



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, January 13, 2026, at 6:00 pm**, at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpineut.gov. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- A. Roll Call Mayor Carla Merrill
- B. Prayer Chrissy Hannemann
- C. Pledge Brent Rummel

II. SWEARING IN OF NEWLY ELECTED OFFICIALS

III. WORK SESSION

Presentation of Culinary Water Master Plan Update – Horrocks Engineers

IV. CONSENT CALENDAR

- A. Approve City Council Minutes from December 4 Training and December 9 Meetings
- B. Approval of Proposal to Conduct Main Street Crosswalk and Related Items Warrant Study – Fehr & Peers: \$16,700
- C. Partial Payment No. 1 – CDBG ADA Ramp Project, Pronghorn Construction: \$38,081.60
- D. Final Payment – CDBG ADA Ramp Project, Pronghorn Construction: \$76,229.71
- E. Resolution R2026-01: Reappointment of Trail Committee Members
- F. Resolution R2026-02: Reappointment of Prime-Time Committee Members
- G. Resolution R2026-03: Approval of Amended Consolidated Fee Schedule – TSSD Impact Fee
- H. Resolution R2026-04: Appointments to the Lone Peak Public Safety District Board
- I. Resolution R2026-05: Appointment to the Timpanogos Special Service District Board
- J. Resolution R2026-06: Appointments to the Central Utah 911 Board
- K. Ordinance 2026-01: Adoption of the 2006 Wildland Urban Interface Code

V. PUBLIC COMMENT

VI. REPORTS & PRESENTATIONS

- A. Presentation of the One Kind Act a Day Proclamation
- B. City Council Assignments – 2026

VII. ACTION/DISCUSSION ITEMS

- A. Approval of Contract with Landmark Design for Parks Master Plan Update: \$50,635 (additional optional items \$43,160)
- B. Resolution R2026-07: Approval of Amended and Restated Interlocal Agreement for the Lone Peak Public Safety District to Amend the Fire Funding Formula
- C. Pine Grove Annexation Petition
- D. Ordinance 2026-02: Guest house Amendments
- E. Ordinance 2026-03: Farmstand Definition
- F. Consideration for Approval of Setback Encroachment – Larry Hilton

VIII. STAFF REPORTS

IX. COUNCIL COMMUNICATION

X. CLOSED MEETING:

Discuss litigation, property acquisition, or the professional character, conduct, or competence of personnel

Mayor Carla Merrill
January 9, 2026

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Work Session: Review of the 2025 Culinary Water Master Plan Update

FOR CONSIDERATION ON: January 13, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review the 2025 Culinary Water Master Plan Update.

BACKGROUND INFORMATION:

John Schiess from Horrocks Engineers has been working on updates to the culinary water, sewer and pressurized irrigation water master plans. John will attend this work session to present the updated culinary water master plan. The plan has been included in this packet. It will be presented at a future city council meeting for adoption.

Both the sewer and pressurized irrigation master plans will be presented soon in similar work sessions.

ALPINE CITY GENERAL PLAN



Public Facilities and Services Element

*DRAFT 2025 Culinary Water System
Master Plan,
Impact Fee Facility Plan
&
Impact Fee Analysis*

Prepared by



Table of Contents

Chapter 1 - Summary and Recommendations	1
Introduction	1
Projected Population	2
Projected Water Demand	2
Recommended Culinary Water System Improvements	3
Existing Deficiency Improvement Plan.....	3
Buildout Improvement Plan	3
Chapter 2 - Current and Future Conditions.....	5
Projected Population	5
Equivalent Residential Connection (ERC).....	6
Existing Culinary Water System	7
Culinary Water Sources	8
Culinary Water Storage.....	8
Culinary Water Rights	9
Culinary Distribution Piping.....	9
Projected Culinary Water System Requirements.....	10
Buildout Culinary Water Sources	10
Buildout Culinary Water Storage	10
Buildout Culinary Water Rights	11
Zone by Zone Analysis	11
Chapter 3 – Culinary Water System Analysis	12
State Design Requirements.....	12
Computer Model of Culinary Water System	13
Division of Drinking Water Hydraulic Modeling Rule.....	13
Existing Deficiency Improvement Plan	14
Buildout Improvement Plan	14
Culinary Water Rate Review.....	16
Culinary Water System Replacement	16
Chapter 4 - Impact Fee Facility Plan (IFFP).....	19
General Background	19
Required Elements of an IFFP	19
Demands on Existing Facilities	20

Service Area.....	20
Culinary Water Design Requirements.....	20
Existing Culinary Water Facilities	20
Existing Culinary Water Source	20
Existing Culinary Water Storage	21
Existing Culinary Water Rights	22
Existing Distribution System	22
Deficiencies Based on Existing Development	23
Future Culinary Water Requirements	23
Future Capital Culinary Water Facilities	24
Future Culinary Water Source	24
Future Culinary Water Storage	24
Future Culinary Water Right Requirements	25
Future Capital Facilities.....	25
Capital Facility Cost and Proportionate Share.....	26
Cost of Capital Facilities.....	26
Cost of Master Planning	26
Value of Free Capacity in Culinary Water System	26
Cost Associated with Existing Deficiencies	26
Developer Contributions	26
10 Year Improvement Schedule	27
Revenue Source to Finance System Improvements.....	27
General Fund Revenues.....	27
Grants and Donations	27
Culinary Water Utility.....	28
Impact Fees	28
Debt Financing	28
IFFP Certification.....	29
Chapter 5 - Impact Fee Analysis (IFA)	30
General Background	30
Impact Fee Overview	30
Service Area.....	31
Culinary Water Design Requirements.....	31
Equivalent Residential Connection (ERC).....	32
Capital Project Costs	32

Proportionate Share Analysis.....	33
Cost of Capital Facilities.....	33
Cost of Master Planning	33
Value of Free Capacity in Culinary Water System	34
Cost Associated with Existing Deficiencies	35
Developer Contributions	36
Existing Impact Fee Balance.....	36
Impact Fee Summary	36
IFA Certification	38
APPENDIX.....	39

List of Tables

Table 1 Improvements to Address Existing Deficiencies	3
Table 2 Buildout Improvements.....	4
Table 3 Population and ERC Projections.....	7
Table 4 Existing Culinary Water Sources	8
Table 5 Culinary Source Need Versus Supply	8
Table 6 Existing Culinary Water Storage	9
Table 7 Culinary Storage Need Versus Supply.....	9
Table 8 Projected Culinary Water Needs	10
Table 9 Buildout Source Needs Versus Supply	10
Table 10 Buildout Storage Needs Versus Supply.....	11
Table 11 Improvement to Address Existing Deficiencies	14
Table 12 Buildout Improvements	15
Table 13 Full Improvement Schedule	15
Table 14 Revenue and Expense Summary	16
Table 15 Existing Culinary System Replacement Cost.....	18
Table 16 Existing Culinary Water Source Capacity	21
Table 17 Existing Culinary Water Need Versus Supply	21
Table 18 Existing Culinary Water Storage Capacity.....	21
Table 19 Existing Culinary Water Need Versus Supply	22
Table 20 Improvements to Address Existing System Deficiencies	23
Table 21 Existing Culinary Water Source Capacity.....	24
Table 22 Buildout Culinary Water Need Versus Supply	24
Table 23 Buildout Culinary Water Storage Capacity	25
Table 24 Buildout Culinary Water Need Versus Supply	25
Table 25 Buildout System Improvements.....	25
Table 26 10-Year Improvement Schedule	27
Table 27 ERC Summary	32
Table 28 Buildout Culinary Water System Improvements.....	33
Table 29 Impact Fee Improvement Projects	33
Table 30 Master Planning Cost Share	34
Table 31 Existing System Free Capacity Summary	35
Table 32 Existing Deficiencies.....	35
Table 33 Existing Impact Fee Fund Balance Allocation.....	36
Table 34 Total Impact Fee Summary	37
Table 35 Culinary Water System Asset List.....	53
Table 36 Detailed Cost Estimates.....	54
Table 37 Zone By Zone Needs Analysis.....	66

