocks Engineers, we are pleased to transmit the draft Water Use and Preservation Element of Alpine City's General Plan for your review and consideration for adoption.

This element has been developed in close coordination with Alpine City staff and in accordance with Utah Code §10-9a-401 and §73-10-32. It aligns with the City's 2025 Water Conservation Plan and reflects the goals of recent state legislation, including SB 76 and HB 121, to integrate water supply considerations with land use planning.

Key components of the element include:

- Population growth projections and corresponding water demand trends
- Analysis of existing water resources and system capacity
- Goals, objectives, and policies to reduce per capita water use
- Implementation strategies to ensure compliance, stewardship, and sustainability

We appreciate the efforts of your staff and utility partners, who contributed valuable data and guidance throughout this process. Alpine City office staff have reviewed the document, and it is ready for formal consideration by the Planning Commission and City Council.

We look forward to your feedback and can assist with final revisions, public hearings, or presentation materials as needed.

Sincerely,

Craig Nebeker, PE
Project Engineer
435-790-1323 | craig.nebeker@horrocks.com

Alpine City, Utah

Water Use and Preservation Element

Prepared as part of the Alpine City General Plan

December 2025

Prepared by: Horrocks Engineers

Craig Nebeker, PE

Project Engineer

Drew Geiger, PE

Project Manager

Executive Summary

Water Use and Preservation Element – Alpine City General Plan (2025 Update)

Alpine City’s Water Use and Preservation Element establishes a comprehensive framework for managing water resources considering projected population growth, climate variability, and evolving state requirements. As a semi-arid community reliant on groundwater and surface water, Alpine faces challenges and opportunities to ensure the sustainability of its long-term water supply. This element—prepared in accordance with Utah Code §10-9a-403, HB 121 (2022), and SB 110 (2022)—integrates water planning into land use policy, capital improvements, and conservation strategies.

In 2024, the City had a population of 10,679 persons, which as a group, utilized 999 acre-feet of culinary water, including losses (leaks, un-metered connections, etc.) This generated a per capita consumption rate of 83.58 gallons per day. This is slightly higher than the five year average (2020 through 2024) which is 78.56 gallons per capita per day and average use of 921 acre-feet per year.

In 2024 the City also utilized 5,227 acre-feet of secondary water (including losses.) The generated per capita irrigation use rate was 437 gallons per day. This is also slightly higher than the five year average (2020 through 2024) which is 436 gallons per capita per day and average use of 5,111 acre-feet per year.

By 2045, the population is projected to grow to 13,208 people, possibly increasing culinary water demand from an average of 921 acre-feet to 1,163 acre-feet based on current usage patterns. The secondary water demand is expected to increase from an average of 5,111 acre-feet to 6,448 acre feet based on current usage trends. However, with a targeted 15% reduction in per capita consumption through conservation efforts over the next ten years, Alpine can limit the average culinary demand to 986 acre-feet and secondary demand to 5,474 acre-feet — thereby preserving resources while avoiding costly infrastructure expansion.

This element identifies seven key components:

1. Background and Purpose – Outlining the necessity for integrated water-land use planning.
2. Existing Water Sources and Use – Summarizing current sources, infrastructure, and consumption patterns.
3. Projected Growth and Demand – Forecasting future water needs based on population trends.
4. Water Conservation Goals – Establishing a measurable, long-term reduction target.
5. Implementation Policies – Defining specific strategies for development review, zoning, and education.
6. Compliance with State Law – Consistent with HB 121 and SB 110.
7. Plan Integration and Conclusion – Positioning water planning as a critical priority for Alpine’s future.

Additionally, the plan outlines goals related to watershed preservation, source water protection, and sustainable land use patterns. It includes a population-water demand chart, detailed data table, and comprehensive planning policies and objectives. Alpine's commitment to conservation and resource protection ensures that its water future remains resilient, equitable, and sustainable.

Introduction

Water is a critical and finite resource for Alpine City, especially given its location in the mountain deserts of Utah where precipitation is low and seasonal demand for water is high. As the city plans for future growth and development, proactive water management must ensure a reliable, high-quality supply for residents, businesses, and essential services. This Water Use and Preservation Element provides a strategic framework for managing current resources, projecting future demand, and implementing effective conservation measures. In alignment with Utah Code § 10-9a-403, HB 121 (2022), and SB 110 (2022), this element integrates water preservation planning into Alpine's General Plan to guide land use decisions, infrastructure investments, and regional coordination.

Understanding Water Conservation vs. Water Preservation

While often used interchangeably, water conservation and preservation reflect different but complementary approaches to managing water resources. Water conservation focuses on the efficient use and reduction of water waste, encouraging practices such as using low-flow fixtures and watering lawns during off-peak hours. On the other hand, water preservation emphasizes the protection and stewardship of water resources over the long term, including maintaining watershed health, safeguarding source water quality, and ensuring sustainable land use patterns. These approaches guide Alpine City's commitment to a reliable, resilient water future.

Background: Water Use and Preservation in Alpine City

Summary of Present Conditions

Alpine City, located in Utah County, experiences a semi-arid climate characterized by hot summers, cold winters, and low annual precipitation. The city's water supply is sourced primarily from springs and is supplemented by deep well systems. The City has historically relied on its Water Conservation Plan to guide responsible water use practices.

Culinary Water System Description

Alpine City's water is primarily sourced from Grove Spring. The water is delivered via the city's pressure zone system to storage tanks strategically placed to provide the necessary capacity to each zone. Key infrastructure includes:

- Grove Tank
- 3MG Tank
- Hog Hollow Tank

- Box Elder Tanks
- Three Falls Tanks
- Willow Canyon Tank
- Major pipelines ranging from 6" to 20" diameter
- 8 Pressure Zones

In 2024, the system delivered approximately 1.4 Million gallons of culinary water during the peak day.

Water Consumption & Growth

- 2024 Water Use: 325.4 million gallons
- Population: ~10,679
- Per Capita Use: 83.58 gallons/day (in 2024) The 5 year per capita average is 78.56 gpcd.
- Growth Projection: 1.1% annual growth rate; population expected to reach 13,208 by 2045

Over the past three years, the city has achieved a 6.48% reduction in system water losses due to proactive leak detection, minimizing unmetered uses, and reducing water theft. These advancements are keeping culinary water use relatively low. When irrigation water is counted in the per capita use, the city is higher than the state conservation goals. This is mainly attributed to the larger lot sizes prevalent throughout the city and to pressurized irrigation water being provided to agricultural users. The city began installing individual pressurized irrigation meters in 2018. In 2023, customers began being billed based on actual usage on a tiered rate structure as a conservation measure. These actions have had a significant impact on water use reduction.

Projections of Change or Transformation

As Alpine City continues to grow, pressures on its water system are expected to increase. Population growth, land development, and climate variability will stress the current water infrastructure. Water-intensive landscaping and limited reuse systems may further contribute to peak-season shortages.

Statewide legislative changes—including HB 121 (2023), SB 76 (2023), and SB 110 (2022)—require municipalities to incorporate water use and preservation strategies directly into their general plans. In addition, the Utah Division of Water Resources has set regional water conservation goals that will necessitate new practices, technologies, and rate structures.

Current or Emerging Issues

Key challenges facing Alpine City's water future include:

- Undersized water storage tanks in some zones
- Aging infrastructure that may compromise leak detection and distribution efficiency;
- Limited public awareness of individual water use and conservation options;
- Adjust the existing modified tiered water rate structure to more strongly encourage efficiency;
- Compliance with new state mandates requiring measurable goals and policies in land use

planning documents.

Addressing these issues will require an integrated and forward-looking approach that links land use, fiscal policy, infrastructure investment, and community engagement.