List of Figures

Figure 1 Population Projections.....	6
Figure 2 Existing Culinary Water System Improvements	40
Figure 3 Buildout Culinary Water System Improvements	41
Figure 4 Existing Zoning	42
Figure 5 Existing Landuse	43
Figure 6 Existing Culinary Water System.....	44
Figure 7 Existing Culinary Water Pressure Zones.....	45
Figure 8 Existing Peak Day Pressures	46
Figure 9 Existing Peak Day Velocity	47
Figure 10 Existing Fire Flow Available	48
Figure 11 Buildout Culinary Water System	49
Figure 12 Buildout Peak Day Pressures	50
Figure 13 Buildout Peak Day Velocity	51
Figure 14 Buildout Fire Flow Available	52

Abbreviations

AAPR	Annual Percentage Growth Rate
CCI	Construction Cost Index
ERC	Equivalent Residential Connection
DDW	Division of Drinking Water
fps	Feet per Second
gpd	Gallons per Day
gpdpc	Gallons per Day per Capita
gpm	Gallons per Minute
IFC	International Fire Code
IFA	Impact Fee Analysis
IFFP	Impact Fee Facility Plan
sf	Square Foot

S E C T I O N

1

Chapter 1 - Summary and Recommendations

Introduction

Horrocks developed culinary water master plan updates in 1993, 1997, 2001, 2007 and 2021 to help Alpine City prepare for growth and to correct water system deficiencies. A city-wide pressurized irrigation system was constructed in 2002 and greatly reduced the demand on the culinary water system. This 2025 culinary water system master plan update addresses the changes since 2021. User rates and impact fees were re-analyzed in order to stay current with costs and growth in the City.

This study was performed assuming the city-wide secondary irrigation system will supply the majority of outdoor water demand. There are four subdivisions (Box Elder, Willow Canyon, Pine Grove, and Three Falls) that currently are not fully connected to the secondary irrigation system; therefore, they will continue to use culinary water for their outdoor use. When Pine Grove Subdivision is referenced in this report it represents the current homes located in this area and not any proposed new developments.

Alpine City's current and future conditions are discussed in this study, including the existing land use and zoning, projected population, number of connections, developable areas, and projected demand. Using the projected population, design requirements, and historical demand, required system capacity is projected through the planning period.

To develop an impact fee, a minimum level of service must be established. The following is the minimum level of service (LOS) to be provided by the culinary water system.

- Provide 40 psi at all locations in the distribution system during peak day demands.
- Provide 30 psi at all locations in the distribution system during peak hour demands.
- Provide 20 psi at all locations in the distribution system during a fire flow event.
- Provide minimum 1,750 gpm of fire flow for 2 hours (adequate for 4,800 sf home).
- Maintain a maximum 8 fps water velocity during peak hour demands.
- Maintain a maximum 5 fps water velocity during peak day demands unless pressures are not compromised.
- Maintain a minimum of 207 gallons of storage per ERC (see DDW discussion on State Standards).
- Maintain a minimum of 0.23 ac-ft of water right per ERC.
- Maintain a minimum of 0.23 gpm of water source per ERC.

be available for homes between 3,600 and 4,800 square feet. For homes less than 3,600 square feet, the required fire flow is 1,000 gpm. Homes that are 4,800 square feet and larger require increasingly larger fire flows. It is recommended that homes greater than 4,800 square feet should be analyzed individually to determine if adequate fire flows are available and what improvements are necessary to obtain adequate fire protection.

A computer program was used to analyze the existing water systems to determine if the LOS pressures and fire flows could be met. The capital improvements required to bring the existing water system up to the minimum LOS were also determined. In addition, recommendations for improvements were made to meet future demand.

The feasibility of the recommended improvements depends on the available funding. Recommendations are made to provide the funding needed to implement the recommended capital improvements.

Projected Population

Alpine City currently has a population of 10,784 people. However, the City's population is projected to increase by 23.51 percent to 13,320 people by the year 2046. This growth will add an additional 2,280 equivalent residential units (ERCs) to the system.

Projected Water Demand

Calculations in this report assume that the secondary irrigation system is used for most outdoor water use. It is also assumed that all residents connected to the secondary irrigation system use the system for their outdoor watering needs.

The Box Elder Subdivision, Three Falls Subdivision, Pine Grove Subdivision and 13 lots of the Willow Canyon Subdivision currently are not served by the secondary irrigation system. These lots will continue to use culinary water for both indoor and outdoor usage.

Water use data for this update comes directly from the City's new meters and cellular reporting system. The peak use month and day in 2024 was in July so this is the data utilized to establish an individual Equivalent Residential Connection (ERC) for each connection. Each individual connection was assigned a specific ERC based on actual usage instead of an average in previous master plan updates. The new meter system will allow for a much more accurate assessment of water system capacity.

The State of Utah Division of Drinking Water (DDW) has set a minimum source requirement of 547 gallons per day (gpd) per connection for indoor use. This is a system specific standard calculated by the Division based on actual water use data submitted to the Division annually by City Staff. This requirement is no longer a State-wide standard. The DDW uses a different method of calculating ERC than was done in this master plan. The minimum LOS demand and storage values utilized in this master plan are equivalent to the DDW's system specific requirements. See DDW Hydraulic Modeling section for an explanation of equivalency.

For the lots not served by the secondary irrigation system, actual water use was used to determine the culinary ERC. Lots in Three Falls used 23.2 times the culinary water of an average home (with PI) in Alpine mostly due to outdoor irrigation. Willow Canyon homes used 16.3 times and Box Elder homes used 13.2 times an average home. Therefore, all water use calculations for those homes in this report are based on their respective ERCs.

Recommended Culinary Water System Improvements

These recommendations were determined by using a computer model of Alpine City's culinary water system and input from city staff.

Existing Deficiency Improvement Plan

Table 1 shows the improvements needed to address deficiencies in the existing culinary water system. These improvements are shown in Figure 2 in the appendix. A portion of the improvements listed will serve future as well as existing connections and the proportion associated with each are shown.

Table 1 Improvements to Address Existing Deficiencies

Item	Description	Cost	Existing	Growth
1	Main Street PRV	\$275,503	\$187,969	\$87,535
2	Meadow Brook Looping	\$165,496	\$165,496	\$0
3	Orchard Lane Looping	\$291,317	\$198,758	\$92,559
4	Scenic and Pineview Drive Upsize	\$328,717	\$328,717	\$0
5	580 West & 630 West Upsize	\$378,877	\$378,877	\$0
6	Stonehenge Upsize	\$201,410	\$201,410	\$0
7	600 East Upsize	\$230,768	\$230,768	\$0
8	Grove Tank Upsize/Replacement	\$6,930,018	\$4,728,173	\$2,201,845
9	Box Elder Tank Upsize	\$2,024,093	\$2,024,093	\$0
10	Willow Canyon Tank Upsize	\$2,543,890	\$2,543,890	\$0
11	Add Disinfection to Wells	\$1,361,745	\$929,084	\$432,661
Grand Total		\$14,731,832	\$11,917,232	\$2,814,600

April 2025 CCI = 13798

Costs are in 2025 dollars

Buildout Improvement Plan

Table 2 shows the improvements necessary to provide capacity for future growth. These improvements are shown in Figure 3 in the appendix.

Table 2 Buildout Improvements

Item	Description	Cost	Existing	Cost
1	Lambert South Extension	\$1,180,562	\$0	\$1,180,562
	Grand Total			\$1,180,562

April 2025 CCI = 13798

Costs are in 2025 dollars

S E C T I O N

2

Chapter 2 - Current and Future Conditions

Future conditions in Alpine City will affect the culinary water demands and the improvements needed to meet these demands. As factors change, the projected future conditions made in this study could be affected. To help minimize the effect of the changing future conditions, the recommendations made in this study have been based upon the number of people served by Alpine City's culinary water system rather than time periods.