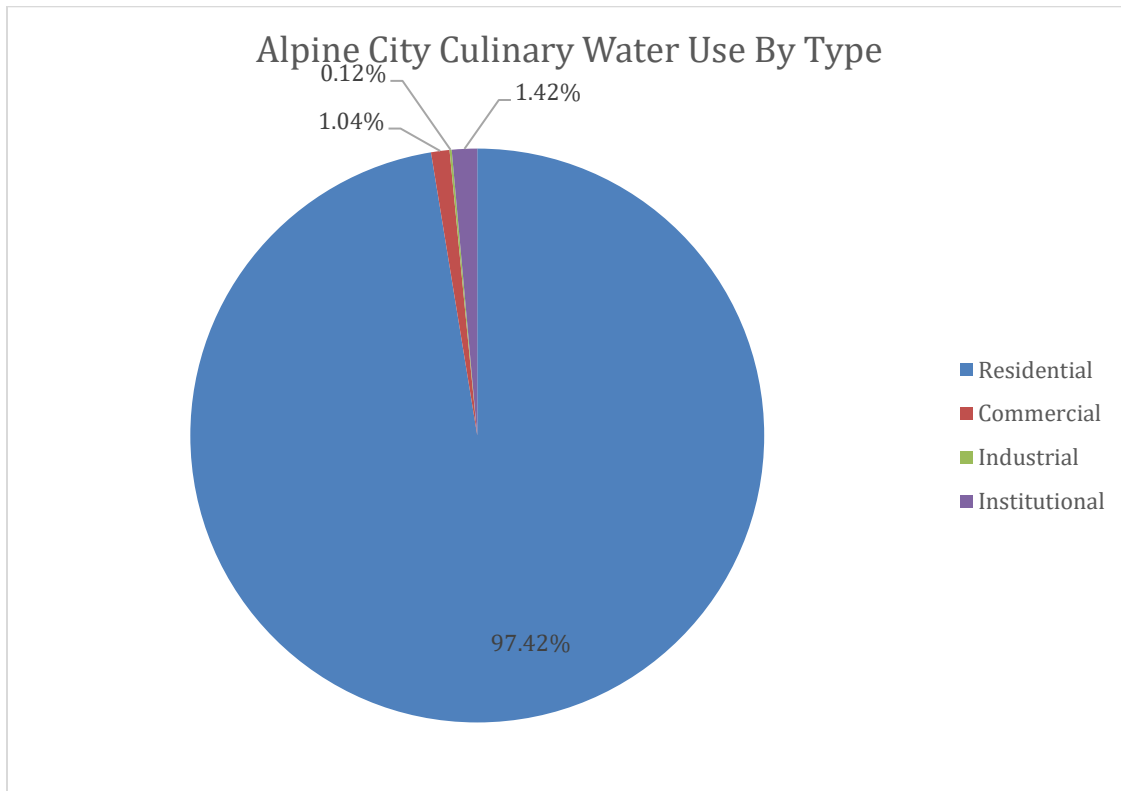
Water Use by Sector

The 2024 Public Water Supply Use Form shows the following breakdown of the culinary water use within Alpine City.

2024 Culinary Use by Type (Based on Usage at the Customer's Meter)

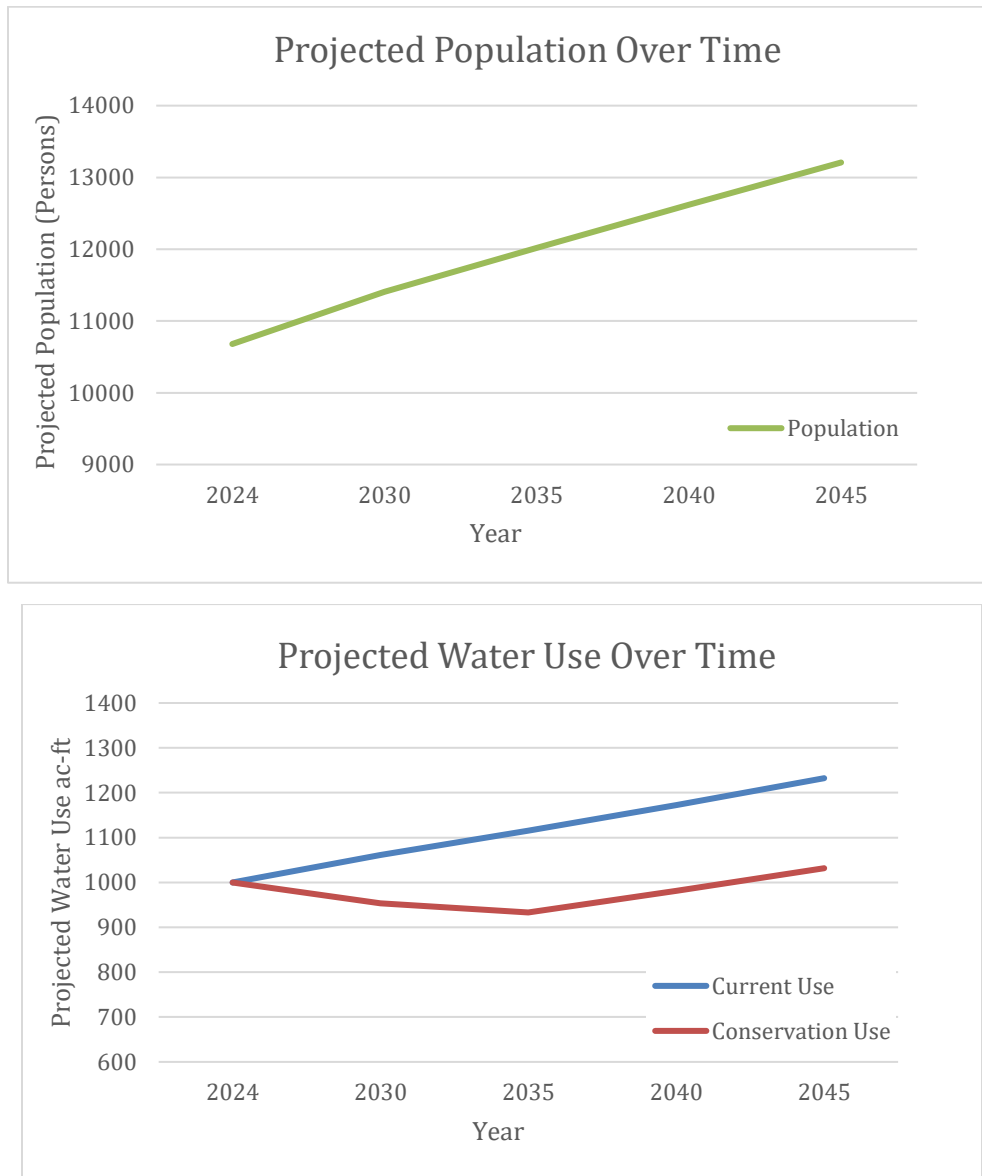
Type	Gallons	Ac-ft	% of Total
Residential	293,438,000	900.53	97.42%
Commercial	3,127,000	9.60	1.04%
Industrial	364,000	1.12	0.12%
Institutional	4,280,000	13.13	1.42%
Total	301,209,000	924.38	

These figures demonstrate the predominance of residential water consumption in Alpine City. Understanding this distribution supports the City's focus on residential conservation programs and targeted policy interventions. The pie chart below provides a visual representation of sectoral water use.



Projected Water Use and Population Growth

Future projections show Alpine City's population continues to grow through 2045, while water usage trends reflect anticipated demand and potential conservation impacts. If no additional conservation measures are implemented, water demand may rise proportionally with growth. However, with sustained efficiency efforts, usage can remain more stable. The chart below illustrates projected trends for total population and water demand, with and without culinary conservation strategies.



In 2024, Alpine City population was 10,679 and culinary water use was approximately 999 acre-feet. The preceding charts illustrate how the culinary water use trend follows population growth projected through 2045. As the population increases from approximately 10,679 to 13,208 residents, total culinary water demand is expected to rise from 999 acre-feet to 1,234 acre-feet under current usage trends. The city has a goal to reduce water consumption by 15%

over the next 10 years. The following table shows expected trends at the 15% per capita reduction as the population grows.

Year	Projected Population	Projected Water Demand (acre-feet)
2025	10784	992
2030	11407	954
2035	12018	933
2040	12618	981
2045	13208	1032

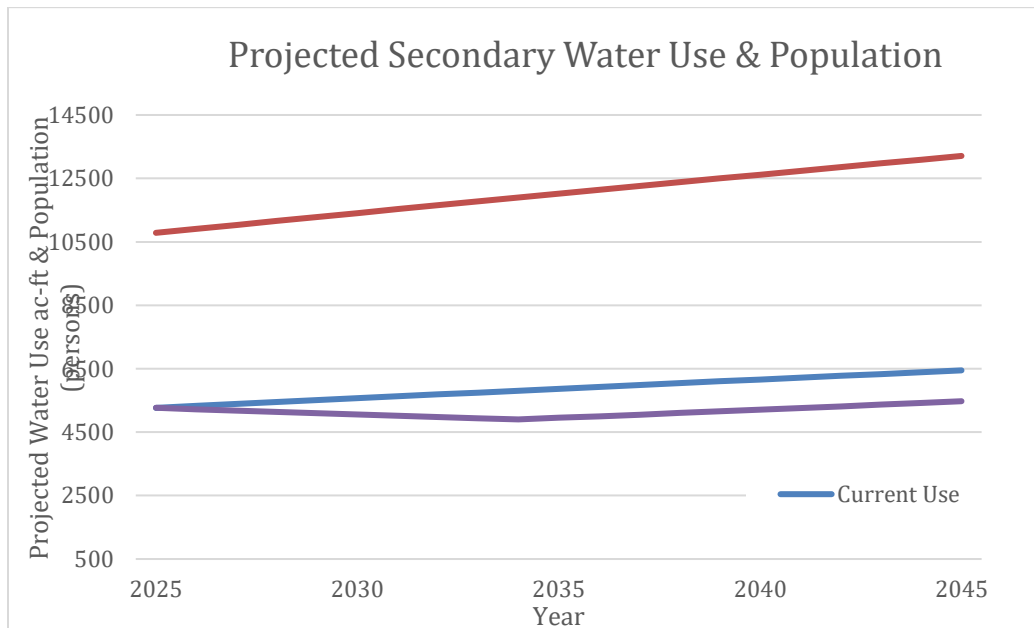
In 2035 when the 15% reduction goal is reached, the city will have a need for 933 ac-ft per year. Then, if no further conservation is done and the water use simply follows the population growth rate trend, the culinary demand will be 1032 acre-feet per year by 2045. An increase of only 40 acre-feet while increasing the population by over 2,529 people reflects good water preservation and conservation practices.

Secondary Water Use

Alpine City has a secondary water system in place that provides outdoor watering for most of the residents. Secondary meters were installed in 2018 with billing starting in 2023. Data is being gathered to project future trends.

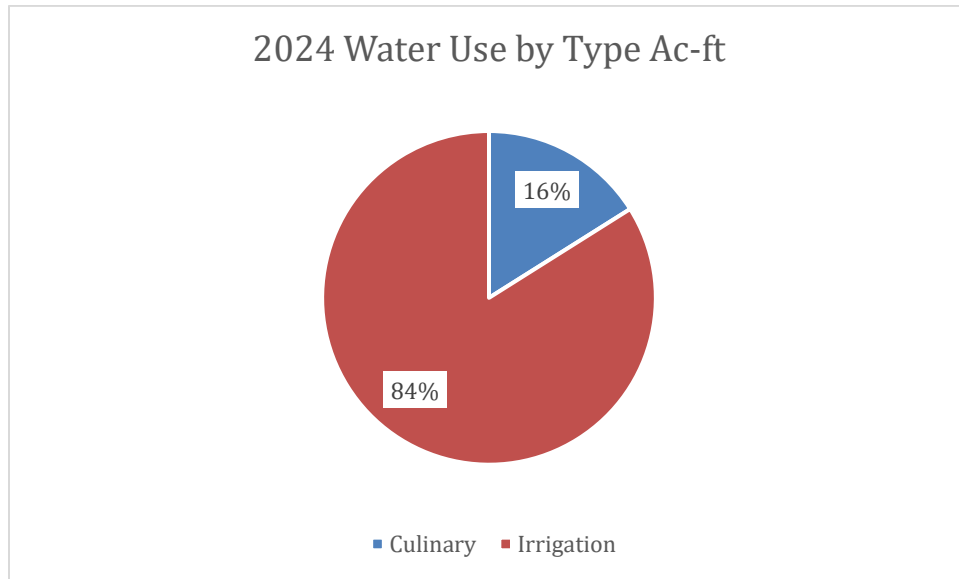
The city uses an average of 5,110 acre-feet of secondary water every year. The sources are deep wells, springs, and surface water. Some secondary water is also delivered to the city through the Central Utah Water Conservancy District (CUWCD).

The following chart shows the irrigation water trends in comparison to the population growth.



Following the current trend, by the year 2045, the city will need 6,448 acre-feet of secondary water. If the city were able to implement a 15% reduction in irrigation water use over the next ten years, and then maintain that quantity moving forward, by the year 2045 the irrigation need would be 5,475 acre-feet. The reduction is 973 acre-feet.

The following chart shows the irrigation water use compared with culinary water use for 2024.



As shown, most of the water used is secondary. Due to the largely residential population using the irrigation system, secondary water reduction is where the city will see its greatest water budget savings.

Vision Statement

Alpine City envisions a resilient, efficient, and sustainable water future where every drop is valued, infrastructure is modern and responsive, and the community works together to ensure that clean, reliable water remains available for future generations. Through proactive planning, technological innovation, and a shared conservation ethic, Alpine will lead by example in preserving its precious water resources amid growth and environmental change.

Alpine City has identified strategic goals focused on measurable outcomes and long-term resilience to achieve this vision. These goals, supported by clear objectives and actionable policies, provide a framework for guiding decisions, allocating resources, and aligning future growth with sustainable water practices.

Water Use and Preservation Goals, Objectives, and Policies

Goal 1: Detect water leaks in the culinary system

Objective 1.1: Identify and repair at least 90% of leaks within 30 days of detection.

1. Policy 1.1.1: Create and execute a leak response protocol with specific response time targets.
2. Policy 1.1.2: Provide field crews with acoustic leak detection devices and training or obtain these services through a vendor.
3. Policy 1.1.3: Develop a tracking system to monitor leak incidents and repair status.

Objective 1.2: Reduce unaccounted-for water to below 10% of total system input

1. Policy 1.2.1: Conduct annual water audits following AWWA M36 methods.
2. Policy 1.2.2: Establish district metered areas (DMAs) to isolate and assess water losses.

Objective 1.3: Conduct an annual survey of the distribution system to identify hidden or underground leaks.

1. Policy 1.3.1: Obtain annual contracts for professional leak detection services.
2. Policy 1.3.2: Utilize GIS-integrated data to identify suspected leak areas.
3. Policy 1.3.3: Focus on older infrastructure for survey prioritization and replacement planning.

Goal 2: Establish a consistent and well-planned meter replacement program

Objective 2.1: Replace all malfunctioning meters identified during monthly readings.

1. Policy 2.1.1: Keep a performance log for each meter to identify recurring issues.
2. Policy 2.1.2: Procure replacement meters beforehand to minimize delays.
3. Policy 2.1.3: Establish meter replacement Key Performance Indicators (KPI) and report to the City Council annually.