This chapter discusses Alpine City's population projections through the planning and ultimate build-out periods. The projected number of culinary water connections has been determined based upon the projected population. In addition, using the potential areas of development, historical water demands, and State design requirements, the culinary water demands projected through the planning and ultimate build-out periods are discussed.

The master plan includes minor areas in the City's annexation declaration that are below 5,350 feet in elevation that can be served by the existing culinary water system. Additional potential areas of annexation above this elevation, such as north of Box Elder are not included in this analysis. If these areas are to be considered for annexation, they should be required to modify the master plan and provide all the water sources, booster pumps, storage, and distribution lines necessary to serve their development.

Projected Population

Population projections have been estimated by Alpine City until total build-out is reached near the year 2046. Alpine City's projected population is also shown on Figure 1. The projected annual percentage growth rate (AAPR) from 2014 to 2046 averages approximately 1.01 percent. Figures 4 and 5 in the appendix show the current zoning and land use within Alpine City.

Alpine City Population Projection

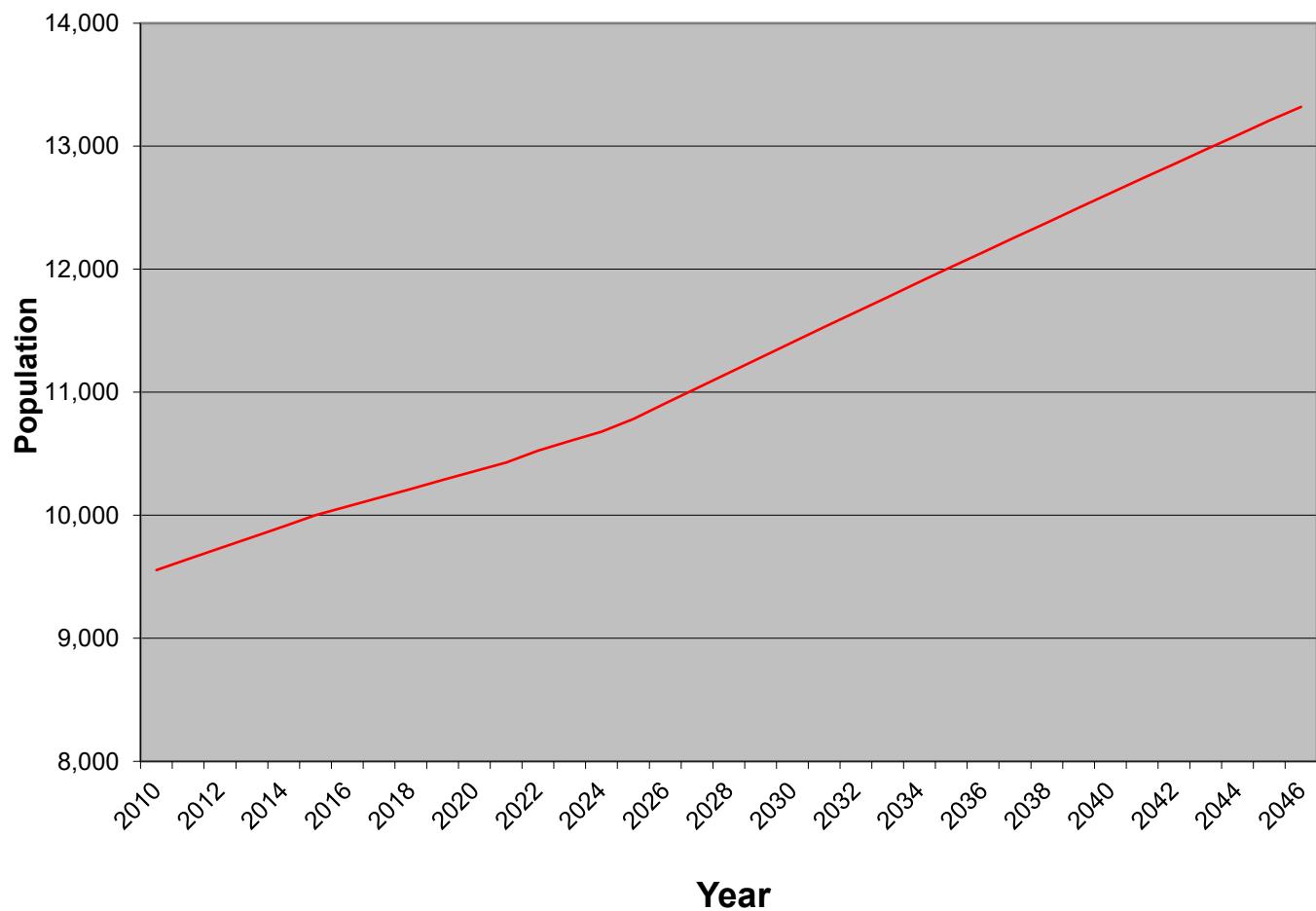


Figure 1 Population Projections

Equivalent Residential Connection (ERC)

Culinary water demands are generated from residential, commercial, industrial, and institutional sources and it is advantageous to relate these sources in a quantifiable manner. The total culinary water use for homes with PI in the peak month of July 2024 was divided by the total number of meters to determine an average monthly usage for a home with PI. Then the July monthly usage from every meter was divided by the average to determine an individual ERC value for each connection. For all unmetered connections an ERC value was assumed based on the type of use and any known demands. Multiplying the number of ERC's by the LOS of 0.23 gpm per ERC shows a peak day source requirement of 1,127 gpm. The peak usage day in July shows a metered use of approximately 919 gpm. The difference between the two values can be attributed to several factors. First, there is always a certain amount of leakage and loss in a pressurized culinary water system. Second, there are unmetered uses such as unmetered City connections like the splash

pad and park restrooms and flushing and fire-fighting activities. Third, the State Standard has a factor of safety built into the system specific standard given Alpine City. The equivalent to the State's system specific standard peak day source requirement will be utilized for this master plan update.

ERC's are anticipated to grow at approximately the same rate as population. Table 3 also shows the projected ERC Growth.

Table 3 Population and ERC Projections

Year	Population	Growth Rate	ERC's
2024	10,679	1.52%	3,974
2025	10,784	1.80%	4,896
2026	10,910	1.97%	4,993
2027	11,034	1.95%	5,090
2028	11,159	1.94%	5,189
2029	11,283	1.92%	5,288
2030	11,407	1.91%	5,389
2031	11,530	1.89%	5,491
2032	11,652	1.87%	5,594
2033	11,775	1.86%	5,698
2034	11,896	1.84%	5,803
2035	12,018	1.83%	5,909
2036	12,139	1.82%	6,017
2037	12,259	1.80%	6,125
2038	12,379	1.79%	6,235
2039	12,499	1.78%	6,345
2040	12,618	1.76%	6,457
2041	12,737	1.75%	6,570
2042	12,855	1.74%	6,685
2043	12,973	1.73%	6,800
2044	13,091	1.72%	6,917
2045	13,208	1.70%	7,035
2046	13,320	1.66%	7,176

Existing Culinary Water System

The existing Alpine City culinary water system includes sources, storage, water rights, and distribution piping. The following sections describe the existing culinary water system components. The tables are a summary of the system as a whole rather than a zone specific analysis. A zone specific analysis has been

performed with results shown in the Appendix. If there is a zone specific deficiency it is noted in the appropriate section.