Objective 2.2: Develop a 10-year meter lifecycle plan for systematic upgrades.

1. Policy 2.2.1: Catalog all meter types, ages, and conditions in a digital database.
2. Policy 2.2.2: Schedule replacements by neighborhood to enhance installation efficiency.
3. Policy 2.2.3: Forecast annual budget needs to support meter lifecycle upgrades.

Objective 2.3: Ensure that 100% of new meters are compatible with automated data collection.

1. Policy 2.3.1: Only adopt procurement standards for AMI-capable meters.
2. Policy 2.3.2: Test new meters for accuracy and data integration following installation.
3. Policy 2.3.3: Educate utility personnel on the latest meter technologies, software, and diagnostic tools.

Goal 3: Review the current water rate structure and implement necessary changes that encourage conservation

Objective 3.1: Implement a progressive water rate structure by the following fiscal year.

1. Policy 3.1.1: Conduct a rate study that evaluates tiered and seasonal pricing models.
2. Policy 3.1.2: Conduct public workshops to collect feedback on proposed rate changes.
3. Policy 3.1.3: Implement rate ordinance changes informed by usage data and equity analysis.

Objective 3.2: Reduce per capita water consumption by 10% within three years.

1. Policy 3.2.1: Design rate tiers to raise the cost per unit as consumption increases.
2. Policy 3.2.2: Combine pricing with rebate programs for more efficient fixtures.
3. Policy 3.2.3: Monitor usage trends monthly and engage high users with targeted outreach.

Objective 3.3: Improve billing transparency and customer education

1. Policy 3.3.1: Revise billing statements to display usage history and cost impacts.
2. Policy 3.3.2: Launch an online portal featuring real-time usage tracking tools.
3. Policy 3.3.3: Include seasonal conservation tips with each utility bill.

Goal 4: Protect and steward Alpine's water resources over the long term, including maintaining watershed health.

Objective 4.1: Preserve and restore the ecological functions of Alpine's watersheds.

1. Policy 4.1.1 Implement riparian buffer requirements along streams, creeks, and wetlands.
2. Policy 4.1.2 Prohibit development on steep slopes and high-erosion hazard zones within watersheds.
3. Policy 4.1.3 Collaborate with the U.S. Forest Service and state partners on watershed restoration projects.

Objective 4.2: Promote land use practices that support watershed sustainability

1. Policy 4.2.1 Integrate watershed protection priorities into the General Plan's land use map and zoning designations.
2. Policy 4.2.2 Require site designs in watershed areas to use low-impact development techniques (e.g., green infrastructure, pervious surfaces).
3. Policy 4.2.3 Limit impervious surface coverage in sensitive recharge zones and floodplains.

Objective 4.3: Educate and engage the public in watershed stewardship.

1. Policy 4.3.1 Create a city-sponsored watershed education program at schools and public events.
2. Policy 4.3.2 Post interpretive signage at trailheads and public access points near sensitive watershed areas.
3. Policy 4.3.3 Organize annual community watershed cleanup and monitoring days in coordination with local organizations.

Goal 5: Protect the quality of Alpine’s source water to ensure safe and clean drinking water for current and future generations.

Objective 5.1: Maintain regulatory compliance through proactive source water protection planning.

1. Policy 5.1.1 Update and enforce source protection plans for all municipal wells and surface water intakes.
2. Policy 5.1.2 Establish interagency agreements to monitor and manage pollution threats near source areas.
3. Policy 5.1.3: Require proof of source protection plan compliance for development applications near protected zones.

Objective 5.2: Minimize contamination risks from land use and industrial activity.

1. Policy 5.2.1 Prohibit hazardous materials storage or disposal in source water protection zones.
2. Policy 5.2.2 Require stormwater pollution prevention plans (SWPPPs) for all construction sites within 1,000 feet of a source.
3. Policy 5.2.3 Restrict new septic systems in areas overlying groundwater recharge zones.

Objective 5.3: Improve infrastructure to support long-term source water protection.

1. Policy 5.3.1 Prioritize replacement of aging water distribution infrastructure near source water areas.
2. Policy 5.3.2 Develop and maintain spill response protocols for transportation routes near source waters.
3. Policy 5.3.3 Evaluate redundant water source development opportunities to reduce system vulnerability.

Goal 6: Ensure sustainable land use patterns that align with Alpine’s long-term water availability and conservation objectives.

Objective 6.1: Direct growth to areas with existing water infrastructure capacity.

1. Policy 6.1.1 Use the General Plan’s Future Land Use Map to guide growth toward served and serviceable areas.
2. Policy 6.1.2 Require water system capacity analyses for all major subdivisions and rezoning requests.
3. Policy 6.1.3 Encourage infill development and discourage leapfrog sprawl beyond water service boundaries.

Objective 6.2: Coordinate land use approvals with long-range water planning.

1. Policy 6.2.1 Mandate water availability assessments before final approval of large-scale developments.

2. Policy 6.2.2 Require consistency between zoning amendments and the City’s water master plan.
3. Policy 6.2.3 Include water demand projections in all Capital Facilities Plans and Impact Fee Analyses.

Objective 6.3: Promote compact and efficient land development forms that reduce water consumption.

1. Policy 6.3.1 Establish water-efficient development design guidelines for site plan review.
2. Policy 6.3.2 Provide density bonuses for projects incorporating comprehensive water-saving features.
3. Policy 6.3.3 Limit turf installation in new commercial, institutional, and multifamily developments.

Conclusion

Alpine City proactively addresses water sustainability challenges through integrated planning, targeted conservation measures, and infrastructure modernization. This Water Use and Preservation Element reflects a coordinated response to local conditions, regional conservation goals, and state legislative mandates. By prioritizing leak detection, meter efficiency, and conservation-oriented rate structures, the city is laying the foundation for a resilient water system capable of supporting future growth while reducing waste and protecting valuable water resources.

The success of this plan depends not only on municipal action but also on community participation and regional collaboration. As the City continues to grow and climate pressures intensify, the strategies outlined in this document will help ensure long-term water availability and system efficiency. Alpine City remains committed to leading with innovation, transparency, and stewardship, ensuring that future generations inherit a healthy, reliable, well-managed water supply.

Compliance with Utah State Law

This element meets the requirements of Utah Code §10-9a-403, which mandates that general plans include a water use and preservation component. It also complies with HB 121 and SB 110, which require cities to plan for drought response, conservation, and long-term water needs.

Sources

- Alpine City Water Master Plan (2025)
- Alpine City Water Management and Conservation Plan (2025)
- Utah House Bill 121 (2023) – Water Conservation and General Plan Requirements
- Utah Senate Bill 76 (2023) – Water Efficiency Amendments
- Utah Senate Bill 110 (2022) – Secondary Water Metering Requirements

- Utah Division of Water Resources – Regional Conservation Goals
- American Water Works Association (AWWA) M36 and M52 Guidelines
- Alpine City Population Estimates – Utah Governor’s Office of Planning and Budget

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-34: Update to the Consolidated Fee Schedule –TSSD Fee Amendments

FOR CONSIDERATION ON: December 9th, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and Approve Resolution R2025-34 amending the consolidated fee schedule for TSSD Fee Amendments.

BACKGROUND INFORMATION:

The Timpangos Special Service District (TSSD) has adopted its 2025 Impact Fee Facilities Plan, Technical Memorandum, and Impact Fee Analysis. As a result, the District’s Sewer Impact Fee will increase from \$5,931 per Equivalent Residential Unit (ERU) to \$7,023 per ERU, effective January 1, 2026. This new fee applies to all building permits issued on or after that date, including permits currently under review, and will be assessed based on the date the applicant pays the fee.

Alpine City will need to amend it’s current Consolidated Fee Schedule to show this proposed change for future building permits.

STAFF RECOMMENDATION:

Staff recommends that Council review and approve this update.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-34 adopting the consolidated fee schedule with additions as outlined.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-34 adopting the consolidated fee schedule with additions as outlined, with the following conditions/changes:

****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution 2025-34 based on the following:

****insert finding****

ALPINE
RESOLUTION No. 2025-34
A RESOLUTION ADOPTING THE AMENDED CONSOLIDATED FEE SCHEDULE FOR 2025

WHEREAS, the City of Alpine (the “City”) has previously adopted by resolution the fee schedule in accordance with the requirements of the state statute; and

WHEREAS, the city administrator has prepared and filed with the City Council a proposed revised fee schedule for consideration by the City; and

WHEREAS, the City determined that amending the proposed fee schedule is in the best interest of the health, safety, and financial welfare of the City; and

WHEREAS, on December 9th, 2025, the proposed amended fee schedule was duly noticed as an agenda item for the consideration and action of the City Council; and

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

The revised fee schedule attached hereto as *Exhibit A* and made a part of this Resolution is hereby-adopted effective December 9th, 2025.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

EXHIBIT A

Consolidated Fee Schedule



Timpanogos Special Service District

Alpine • American Fork • Cedar Hills • Eagle Mountain • Highland • Lehi • Pleasant Grove • Saratoga Springs • South Valley • Vineyard

Re: Impact Fee Notification -- 2025 Amendment, effective January 1, 2026

Dear Mayor and City Manager,

At its September 18, 2025, board meeting, the Administrative Board of the Timpanogos Special Service District ("District") approved the 2025 Impact Fee Facilities Plan (the "Plan"), the 2025 Technical Memorandum to the Plan ("2025 TM"), and the 2025 Impact Fee Analysis ("2025 IFA"). These materials were prepared for the District by Bowen, Collins and Associates (2024 TM) and Zions Bank (2024 IFA). The 2024 IFA results in an increase in the amount currently assessed for the District's Sewer Impact Fee.

The fee will increase from \$5,931.00/Equivalent Residential Unit (ERU) to \$7,023.00/ERU. The impact fee charged for each unit in a residential multi-unit development is \$7,023.00/ERU. The new fee will be effective January 1, 2026. The new fee applies to all permits currently under review and those moving forward, and the new fee shall be assessed based on the date the applicant pays the impact fee. The new impact fee of \$7,023.00/ERU shall be assessed on any development for which the impact fee for a building permit applicant is paid on or after January 1, 2026.

The District formulas for calculating the new impact fee is provided in the Excel file – "TSSD Impact Fee Form 01012026" which has been emailed to you and to members of your staff. This is the formula that is to be used for all development for which a TSSD impact fee is paid on or after January 1, 2026. Please do not use the previous District provided formulas, as they will not be honored by the District.

Please inform the appropriate individuals in your City of this change and of the January 1, 2026 effective date.

Please do not hesitate to contact the District with any questions. Inquiries may be directed to the District as follows:

Richard Mickelsen
District Manager
(801) 756-5231
email: richard.mickelsen@timpssd.org

or Shannon Hansen
Administrative Manager
(801) 756-5231
email: shannon.hansen@timpssd.org

Sincerely,

Sullivan Love
Chair, TSSD Administrative Board

EXHIBIT A

ALPINE CITY CONSOLIDATED FEE SCHEDULE

November 11, 2025

I. The following fees are hereby imposed as set forth herein:

A. CITY RECORDER:

1. Compiling records in a form other than that maintained by the City. Actual cost and expense for employee time or time of any other person hired and supplies and equipment. Minimum charge of \$10 per request.
2. Copy of record \$0.50/printed page
3. Certification of record \$1.00/certification
4. Postage Actual cost to City
5. Other costs allowed by law Actual cost to City
6. Miscellaneous copying (per printed page)

	B/W	Color
8.5 x 11	\$ 0.10	\$ 0.50
8.5 x 14	\$ 0.15	\$ 0.70
11 x 17	\$ 0.20	\$ 0.90
7. Electronic copies of minutes of meetings Actual cost to City
8. Maps (color copies)

8.5 x 11	\$2.50
11 x17	\$5.00
24 x 36	\$18.00
36 x 48	\$30.00
9. Maps with aerial photos

8.5 x 11	\$5.00
11 x17	\$10.00
24 x 36	\$32.00
10. Library Reimburesement \$50

B. BUILDING PERMITS AND INSPECTIONS:

1. Applications:
 - a. New Homes/Commercial Buildings \$1,000
 - b. Construction jobs exceeding a value of \$50,000 \$250
 - c. Fee for all other Building Permit Applications \$25
 - d. Retaining Walls \$300
2. Building Permit Fees will be based on the construction values in Appendix A and in accordance with-Appendix B. Finished basements and decks shall fall under (U) Utility, miscellaneous in Appendix A.

Refunds for permits issued will be limited to 80 percent of the permit costs, not later than 180 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.

A building permit extension fee shall be assessed when building permits for new homes have become null and void. A permit becomes null and void if work or construction is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. The cost of extending a permit after it has become null and void will be one-half the original building permit fee which consists of the construction fee, electrical fee, plumbing fee and heating fee. A current infrastructure protection bond will also be posted by the new owner/applicant. The original infrastructure bond will be applied to any damage that occurred after the original permit was issued.

- | | |
|---|--|
| 3. Minimum fees for issuance of individual permits including, but not limited to, meter upgrades, A/C, furnace, water heaters, etc. | \$101 |
| 4. One percent surcharge per building permit (Utah Code): | |
| a. 80 percent submitted to Utah State Government, | |
| b. 20 percent retained by City for administration of State collection. | |
| 5. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Chief Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in item #1 above. | |
| 6. Special Inspections | \$130 |
| 7. Re-inspection Fee | \$130 |
| 8. Retaining Wall Design Review Fee | \$135/hr + mileage at current IRS rate |
| 9 TSSD Administrative Fee | \$100 |

C. BUSINESS LICENSES:

- | | |
|--|--|
| 1. Home Occupations (With Impact) | \$50 Initiation /\$25 yearly renewal |
| 2. Home Occupations (Low impact) | \$25 Initiation fee /\$25 yearly renewal |
| 3. Commercial | \$50 + \$25 for each employee (max of \$400) |
| 4 Canvasser, Solicitors, and Other Itinerant Merchants Application Fee | \$25 |
| 6 Accessory Apartment Permit | \$50 registration and annual fee |

D. ORDINANCE ENFORCEMENT:

- | | |
|---|---|
| 1. Abatement of injurious and noxious real property and unsightly or deleterious objects or structures. | Actual cost of abatement plus 20% of actual cost |
| 2. Code Compliance Fee | \$100 per violation per day
\$200 after 60 days
\$300 after 120 days |
| 3 On street parking violation during Winter Season (11.06.040.2) | \$100 for first offense
\$200 for second offense
\$300 for each additional offense thereafter |
| 4 Sidewalk Snow Removal. (11.06.060.A.1-3) | \$50 for first offense
\$100 for second offense
\$200 for each additional offense thereafter |

5 Sidewalk and Street Obstructions (11.06.060.B.1-7)

A. Vegetation Overgrowth

- \$100 if not abated within 10 days of the issuance of a Warning (Courtesy) Notice (14 days if the notice was mailed).
- An additional \$100 per day if not abated within 10 days from the date a Notice of Violation (Citation) is issued, until the obstruction is abated.