Culinary Water Sources

Table 4 shows the City existing culinary water sources and their capacity. Table 5 shows the current need versus supply. Alpine City currently has excess culinary water sources. Busch Well is a culinary grade water source and is shown in the culinary water master plan as an existing source to show that State of Utah Division of Drinking Water standards are met. Actual water usage in the City is less than state standards and therefore this source may not be physically necessary for the culinary water system to operate.

Table 4 Existing Culinary Water Sources

Water Source	Flowrate Capacity(gpm)	Zone*
Grove Spring	1,100	Grove Zone
Busch Well	250	Lambert Zone
Silverleaf Well	650	Lambert Zone
300 East Well	425	Alpine Zone
Totals	2,425	

*Surplus from a higher zone can be transferred to a lower zone.

Table 5 Culinary Source Need Versus Supply

	Need (gpm)	Supply (gpm)	Excess/(Deficit)
Current	1,127	2,425	1,298

Culinary Water Storage

Table 6 shows the City's existing culinary water storage facilities and their capacity. Table 7 shows the current need versus supply.

- Provide 207 gallons of storage per indoor ERC.
- Provide storage for fire flows according to International Fire Code Standards. Each zone has its own specific standard based on the largest home size and if fire sprinklers are installed.

Alpine currently has excess storage capacity system wide to meet the state standards but due to new updated fire flow standards (Zone Specific based on largest home), Box Elder and Willow Canyon do not have enough storage to meet that standard. Specific recommendations are made to meet these requirements. It is proposed to meet these fire flow needs with larger tanks. Necessary capacities are shown in detailed cost estimates. It is recommended that a detailed analysis of the structures, and if fire sprinklers are installed, within the Box Elder and Willow Canyon subdivisions be conducted to refine the total amount of storage

needed. The storage necessary to meet the requirements may be provided by upsized tanks or fire flow boosters with backup power generation. This study should be conducted in coordination with the Fire Marshal as there may be other ways to meet the storage requirements that are less expensive and the Fire Marshal is the ultimate authority on storage capacity needed to meet IFC standards.

In addition, while the Grove Tank has sufficient volume to meet the State Standards, the unique operation of the City's system requires a larger volume which will limit excessive tank fluctuations and conserve high quality spring water that may be spilled. It is recommended a new tank be constructed to meet these operational needs and the cost should be split evenly between existing and future users as all will benefit equally.

Table 6 Existing Culinary Water Storage

Tank	Capacity (gallons)	Zone*
Grove Tank	500,000	Grove Zone
3MG Tank	3,000,000	Lambert Zone
Hog Hollow Tank	1,000,000	Alpine Zone
Box Elder Tanks	650,000	Box Elder Zone
Three Falls Tanks	1,000,000	Three Falls Zone
Willow Canyon Tank	275,000	Willow Canyon Zone
Total	6,425,000	

*Surplus from a higher zone can be transferred to a lower zone.

Table 7 Culinary Storage Need Versus Supply

Need (gallons)	Capacity (gallons)	Excess/(Deficit)
4,792,230	6,425,000	1,632,770

Culinary Water Rights

Alpine City maintains a portfolio of their own water rights and has sufficient to meet the needs of the existing culinary water system.

Culinary Distribution Piping

Figure 6 in the appendix shows the City's existing distribution system including piping, sources, storage, etc. Figure 7 shows the pressure zones within the culinary water system.

Projected Culinary Water System Requirements

The projected population and LOS requirements were used to project the culinary water needs through the planning period. Using the projected ERCs, Table 8 shows the projected source, storage, and water right needs through the planning period. The tables are a summary of the system as a whole rather than a zone specific analysis. A zone specific analysis has been performed with results shown in the Appendix. If there is a zone specific deficiency it is noted in the appropriate section.

Table 8 Projected Culinary Water Needs

Year	ERC's	Source Required (gpm)	Storage Volume Required (gallons)	Water Rights Required (ac-ft)
2025	4,896	1,127	4,792,230	1,135
2026	4,993	1,149	4,812,192	1,158
2027	5,090	1,171	4,832,368	1,180
2028	5,189	1,194	4,852,761	1,203
2029	5,288	1,217	4,873,372	1,226
2030	5,389	1,240	4,894,203	1,250
2035	5,909	1,360	5,001,728	1,370
Buildout	7,176	1,651	5,263,612	1,664

Buildout Culinary Water Sources

Table 9 shows the buildout need versus supply. It is projected that Alpine City will have adequate culinary water sources at buildout.

Table 9 Buildout Source Needs Versus Supply

Projected Need (gpm)			Supply (gpm)	Excess/(Deficit)
Buildout	1,651		2,425	774

Buildout Culinary Water Storage

Table 10 shows the buildout need versus supply. As a whole system it is projected that Alpine City will have adequate culinary water storage at buildout. While the system as a whole is projected to have adequate storage the Grove Zone will be deficient at buildout.

Table 10 Buildout Storage Needs Versus Supply

Projected Need (gallons)	Capacity (gallons)	Excess/(Deficit)
Buildout 5,263,612	6,425,000	1,161,388

Buildout Culinary Water Rights

Alpine City maintains a portfolio of their water rights and will have sufficient to meet the needs of the culinary water system at buildout as developers are required to dedicate water rights to the City as a condition of development.

Zone by Zone Analysis

A zone by zone analysis of culinary water system needs is given in the appendix. It shows the source, storage, and water right needs for each pressure zone in the culinary water system both for existing and buildout. It also shows the existing ERC's and projected buildout ERC's in each zone. Figure 7 in the appendix shows the culinary water pressure zones for Alpine City

Chapter 3 – Culinary Water System Analysis

Alpine City's culinary water system was analyzed to find the capacity of the current system and to determine the improvements needed to meet the demands of the projected population. In this chapter, a description of the existing culinary water system is given along with a discussion of the concerns and recommended improvements. State and Alpine City standard requirements were used as criteria to analyze the culinary water system. Information obtained from a computer model of Alpine's culinary water system is presented with the recommended improvements needed to meet the projected population culinary water demand.

Alpine City currently has approximately 72.9 miles of culinary water pipelines that transmit and distribute culinary water throughout the City. Figure 6 in the appendix shows the existing culinary water system. Pipelines in the City range from 4 inches to 16 inches.

State Design Requirements

The Utah DDW provides regulations for culinary water system design. It is recommended that Alpine City adopt the following criteria as the minimum level of service for the culinary water system:

To develop an impact fee, a minimum level of service must be established. The following is the minimum level of service (LOS) to be provided by the culinary water system.

- Provide 40 psi at all locations in the distribution system during peak day demands.
- Provide 30 psi at all locations in the distribution system during peak hour demands.
- Provide 20 psi at all locations in the distribution system during a fire flow event.
- Provide minimum 1,750 gpm of fire flow for 2 hours (adequate for 4,800 sf home).
- Maintain a maximum 8 fps water velocity during peak hour demands.
- Maintain a maximum 5 fps water velocity during peak day demands unless pressures are not compromised.
- Maintain a minimum of 207 gallons of storage per ERC (see DDW discussion on State Standards).
- Maintain a minimum of 0.23 ac-ft of water right per ERC.
- Maintain a minimum of 0.23 gpm of water source per ERC.

The International Fire Code (IFC) requires that a minimum fire flow of 1,750 gpm at 20 psi residual pressure be available for homes greater between 3,600 and 4,800 square feet. For homes less than 3,600 square feet, the required fire flow is 1,000 gpm. Homes that are 4,800 square feet and larger require increasingly larger fire flows. It is recommended that homes greater than 4,800 square feet should be analyzed individually to

determine if adequate fire flows are available and what improvements are necessary to obtain adequate fire protection.

The State of Utah Division of Drinking Water has recently implemented (2021) system specific source, storage, and water right standards based on information provided by Alpine City water usage and fire flow needs. These new standards are identified above. In addition, they have determined that each storage tank should have a specific amount of fire flow storage based on IFC standards. This is a change from previous master plan updates.