B. Temporary Staging or Dumping Material in Streets, Gutters or Sidewalk (MCA 11.06.060)

- \$500 initial fine
- An additional \$100 per day until the violation is corrected

6 Late Fee for all Fines 10% if payment is not received within 10 days of the issuance of a Citation.

E. PLANNING AND ZONING:

1. General Plan Amendment	\$350
2. Zone Change	\$350
3. Appeal Authority	\$750
4. Variance	\$500
5. Conditional Use	\$250
6. Subdivisions	
a. Plat Amendment Fee	\$250
b. Concept Plan Review Fee	\$100 + \$20 per lot + actual cost of City Engineer's review
c. Preliminary Plan Fee	\$100 + \$90 per lot + actual cost of City Engineer's review
d. Final Plat Fee	\$100 + \$90 per lot + actual cost of City Engineer's review
e. Preliminary Plan Reinstatement/Extension Fee	\$100
f. Final Plat Reinstatement/Extension Fee	\$100
g. Recording Fee	\$50 per sheet + \$2 per lot
h. Inspection Fee	\$418 per lot
i. Subdivision & Building Bonds	
(1) Performance and Guarantee	120% escrow in bank or cash bond, letters of credit are not allowed
(2) Infrastructure Protection	\$2,500 cash bond \$5,000 cash bond for corner lots or regular lots with more than 150 feet of frontage
(3) Open Space Cash Bond	\$2,500 minimum or as determined by City Engineer

j.	Storm Water Pollution Prevention Plan (SWPPP) Cash Bonds		
	(1) New Home	\$2,000	
	(2) Subdivision	\$200 per lot or \$2,000 minimum	
	(3) Other	As determined by City Engineer	
7.	Publications	Electronic	Hard Copy
a.	General Plan	\$15	\$10
b.	Subdivision Ordinance	\$15	\$30
c.	Zoning Ordinance	\$15	\$30
8.	Site Plan Review Fee		
a.	Residential (not in approved subdivision)	\$150 + actual cost of engineering review	
b.	Commercial	\$250 + actual cost of engineering review	
9.	Lot Line Adjustment	\$125	
10.	Annexation		
a.	Application Fee	\$800	
b.	Plat Review Fee	\$200	
c.	Annexation Study Fee	Actual cost	
11.	Sign Permits		
a.	Application Fee	\$25	
b.	Inspection Fee	Actual cost	
	Application fee shall not apply to temporary non-profit signs		
12.	Utah County Surveyor Plat Review Fee	\$125	
13.	Preservation Coat	\$0.30 per square feet of asphalt area	
14.	Street Light Connection Fee	\$150 per light	
15.	Credit Card Payments will only be accepted for total payments not exceeding \$1,000		
16.	Film Permit		
a.	Permit Fee	\$225	
b.	Deposit	\$1,000	

F. PUBLIC WORKS:

1.	Streets	
a.	Street Dedication or Vacation	\$300
b.	Street Name Change Application	\$100
c.	New Street Sign for Name Change Application	\$75 per sign
2.	Concrete Inspection Permits	
a.	Curb and Gutter	\$35
b.	Sidewalk	\$35
3.	Excavation Permits, Asphalt/Concrete Cuts/ Unimproved Surface	
a.	Excavation Bond	\$20,000

- b. Minimum fee for cuts in paved surfaces more than 3 years old \$300 + \$1.50 per square foot
- c. Minimum fee for cuts in paved surfaces less than 3 years old \$300 + \$3.00 per square foot

4. Land Disturbance Permit \$300

5. Culinary Water Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator.):

- a. Box Elder and those portions of Willow Canyon and any other areas of the City that cannot be served by pressurized irrigation:

Amount Used	Rate
0 to 8,000 gallons per month (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons per month	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons per month	\$1.40
Each 1,000 gallons over 175,000 gallons per month	\$2.80

- b. All other users:

Amount Used	Rate
0 to 8,000 gallons per month (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons per month	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons per month	\$3.00
Each 1,000 gallons over 12,000 gallons per month	\$4.00

6. Culinary Water Meter Connection Fee (In addition to Impact Fee)

Minimum Lot Size Requirements	Meter Size	Fee
Residential or commercial use	3/4"	\$450
Residential or commercial use	1"	\$600
As justified by engineering requirements	1.5"	\$900
As justified by engineering requirements	2"	\$1,250

7. Pressurized Irrigation Connection Fee (In addition to Impact Fee)

Required for older services that are unable to accept a meter

Description	Meter Size	Fee
1" Service, only requires meter adapter parts	1"	\$50
1" Service, requires reconstruction	1"	\$600
1.5" Service, requires reconstruction	1.5"	\$900
2" Service, requires reconstruction	2"	\$1,250
Other	-	Actual cost of parts and labor

8. Pressurized Irrigation Meter Connection Fee (in addition to Impact Fee and Pressurized Irrigation Connection Fee, if applicable)

Description	Meter Size	Fee
1" Meter installation with provisions for meter	1"	\$500
1.5" Meter installation with provisions for meter	1.5"	\$1,000
2" Meter installation with provisions for meter	2"	\$1,300
Other	-	Actual cost of parts and labor

9. Pressurized Irrigation Rates (Temporary disconnection is not permitted unless authorized by the Alpine City Administrator. See example calculation in Appendix C):

Users	Rate
All Users - meter fee	\$1.00
Residential, Commercial, Church and School Users	Base Rate + Usage Rate = Total Bill (see Base Rate and Usage Rates below)
Residential shareholders in Alpine Irrigation Co.	\$0.000682 per square foot per month
Agricultural shareholder in Alpine Irrigation Co.	\$1.27 per acre per month
Excess Share Credit	\$5.52 per share per month

- a. 2025 Pressurized Irrigation Base Rate Calculation = \$42.44 per acre per month
- b. 2025 Pressurized Irrigation Usage Rate Calculation= Cost is calculated through a tiered rate structure based on an allocation of water for the size and type of property, gallons used and which month the water is used. Tiered rates, allocation amounts and allocations by month are all shown below:

Tiered Rates	
Tier	Cost/1,000 gallons
1	\$0.129
2	\$0.368
3	\$0.459
4	\$0.734
5	\$1.102
6	\$1.396
Allocation Amounts*	
Use	Allocation (gallons/acre)
Residential	118,175
Commercial	36,930
Churches	64,627
Schools	97,864
*Allocation amounts fluctuate by month to account for seasonal water needs as follows:	
Month	Percentage of Gallons Allowed by Tier
April/October	34%
May/June/September	92%
July/August	129%
(See example calculations in Appendix C)	

Monthly Gallons Allowed per Acre for Each Tier					
Use	Tier	% Allocation Allowed	April / October	May/June/ September	July/August
Residential	1	0-75%	30,000	81,750	114,000
	2	75-100%	10,000	27,250	38,000
	3	100-150%	20,000	54,500	76,000
	4	150-200%	20,000	54,500	76,000
	5	200-250%	20,000	54,500	76,000
	6	250%+	Unlimited	Unlimited	Unlimited

Commercial	1	0-75%	9,375	25,547	35,625
	2	75-100%	3,125	8,516	11,875
	3	100-150%	6,250	17,031	23,750
	4	150-200%	6,250	17,031	23,750
	5	200-250%	6,250	17,031	23,750
	6	250%+	Unlimited	Unlimited	Unlimited
Churches	1	0-75%	16,406	44,707	62,344
	2	75-100%	5,469	14,902	20,781
	3	100-150%	10,938	29,805	41,563
	4	150-200%	10,938	29,805	41,563
	5	200-250%	10,938	29,805	41,563
	6	250%+	Unlimited	Unlimited	Unlimited
Schools	1	0-75%	24,844	67,699	94,406
	2	75-100%	8,281	22,566	31,469
	3	100-150%	16,563	45,133	62,938
	4	150-200%	16,563	45,133	62,938
	5	200-250%	16,563	45,133	62,938
	6	250%+	Unlimited	Unlimited	Unlimited