Computer Model of Culinary Water System

A computer program called WaterGEMS 2024 was used to model Alpine City's culinary water system. The program uses the flows demanded at each node to calculate the pressures, flows, and velocity of flow for each node and pipe. Output of the model includes, pipe velocity, node demands, pressures, and available fire flow. Information for the existing culinary water system includes the pipe diameters, lengths, tanks, sources, pumps, PRV stations, etc.

The number of ERCs was estimated based on build-out conditions with the 2025 zoning and assuming 20 percent of the buildable area was used in the development of roadways, sidewalks, parks, etc. The flows generated by the number of ERCs achieved at build-out were entered into WaterGEMS. WaterGEMS was run to determine upgrades needed for demands on the existing culinary water system and demands to be placed on the system during buildout.

Division of Drinking Water Hydraulic Modeling Rule

The hydraulic modeling was performed in conformance with the State of Utah Administrative Code R309-511, Hydraulic Modeling Requirements and utilized the minimum flow requirements of R309-510 and the minimum pressure requirements of R309-105-9. All recommendations within this plan are to ensure that both the existing and buildout system meet the standards noted above. The hydraulic model was calibrated with field measurements and observations including fire flow testing in each of the separate pressure zones. The majority of the fire flow tests were within 5 percent of the modeled results. It was determined that the areas that showed greater than 5 percent discrepancy were caused by PRV's that were not functioning correctly. These PRV stations are in the process of being maintained and adjusted.

System specific standards for Alpine City have been set by the DDW and include 0.38 gpm/ERC source capacity, 345 gal/ERC storage capacity, and 0.39 ac-ft/ERC water right capacity. The DDW utilizes a different method of calculating ERCs and that is to divide the total residential metered demand of the system by the total number of residential connections to determine a residential ERC. Non residential uses are compared to an ERC. Alpine City calculates ERC a little differently by dividing the total residential metered demand for connections that do not use culinary for outdoor irrigation by the total number of connections of the same type. All residential users that use culinary for outdoor irrigation and non residential users are compared to the ERC. This method results in a larger number of ERCs than the DDW Method. Therefore we have calculated equivalent LOS standards to meet the DDW requirement while using the larger number of ERCs calculated

for Alpine City. These standards are 0.23 gpm/ERC source capacity, 207 gal/ERC storage capacity, and 0.23 ac-ft/ERC water right capacity. This results in the same total system capacity as required by the DDW system specific standards.

Existing Deficiency Improvement Plan

Table 11 shows the improvements needed to address deficiencies in the existing culinary water system. These improvements are shown in Figure 2 in the appendix. A portion of the improvements listed will serve future as well as existing connections and the proportion associated with each are shown. Figures 8 and 9 in the appendix show the existing peak day pressure and velocity respectively. Figure 10 in the appendix shows the current available fire flow.

Table 11 Improvement to Address Existing Deficiencies

Item	Description	Cost	Existing	Growth
1	Main Street PRV	\$275,503	\$187,969	\$87,535
2	Meadow Brook Looping	\$165,496	\$165,496	\$0
3	Orchard Lane Looping	\$291,317	\$198,758	\$92,559
4	Scenic and Pineview Drive Upsize	\$328,717	\$328,717	\$0
5	580 West & 630 West Upsize	\$378,877	\$378,877	\$0
6	Stonehenge Upsize	\$201,410	\$201,410	\$0
7	600 East Upsize	\$230,768	\$230,768	\$0
8	Grove Tank Upsize/Replacement	\$6,930,018	\$4,728,173	\$2,201,845
9	Box Elder Tank Upsize	\$2,024,093	\$2,024,093	\$0
10	Willow Canyon Tank Upsize	\$2,543,890	\$2,543,890	\$0
11	Add Disinfection to Wells	\$1,361,745	\$929,084	\$432,661
Grand Total		\$14,731,832	\$11,917,232	\$2,814,600

April 2025 CCI = 13798

Costs are in 2025 dollars

Buildout Improvement Plan

Table 12 shows the improvements necessary to provide capacity for future growth. These improvements are shown in Figure 3 in the appendix. Figure 11 in the appendix shows the proposed buildout water system. Figures 12 and 13 in the appendix show the projected peak day pressure and velocity respectively at buildout. Figure 14 in the appendix shows the projected available fire flow at Buildout.

Additional improvements may be required to serve specific proposed developments. All of these developments should be reviewed on an individual basis as they are approved to verify adequate service is available. They may all require offsite improvements depending on what buildout improvements may or may not have been constructed at the time of approval. Also, they have been master planned to have a minimum of 1,750 gpm of fire flow available which may or may not be enough fire flow for the size of homes planned for construction.

Table 12 Buildout Improvements

Item	Description	Cost	Existing	Cost
1	Lambert South Extension	\$1,180,562	\$0	\$1,180,562
	Grand Total			\$1,180,562
April 2025 CCI = 13798				
Costs are in 2025 dollars				

A summary of the recommended improvements, scheduling, and estimated costs are shown in Table 13. Figures 2 and 3 in the appendix shows the recommended improvements. With contingencies, engineering, legal, and administrative fees, the total estimated cost is \$16,176,394.

Table 13 Full Improvement Schedule

Fiscal Year	Description	Cost	% Benefit to Existing	Impact Expense	Operating Expense
2025-26	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
2026-27	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Grove Tank Upsize/Replacement	\$6,930,018	68.23%	\$2,201,845	\$4,728,173
2027-28	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2028-29	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Willow Canyon Tank Upsize	\$2,543,890	100.00%	\$0	\$2,543,890
2029-30	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2030-31	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
	Main Street PRV	\$275,503	68.23%	\$87,535	\$187,969
2031-32	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2032-33	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Meadow Brook Looping	\$165,496	100.00%	\$0	\$165,496
2033-34	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2034-35	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Orchard Lane Looping	\$291,317	68.23%	\$92,559	\$198,758
2035-36	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
2036-37	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Scenic and Pineview Drive Upsize	\$328,717	100.00%	\$0	\$328,717
2037-38	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	580 West & 630 West Upsize	\$378,877	100.00%	\$0	\$378,877
2038-39	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Stonehenge Upsize	\$201,410	100.00%	\$0	\$201,410
2039-40	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	600 East Upsize	\$230,768	100.00%	\$0	\$230,768
2040-41	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291

Fiscal Year	Description	Cost	%	Impact Expense	Operating Expense
			Benefit to Existing		
2041-42	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Add Disinfection to Wells	\$1,361,745	68.23%	\$432,661	\$929,084
2042-43	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2043-44	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2044-45	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Lambert South Extension	\$1,180,562	0.00%	\$1,180,562	\$0
2045-46	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
	Box Elder Tank Upsize	\$2,024,093	100.00%	\$0	\$2,024,093
Total Expenditures		\$16,176,394		\$4,079,041	\$12,097,352

Culinary Water Rate Review

Table 14 shows the revenue and expense summary for the past five years for the culinary water fund. These fees should be evaluated on a yearly basis and adjusted as needed.

Table 14 Revenue and Expense Summary

Description	FY 2024	FY2023	FY 2022	FY2021	FY2021
Metered Water Sales	\$801,853.02	\$792,263.10	\$845,135.02	\$855,879.93	\$897,019.15
Other Revenue	\$21,760.73	\$14,005.37	\$33,422.14	\$17,490.47	\$15,793.76
Connection Fee	\$38,765.00	\$26,220.00	\$17,000.00	\$12,175.00	\$17,855.00
Impact Fee	\$134,760.00	\$103,395.98	\$103,523.14	\$56,986.51	\$83,495.34
Interest Earnings	\$12,744.00	\$13,513.00	\$100,700.00	\$163,080.00	\$170,383.93
Developer Contributions	\$1,008,096.00	\$20,883.00	\$139,301.00	\$206,618.00	\$0.00
Total Revenue	\$2,017,978.75	\$970,280.45	\$1,239,081.30	\$1,312,229.91	\$1,184,547.18
Operating Expenses	\$516,989.85	\$433,680.74	\$522,550.06	\$501,001.18	\$551,543.84
Depreciation	\$360,609.34	\$384,395.09	\$386,622.36	\$395,992.89	\$400,906.46
Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$877,599.19	\$818,075.83	\$909,172.42	\$896,994.07	\$952,450.30
Net Gain/(Loss)	\$1,140,379.56	\$152,204.62	\$329,908.88	\$415,235.84	\$232,096.88
Net Gain/(Loss)*	-\$2,476.44	\$27,925.64	\$87,084.74	\$151,631.33	\$148,601.54

*Excluding Developer Contributions and Impact Fees

Culinary Water System Replacement

Alpine City's culinary water system was constructed over the past 80 years or so and some areas are reaching their design life. It is recommended that Alpine City begin to budget for system replacement every year so as facilities fail and need to be replaced there will be sufficient funds to do so. Current budgeting includes depreciation on existing infrastructure in the amount of approximately \$400,000 per year and these

funds could be utilized to replace failing infrastructure. Table 15 shows the existing culinary water system total replacement costs. If the City were to replace the whole system over an 80-year period the yearly costs would be approximately \$2,969,929.

Table 15 Existing Culinary System Replacement Cost

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$8,636,653
2	4 inch DIP (replace with 8")	315	LF	\$134.14	\$42,255
3	6 inch DIP (replace with 8")	65,349	LF	\$134.14	\$8,765,915
4	8 inch DIP	182,383	LF	\$134.14	\$24,464,856
5	10 inch DIP	61,958	LF	\$145.32	\$9,003,737
6	12 inch DIP	52,369	LF	\$167.68	\$8,781,234
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	5,651	LF	\$245.93	\$1,389,750
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	650	EA	\$13,598.74	\$8,839,181
13	Service Connections	2,767	EA	\$4,351.60	\$12,040,877
13	PRV Stations	15	EA	\$154,556.88	\$2,318,353
13	Water Supply Wells	3	EA	\$5,500,000.00	\$16,500,000
13	Spring Collection System	1	EA	\$750,000.00	\$750,000
13	Booster Pump Station	4	EA	\$950,000.00	\$3,800,000
13	Storage Tanks	5	MG	\$2,175,798.84	\$10,878,994
17	Class "A" Road Repair	2,208,150	SF	\$9.79	\$21,617,789
19	Imported Backfill	110,408	TON	\$38.08	\$4,204,318
21	Valves and Fittings	1	LS	\$26,223,873.11	\$26,223,873
22	Traffic Control	1	LS	\$10,489,549.25	\$10,489,549
23	Utility Relocation	1	LS	\$2,622,387.31	\$2,622,387
Sub Total (Construction)					\$181,369,721
Contingencies					\$27,205,458
Total (Construction)					\$208,575,179
Design and Construction Engineering					\$27,205,458
Administration, Legal, and Bond Counsel					\$1,813,697
Total (Professional Services)					\$29,019,155
Grand Total					\$237,594,334
April 2025 CCI = 13798					
Data From Water Model Data Base					
Costs are in 2025 dollars					
Replacement Costs Per Year (80 Years)					\$2,969,929

S E C T I O N

4

Chapter 4 - Impact Fee Facility Plan (IFFP)

General Background

Alpine City has experienced significant growth in recent years. This growth, through the construction of homes, parks, commercial areas, and other amenities incidental to development, has added to the load on the City's culinary water system. As development continues, additional demands will be placed on the culinary water system. Alpine City's objective is to provide adequate culinary water facilities to meet the drinking water and fire protection needs of the residents.

Alpine City adopted a water system component update of the General Plan in 2001 and an update in 2007 to plan culinary and secondary irrigation facilities. In 2021, a master plan update was completed on the culinary water system component of the General Plan. This plan proposes guidelines and suggests controls for the design and installation of culinary water facilities. The plan also establishes estimated costs associated with culinary water facilities.

Required Elements of an IFFP

The purpose of this IFFP is to identify culinary water demands placed on existing culinary water facilities by new development and propose means by which Alpine City will meet these demands. Various funding possibilities for these facilities will also be discussed.

An IFFP, or its equivalent, must be in place if impact fees are to be considered as a financing source. Impact fees are one-time fees charged to new development to cover costs of increased capital facilities necessitated by new development. They are a critical financing source for Alpine City to consider, given the growth occurring in Alpine City.

According to Utah Code Title 11 Chapter 36a, known as the Impact Fee Act, local political subdivisions with a population of 5,000 or greater must prepare a separate IFFP before imposing impact fees unless the requirements of Utah Code Ann. §11-36-301 (3) (a) are included as part of the General Plan. Because the Alpine City General Plan does not satisfy these requirements, this IFFP has been prepared to meet the legal requirement.

Utah Code Ann. §11-36a-302 provides that the plan shall identify:

- (i) Demands placed upon existing public facilities by new development activity; and
- (ii) The proposed means by which the local political subdivision will meet those demands.

Demands on Existing Facilities

Service Area

Alpine City is located in the northern most portion of Utah County near the base of the Wasatch Mountains and includes an area of approximately 7.4 square miles. It is bordered on the West by Highland and Draper, on the South by Highland, and on the North and East by mountains and Uinta National Forest. Existing land uses vary from pasture and farmland to high-density residential housing and commercial complexes. Therefore, the community can be classified as both rural and suburban.

Alpine City owns and operates a culinary water system that delivers culinary water and fire flow water. The existing system can be seen in Figure 6 in the appendix

Culinary Water Design Requirements

The following is the minimum level of service to be provided by the culinary water system.

- Provide 40 psi at all locations in the distribution system during peak day demands.
- Provide 30 psi at all locations in the distribution system during peak hour demands.
- Provide 20 psi at all locations in the distribution system during a fire flow event.
- Provide minimum 1,750 gpm of fire flow for 2 hours (adequate for 4,800 sf home).
- Maintain a maximum 8 fps water velocity during peak hour demands.
- Maintain a maximum 5 fps water velocity during peak day demands unless pressures are not compromised.
- Maintain a minimum of 207 gallons of storage per ERC (see DDW discussion on State Standards).
- Maintain a minimum of 0.23 ac-ft of water right per ERC.
- Maintain a minimum of 0.23 gpm of water source per ERC.

Existing Culinary Water Facilities

Existing conditions at the time of this study were established using data collected from the City. Some of the data gathered and used includes an existing culinary water model, the existing water master plan, existing City maps, and field flow data. Figure 6 in the appendix shows Alpine's existing culinary water system and facilities.

Connections to the culinary water system include residential, school, church, commercial, and City owned facility connections for a total of 4,896 ERC's.

Existing Culinary Water Source

Tables 16 and 17 describe the City's existing water sources and requirements.

Table 16 Existing Culinary Water Source Capacity

Water Source	Flowrate Capacity(gpm)	Zone*
Grove Spring	1,100	Grove Zone
Busch Well	250	Lambert Zone
Silverleaf Well	650	Lambert Zone
300 East Well	425	Alpine Zone
Totals	2,425	

*Surplus from a higher zone can be transferred to a lower zone.

Table 17 Existing Culinary Water Need Versus Supply

	Need (gpm)	Supply (gpm)	Excess/(Deficit)
Current	1,127	2,425	1,298

Alpine City needs to meet the following criteria with regards to water source.

- Provide 0.23 gallons per minute per indoor ERC.

Alpine City currently has excess source capacity.

Existing Culinary Water Storage

Tables 18 and 19 describe the City's existing water storage facilities and requirements.