10. Other Utility Fees and Rates

- a. Deposit of \$100 refunded after one year of prompt payment \$100 deposit
- b. Transfer of service \$25
- c. Delinquent and Disconnect/Reconnect
 - (1) First time annually: \$70 + 10% penalty (the \$70 + 10% will be waived if the customer signs up for automatic bill pay by credit card through Xpress Bill Pay)
 - (2) Subsequent times \$45 + 10% penalty
- d. Utility tampering fee \$299
- e. Fees for Damage to Culinary Water Meter
 - (1) Endpoint \$175
 - (2) Meter Can Lid \$50
 - (3) Meter Can Ring \$90
 - (4) Other Components at cost
- f. Fees for Damage to Pressurized Irrigation Meter Components:
 - (1) Endpoint \$175
 - (2) Complete Box for 1" Meter (includes lid) \$200
 - (3) Complete Box for 1.5" & 2" Meter (includes lid) \$550
 - (4) Lid for 1" Meter \$55
 - (5) Lid for 1.5" and 2" Meter \$200
 - (6) Other Components at cost

11. Water Management Plan Violation Fees:

- a. 1st Violation: Written warning
- b. 2nd Violation: Service will be locked with \$50 fee required to have lock removed.
- c. 3rd and Subsequent Violations: Service will be locked with \$200 fee required to have lock removed

12. Sewer Connection Fee \$125

13. Sewer Usage Rate

a.	Amount Used	Rate
	0 to 2,000 gallons per month	\$14.40
	Each 1,000 gallons over 2,000 gallons per month	\$3.94

Sewer rates are based on average monthly water use from October 1 – March 30.

b. Timpanogas Service District Surcharge: \$10/utility account per month

14. Storm Drain Usage Rate

Parcels	Rate
Residential (1 ERU)	\$5.00 per month
Commercial	The charge shall be based on the total square feet of the measured impervious surface divided by 4,200 square feet (or 1 ERU), and rounded to the nearest whole number. The actual total monthly service charge shall be computed by multiplying the ERU's for a parcel by the rate of \$5.00 per month. See Municipal Code 14-403.6 for available credits.
Undeveloped	No charge

15. Infrastructure Protection Violation \$300

16. Monthly Residential Waste

- | | |
|--|---------|
| a. Collection Fee (1st unit) | \$11.85 |
| b. Collection Fee each additional unit | \$7.60 |
| c. Recycling (1st unit) | \$7.50 |
| d. Recycling each additional unit | \$7.50 |

17. Transfer of Utility Service \$25

G. PARKS:

- | | |
|--|----------------------|
| 1. Resident General City Park Reservation | \$25 use fee |
| 2. Non-resident General City Park Reservation
(Parks other than Creekside Park) | \$75 use fee |
| 3. Non-resident Creekside Park Reservation | \$100 use fee |
| 4. Sports use of City Parks | |
| a. Rugby, Soccer, Football, Baseball, etc. | \$2 per player |
| b. Outside Leagues | \$10 per game |
| 5. Mass Gathering Event Application Fee | |
| a. Residents | \$150 |
| b. Non-resident | \$300 |
| c. Business Entities | \$2,500 |
| 6. Lambert Park | |
| a. Event - Resident | \$25 + \$150 deposit |

- b. Event - Non-resident \$75 + \$150 deposit
- c. Races in Lambert Park \$500 + mass gathering fee and deposit
- 7. Rodeo Grounds
 - a. Event - Resident \$25 + \$150 deposit
 - b. Event - Non-resident \$75 + \$150 deposit

H. IMPACT FEES:

- 1. Storm Drain \$800
- 2. Street \$1,183.32
- 3. Park/Trail \$2,688
- 4. Sewer \$362.52
- 5. Timpanogos Special Service District \$7,023
- 6. Culinary Water
 - a. With Pressurized Irrigation Service \$1,162.99
 - b. Without Pressurized Irrigation Service \$13,955.88
- 7. Pressurized Irrigation without Culinary Water
 - a. 0.25 acre lot \$4,666.95
 - b. 0.5 acre lot \$4,833.62
 - c. 1 acre lot \$6,722.63
 - d. Larger lots, Commercial, Religious & Educational Calculated**

**Calculation will be as outlined in the "2021 Pressurized Irrigation System Master Plan, Impact Facility Plan & Impact Fee Analysis" dated December 2021, prepared by Horrocks Engineers.

I. CEMETERY:

- 1. Headstone marking fee \$75
- 2. Single Burial Lot or Space (resident only) \$1,700 (limited to purchasing 3 plots)
- 3. Opening & Closing Graves*

	Weekday	Saturday
Resident	\$800	\$1,050
Resident Infant (under one year)	\$125	\$350
Non-Resident Infant (under one year)	\$175	\$400
Non-Resident	\$1,200	\$1,700

- 4. Disinterment \$1,500
City will remove all earth and obstacles leaving vault exposed
- 5. Cremation
 - a. Burial of ashes - Resident Non-Residents \$500
- 6. Deed Work \$50
- 7. *No Holiday Burials or Burials after 2:00 PM

J. SMALL WIRELESS FACILITIES RIGHT-OF-WAY RATES:

The fee a wireless provider shall pay for the right to use the right-of-way shall be the greater of the following:

1. 3.5% of all gross revenue relative to the wireless provider's use of the right-of-way for small wireless facilities; or
2. \$250 annually for each small wireless facility.

II. OTHER FEES:

It is not intended by this Resolution to repeal, abrogate, annul or in any way impair or interfere with the existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

APPENDIX A

Square Foot Construction Costs^{a, b, c, d}

Group (2006 International Building Code)		Type of Construction							
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA VB
A-1	Assembly, theaters, with stage	207.99	201.27	195.59	188.35	177.31	172.08	162.33	161.78 155.82
	Assembly, theaters, without stage	189.37	181.85	175.97	169.72	167.73	162.50	162.70	142.19 135.23
A-2	Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.55	140.99	124.59 120.41
A-2	Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.58	139.99	122.59 119.41
A-3	Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	165.05	145.52 139.66
A-3	Assembly, general, community halls, libraries, museums	182.11	155.39	149.71	142.46	129.82	126.20	135.44	114.69 109.53
A-4	Assembly, arenas	157.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19 135.23
B	Business	161.10	165.30	160.33	143.24	130.34	125.39	137.83	114.22 102.47
E	Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54 125.51
F-1	Factory and industrial, moderate hazard	97.69	93.20	87.88	84.98	76.10	72.71	81.54	62.67 59.24
F-2	Factory and industrial, low hazard	86.88	82.20	87.88	83.86	76.10	71.71	80.34	62.67 56.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67 N.P.
H234	High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67 53.24
H-5	HPM	161.10	165.30	160.33	143.24	130.34	125.39	137.83	114.22 109.47
I-1	Institutional, supervised environment	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94 118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	N.P.	247.68	223.51 N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	N.P.	168.08	143.05 N.P.
I-3	Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.89	139.55 132.80
I-4	Institutional, day care facilities	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94 118.11
M	Mercantile	119.24	114.73	109.76	104.69	95.94	93.10	99.88	83.13 79.95
R-1	Residential, hotels	163.43	157.90	153.72	147.55	137.69	133.97	149.68	124.81 119.89
R-2	Residential, multiple family	138.97	131.44	127.26	121.11	111.35	107.63	122.34	99.47 93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.01	118.02	108.33 101.85
R-4	Residential, care/assisted living facilities	161.32	155.78	151.81	145.46	135.81	132.09	146.81	122.94 118.11
S-1	Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.35	55.67 52.24
S-2	Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67 51.24
U	Utility, miscellaneous	89.10	85.33	81.44	58.37	52.71	49.14	55.08	41.61 39.61

- a. Private Garages use Utility, miscellaneous.
b. Unfinished basements (oil use group) = \$15.00 per sq. ft.
c. For shell only buildings deduct 20 percent.
d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website
at www.iccsafe.org/cs/techservices