Table 18 Existing Culinary Water Storage Capacity

Tank	Capacity (gallons)	Zone*
Grove Tank	500,000	Grove Zone
3MG Tank	3,000,000	Lambert Zone
Hog Hollow Tank	1,000,000	Alpine Zone
Box Elder Tanks	650,000	Box Elder Zone
Three Falls Tanks	1,000,000	Three Falls Zone
Willow Canyon Tank	275,000	Willow Canyon Zone
Total	6,425,000	

*Surplus from a higher zone can be transferred to a lower zone.

Table 19 Existing Culinary Water Need Versus Supply

	Need (gallons)	Capacity (gallons)	Excess/(Deficit)
Current	4,792,230	6,425,000	1,632,770

Alpine City needs to meet the following criteria with regards to water storage.

- Provide 207 gallons of storage per indoor ERC.
- Provide storage for fire flows according to International Fire Code Standards. Each zone has its own specific standard based on the largest home size and if fire sprinklers are installed.

Alpine currently has excess storage capacity system wide to meet the state standards but due to new updated fire flow standards (Zone Specific based on largest home), Box Elder and Willow Canyon do not have enough storage to meet that standard. Specific recommendations are made to meet these requirements. It is proposed to meet these fire flow needs with larger tanks. Necessary capacities are shown in detailed cost estimates. It is recommended that a detailed analysis of the structures, and if fire sprinklers are installed, within the Box Elder and Willow Canyon subdivisions be conducted to refine the total amount of storage needed. The storage necessary to meet the requirements may be provided by upsized tanks or fire flow boosters with backup power generation. This study should be conducted in coordination with the Fire Marshal as there may be other ways to meet the storage requirements that are less expensive and the Fire Marshal is the ultimate authority on storage capacity needed to meet IFC standards.

In addition, while the Grove Tank has sufficient volume to meet the State Standards, the unique operation of the City's system requires a larger volume which will limit excessive tank fluctuations and conserve high quality spring water that may be spilled. It is recommended a new tank be constructed to meet these operational needs and the cost should be split evenly between existing and future users as all will benefit equally.

Existing Culinary Water Rights

Alpine City needs to meet the following criteria with regards to water rights.

- Provide 0.23 ac-ft of water right per indoor ERC.

Alpine City currently has excess culinary water right capacity.

Existing Distribution System

State of Utah Division of Drinking Water rules requires Alpine City to meet the following criteria with regards to its culinary water distribution system.

- Provide a minimum of 40 psi at all points in the distribution system during peak day demands.
- Provide a minimum of 30 psi at all points in the distribution system during peak hour demands.
- Provide a minimum of 20 psi at all points in the distribution system during peak day demand plus fire flows.

Alpine City's existing water system meets the first two criteria but has a few areas where fire flows are limited.

Deficiencies Based on Existing Development

Alpine City's current culinary water system delivers culinary water and fire flow water throughout the City. There are a few areas within the City that cannot deliver the necessary fire flows. Figure 10 in the appendix shows the areas of the system that do not meet minimum pressures during fire flows. Figure 2 in the appendix shows the improvements that are recommended to correct system deficiencies. Table 20 lists the existing deficiencies in the system. A portion of the improvements listed will serve future as well as existing connections and the proportion associated with each are shown.

Table 20 Improvements to Address Existing System Deficiencies

Item	Description	Cost	Existing	Growth
1	Main Street PRV	\$275,503	\$187,969	\$87,535
2	Meadow Brook Looping	\$165,496	\$165,496	\$0
3	Orchard Lane Looping	\$291,317	\$198,758	\$92,559
4	Scenic and Pineview Drive Upsize	\$328,717	\$328,717	\$0
5	580 West & 630 West Upsize	\$378,877	\$378,877	\$0
6	Stonehenge Upsize	\$201,410	\$201,410	\$0
7	600 East Upsize	\$230,768	\$230,768	\$0
8	Grove Tank Upsize/Replacement	\$6,930,018	\$4,728,173	\$2,201,845
9	Box Elder Tank Upsize	\$2,024,093	\$2,024,093	\$0
10	Willow Canyon Tank Upsize	\$2,543,890	\$2,543,890	\$0
11	Add Disinfection to Wells	\$1,361,745	\$929,084	\$432,661
Grand Total		\$14,731,832	\$11,917,232	\$2,814,600

April 2025 CCI = 13798

Costs are in 2025 dollars

Future Demand and Capital Facilities

Future Culinary Water Requirements

The same design requirements for the current system will apply for future development. All new development will be required to install a minimum of an 8-inch culinary line or the appropriate size to serve their development, whichever is larger.

Future Capital Culinary Water Facilities

Future conditions at the time of this study were established using data collected from the City. A buildout culinary water model was created with the projected culinary water system using the buildout number of ERCs. Figure 11 in the appendix shows Alpine's buildout culinary water system and facilities.

Future Culinary Water Source

Alpine City currently has approximately 2,425 gpm of culinary source capacity. Analyzing a total buildout scenario, it is projected that the City will need approximately 1,651 gpm culinary capacity. Table 21 shows Alpine's existing water sources that could be used to meet future needs. Table 22 gives the projected excess and deficits.

Table 21 Existing Culinary Water Source Capacity

Water Source	Flowrate Capacity(gpm)	Zone*
Grove Spring	1,100	Grove Zone
Busch Well	250	Lambert Zone
Silverleaf Well	650	Lambert Zone
300 East Well	425	Alpine Zone
Totals	2,425	

*Surplus from a higher zone can be transferred to a lower zone.

Table 22 Buildout Culinary Water Need Versus Supply

	Need (gpm)	Supply (gpm)	Excess/(Deficit)
Current	1,127	2,425	1,298

Future Culinary Water Storage

Alpine City currently has approximately 6,425,000 gallons of culinary storage capacity. Analyzing a total buildout scenario, it is projected that the City will need approximately 5,263,612 gallons of culinary storage capacity. Table 23 shows Alpine's existing culinary water storage that could be used to meet future needs. Table 24 gives the projected excess and deficits. As a whole system it is projected that Alpine City will have adequate culinary water storage at buildout. While the system as a whole is projected to have adequate storage the Grove Zone, Box Elder Zone, and Willow Canyon Zone will be deficient at buildout. Specific improvements have been recommended to address these deficiencies.

Table 23 Buildout Culinary Water Storage Capacity

Tank	Capacity (gallons)	Zone*
Grove Tank	500,000	Grove Zone
3MG Tank	3,000,000	Lambert Zone
Hog Hollow Tank	1,000,000	Alpine Zone
Box Elder Tanks	650,000	Box Elder Zone
Three Falls Tanks	1,000,000	Three Falls Zone
Willow Canyon Tank	275,000	Willow Canyon Zone
Total	6,425,000	

*Surplus from a higher zone can be transferred to a lower zone.

Table 24 Buildout Culinary Water Need Versus Supply

Need (gallons)	Capacity (gallons)	Excess/(Deficit)
4,792,230	6,425,000	1,632,770

Future Culinary Water Right Requirements

Alpine City maintains a portfolio of their water rights and will have sufficient to meet the needs of the culinary water system at buildout as developers are required to dedicate water rights to the City as a condition of development.

Future Capital Facilities

Figure 11 in the appendix shows the proposed culinary system layout. Table 25 shows the improvements necessary for buildout. Table 26 shows the anticipated ten-year improvement schedule with associated impact fee related costs.

Table 25 Buildout System Improvements

Item	Description	Cost	Existing	Cost
1	Lambert South Extension	\$1,180,562	\$0	\$1,180,562
	Grand Total			\$1,180,562

April 2025 CCI = 13798
Costs are in 2025 dollars

Buildout connections to the culinary water system include residential, school, church, commercial, and City owned facility connections for a total of 7,176 ERC's.

Capital Facility Cost and Proportionate Share

Cost of Capital Facilities

Detailed engineer's estimates of cost are included in the appendix. A summary of those costs are included in Table 20 and 25 previously. These costs are associated with master planned improvements in order to properly handle future development demands and are thus eligible for inclusion in an impact fee. Only that portion of the capital facilities that will benefit growth in the 10-year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future.