APPENDIX B

BUILDING PERMIT FEES (2021 IRC Appendix AL, as amended)

Total Valuation	Fee
\$1 to \$500	\$24
Total Value from \$501 to \$2,000	
First \$500	\$24
Plust \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value _____ = _____ - 5 = _____ x \$3 = _____	
100	
Building Permit Fee	
Total Value from \$2,001 to \$40,000	
First \$2,000	\$69
Plust \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value _____ = _____ - 2 = _____ x \$11 = _____	
1,000	
Building Permit Fee	
Total Value from \$40,001 to \$100,000	
First \$40,000	\$487
Plust \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value _____ = _____ - 40 = _____ x \$9 = _____	
1,000	
Building Permit Fee	
Total Value from \$100,001 to \$500,000	
First \$100,000	\$1,027
Plust \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value _____ = _____ - 100 = _____ x \$7 = _____	
1,000	
Building Permit Fee	
Total Value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827
Plust \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
Total value _____ = _____ - 500 = _____ x \$5 = _____	
1,000	
Building Permit Fee	
Total Value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327
Plust \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value _____ = _____ - 1,000 = _____ x \$3 = _____	
1,000	
Building Permit Fee	
Total Value from \$5,000,001 and over	
First \$5,000,000	\$18,327
Plust \$1 for each additional \$1,000 or fraction thereof	
Total value _____ = _____ - 5,000 = _____ x \$1 = _____	
1,000	
Building Permit Fee	

<https://codes.iccsafe.org/content/IRC2021P2/appendix-al-permit-fees>

APPENDIX C

2025 PRESSURIZED IRRIGATION RATE CALCULATION EXAMPLE

See consolidated fee schedule for base rate, usage tiered rates, allocation amounts, gallons allowed per tier, etc.

Property Type = Residential
Property Acreage = 0.35 acres
Metered Usage = 125,000 gallons
Month = July

Step 1 – Calculate the Base Rate

Base Rate = $0.35 * \$42.44 = \14.85

Steps 2 – 5 Calculate the Usage Rate

Step 2 – Calculate the allowed gallons per tier, using the property size

$0.35 \times \text{Tier 1 Allowed Gallons} = 0.35 * 114,000 = 39,900$

$0.35 \times \text{Tier 2 Allowed Gallons} = 0.35 * 38,000 = 13,300$

$0.35 \times \text{Tier 3 Allowed Gallons} = 0.35 * 76,000 = 26,600$

$0.35 \times \text{Tier 4 Allowed Gallons} = 0.35 * 76,000 = 26,600$

$0.35 \times \text{Tier 5 Allowed Gallons} = 0.35 * 76,000 = 26,600$

$0.35 \times \text{Tier 6 Allowed Gallons} = \text{Unlimited Gallons}$

Step 3 – Calculate how many gallons were used in each tier

Total gallons used was 125,000 gallons, these needs spread out into the tiers, starting with Tier 1

Tier 1 = $125,000 - 39,900 = 85,100$ left over, all allowed 39,900 gallons used in this tier

Tier 2 = $85,100 - 13,300 = 71,800$ left over, all allowed 13,300 gallons used in this tier

Tier 3 = $71,800 - 26,600 = 45,200$ left over, all allowed 26,600 gallons used in this tier

Tier 4 = $45,200 - 26,600 = 18,600$ left over, all allowed 26,600 gallons used in this tier

Tier 5 = $18,600 - 26,600 = \text{None}$ left over, 18,600 used in this tier

Tier 6 – None left over, no gallons used in this tier in this example

Step 4 – Calculate cost per tier

Tier 1 cost = $\$0.129 * 39,900 / 1000 = \5.15

Tier 2 cost = $\$0.368 * 13,300 / 1000 = \4.89

Tier 3 cost = $\$0.459 * 26,600 / 1000 = \12.21

Tier 4 cost = $\$0.734 * 26,600 / 1000 = \19.52

Tier 5 cost = $\$1.102 * 18,600 / 1000 = \20.50

Tier 6 cost = $\$1.396 * 0 = \0.00

Step 5 – Calculate total Usage Rate by adding tiered costs from Step 4

\$ 5.15

\$ 4.89

\$12.21

\$19.52

\$20.50

+ \$ 0.00

Total Usage Rate = \$62.27

Step 6 – Calculate Pressurized Irrigation Bill by adding the Base Rate and Usage Rate

Base Rate \$14.85

Usage Rate + \$62.27

Total PI Bill = \$77.12

Memo



To: Alpine City Council

From: Jason Judd, P.E.
City Engineer

Date: December 5, 2025

Subject: Canyon Crest PI Replace Project – Change Order

City Council:

The contractor for the Canyon Crest Pressurized Irrigation Replacement project has completed their work. With their final pay request, they have submitted a change order with four items: Engineered Thrust Block, 24 Inch 22° bend, 3 Inch Hot Mix Asphalt, and Dollar Value of Underruns.

The Engineered Thrust Block was due to utility lines being closer to the irrigation line than anticipated during project design. A traditional thrust block could not be installed due to the proximity of the utility lines. With the size of this irrigation line, 24 inches, we wanted to make sure a proper thrust block was installed to prevent any potential issues at the connection.

The 24 inch 22° bend was needed due to alignment adjustments during construction.

During project design it was estimated the asphalt in the project area was 5 inches thick. As construction started it was found that the asphalt was 8 inches thick, requiring the addition of 3 inches. If asphalt patches don't match existing thicknesses, it can cause issues with the roadway.

The contractor was able to install less asphalt than was estimated requiring an underrun on the total asphalt amount. This underrun is addressed in the change order.

Attached is a copy of the change order. If you have any questions about this change order, please reach out to me via email at jasonj@alpineut.gov or a phone call at 801-756-6347 ex 7.

Alpine City Engineering
20 North Main • Alpine, Utah 84004
Phone: 801-756-6347
E-mail: jasonj@alpineut.gov

DOCUMENT 00990

CONTRACT CHANGE ORDER

Project: Canyon Crest Pressurized Irrigation Replacement
Location: Alpine City
Change Order No.: 1
To: Red Pine Construction

Date: December 4, 2025

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Engineered Thrust Block, 1 LS @ \$13,523		\$13,523.00
2	24 Inch 22° Bend, 1 EA @ \$2,895		\$2,895.00
3	3 Inch Hot Mix Asphalt, 8122 SF @ \$2.69/SF		\$21,848.18
4	Dollar Value of Underruns	\$26,748.34	
	Change in contract price due to this Change Order:		
	Total Decrease	\$26,748.34	
	Total Increase		\$38,266.18
	Net increase (decrease)		\$11,517.84


The sum of \$11,517.84 is hereby added to, the total contract price and the total adjusted contract price to date thereby is \$848,013.64.

The time provided for completion in the contract is **Not Changed**

This document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by: 
Contractor

12/5/2025
Date

Recommended by: 
Resident Engineer

12/4/25
Date

Approved by: _____
Owner

Date

**PARTIAL PAYMENT ESTIMATE
NO. 1**


Name of Contractor: Red Pine Construction		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 15-Apr-26	Original: \$836,495.80	From: 1-Nov-25
Revised: NA	Revised: \$848,013.64	To: 30-Nov-25
Description of Job: Canyon Crest Pressurized Irrigation Replacement		
Amount	This Period	Total To Date
Amount Earned	\$848,013.64	\$848,013.64
Retainage Being Held	\$0.00	\$0.00
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$0.00
Amount Due	\$848,013.64	\$848,013.64

Contractor's Construction Progress is COMPLETE

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 shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 12/4/2025


Brett Wood, P.E.
Project Engineer

Accepted by: **Red Pine Construction**

Date: 12/5/2024



Project Manager

Approved By: **Alpine City**

Date: _____

Carla Merrill
Mayor

Budget Code _____ Staff Initial _____