Cost of Master Planning

The City expects to expend money every year to review the culinary water master plan, IFFP, and IFA and every five years to fully update the same. These costs are eligible for inclusion in an impact fee. Only that portion of the master planning that will benefit growth in the 10-year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future.

Value of Free Capacity in Culinary Water System

The existing culinary water system has excess capacity or free capacity available for future growth. For this analysis only those items that are easily identified as having excess capacity and the original cost is known are included in the analysis. Many of the other culinary water facilities have excess capacity available but are not included. The list of assets that included can be seen in Table 31 in the IFA. The current City asset list can be seen in the appendix. It is acceptable for future users to pay for their portion of the existing system through an impact fee to reimburse existing users. The free capacity portion of the impact fee will be utilized to repay the exiting culinary water enterprise account to recoup actual costs spent on the original system improvements. Only actual costs can be utilized in this analysis and not current replacement costs or inflation adjusted costs.

Cost Associated with Existing Deficiencies

As described previously, the existing culinary water system has deficiencies but these are not associated with future connections and cannot be included in an impact fee analysis (IFA). Some existing system deficiency improvements will serve the needs of buildout as well as cure an existing deficiency. These costs can be included in an impact fee and the portion of that cost is identified in Table 20.

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size culinary water lines to serve the homes within their development. Sometimes lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of upsizing. The detailed cost estimates prepared in the Master Plan only include those costs related

to upsizing developer provided facilities or wholly City constructed facilities. No impact fees can be collected for developer provided facilities.

10 Year Improvement Schedule

Table 26 provides the anticipated schedule for master planning and improvement construction. The costs represent present value in 2025 dollars.

Table 26 10-Year Improvement Schedule

Fiscal Year	Description	Cost	% Benefit to Existing	Impact Expense	Operating Expense
2025-26	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
2026-27	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Grove Tank Upsize/Replacement	\$6,930,018	68.23%	\$2,201,845	\$4,728,173
2027-28	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2028-29	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Willow Canyon Tank Upsize	\$2,543,890	100.00%	\$0	\$2,543,890
2029-30	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2030-31	5 Year Master Plan Update	\$40,000	68.23%	\$12,709	\$27,291
	Main Street PRV	\$275,503	68.23%	\$87,535	\$187,969
2031-32	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2032-33	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Meadow Brook Looping	\$165,496	100.00%	\$0	\$165,496
2033-34	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
2034-35	Annual Master Plan Review	\$4,000	68.23%	\$1,271	\$2,729
	Orchard Lane Looping	\$291,317	68.23%	\$92,559	\$198,758
Total Expenditures		\$10,318,223		\$2,417,524	\$7,900,699

Revenue Source to Finance System Improvements

General Fund Revenues

While general fund revenues can be used to fund capital facilities, they are generally insufficient to meet the demands of large infrastructure projects. General fund revenues are mainly drawn from property, sales, and franchise tax revenues.

Grants and Donations

Grants monies or low interest loans for capital facilities may be available through a variety of state and federal programs. Competition for these types of funds is often strong, but they should not be overlooked as a potential funding source.

Culinary Water Utility

Most municipalities have enacted a culinary water utility to pay the cost of capital facilities. A culinary water utility would charge all residents a monthly fee based on water usage. Monthly fees could then be used to maintain the system and/or construct capital facility improvements.

Impact Fees

Impact fees are an important means of financing future culinary water capital facility improvements, especially given the growth Alpine City is experiencing. The fees collected can be used for infrastructure as outlined in this IFFP. Impact fees are a one-time fee charged to new development that allow development to “pay its own way” in terms of the additional costs cities experience when growth occurs. Impact fees must meet the requirements of Utah law, must demonstrate that there is a rational connection between the fees charged to correct deficiencies in an existing system, and must provide that adjustment to impact fees be made to appropriately credit any significant past payments or anticipated future payments to capital facilities. This is to insure that the new development is not “double charged” for capital facilities. Impact fees are necessary in order to achieve an equitable allocation between the costs borne in the past and the cost to be borne in the future. Existing residential and businesses are well served by the existing culinary water system. However, with additional growth improvements and expansion of the culinary water system will be needed to provide adequate service.

Debt Financing

Alpine City can also fund culinary water facilities through bonding. Bonding is often a good approach when large sums are needed up-front because it allows the payments to be spread over a longer time period. Alpine City does have a revenue source in culinary water user rates to back a debt service payment for culinary water system improvements. Bonding can be obtained on the open market or through governmental agencies such as the Utah Division of Drinking Water.

IFFP Certification

I certify that the attached impact fee facility plan (IFFP):

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. complies in each and every relevant respect with the Impact Fees Act.

This certification made in accordance with Utah Code Annotated, 11-36a-306(1), with the following caveats:

1. All of the recommendations for implementation of the IFFP made in the IFFP are followed in their entirety by Alpine City staff and Council in accordance to the specific policies established for the service area.
2. If all or a portion of the IFFP are modified or amended, this certification is no longer valid.
3. All information provided to Horrocks Engineers, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Alpine City and outside sources.

Date _____

John E. Schiess, P.E.
Horrocks

S E C T I O N

5

Chapter 5 - Impact Fee Analysis (IFA)

General Background

Alpine City has experienced significant growth in recent years. This growth, through the construction of homes, parks, commercial areas, and other amenities incidental to development, has added to the demand on the City's culinary water system. As development continues, additional demands will be placed on the culinary water system. Alpine City's objective is to provide adequate culinary water facilities to meet the drinking water and fire protection needs of the residents.

Alpine City adopted a water system component update of the General Plan in 2001 and an update in 2007 to plan culinary and secondary irrigation facilities. In 2025, an update was completed on the culinary water system component of the General Plan (Master Plan) and the IFFP in preparation for this IFA. This plan update proposes guidelines and suggests controls for the design and installation of culinary water facilities. The plan also establishes estimated costs associated with culinary water facilities.

Impact Fee Overview

An impact fee is a one-time fee charged to new development to recover the City's historic and future costs of constructing culinary water facilities with capacity to handle the new development. The fee is assessed at the time of building permit issuance as a condition of approval. This analysis is done following the Impact Fees Act (UCA 11-36a-101 et seq) to ensure that the fee is equitable, fair, and legally defensible.

This analysis shows that there is a fair comparison, or rational nexus, between the impact fees charged to new development and the impact that new development places on the culinary water system.

This impact fee analysis is intended to fairly allocate the costs of expanding the culinary water system and unused capacity in the existing system to the new growth that requires more capacity. The final impact fee is calculated by dividing the proportionate costs of existing and future projects by the demand that is estimated to occur within the next ten years. There will be projects constructed within the next ten years that will provide capacity that is in excess of the capacity required for the next ten year's development. This analysis discounts the existing and future projects to only include the portion of the cost and capacity that relates to the ten year demand therefore achieving a fair comparison of cost and demand.

Costs that can be included in an impact fee include the following:

- New culinary water capital infrastructure needed to serve new growth or up-sized existing facilities need to serve new growth;
- Professional and planning services related to the construction of growth related facilities;
- Interest costs on bonds used for facilities constructed that will serve future growth;
- Appropriate inflation adjusted costs to reflect the year construction is planned relative to current dollars; and
- Proportion of historic costs of existing improvements than can serve future growth.

Costs that cannot be included in the impact fee include the following:

- Improvements necessary to cure deficiencies for existing users;
- Improvements that increase the level of service above that which is currently provided;
- Portions of upsizing projects that replace capacity that already exists;
- Operation and maintenance costs;
- Costs for facilities funded by grants or other funds that the City does not have to repay; and
- Costs to reconstruct facilities that do not have capacity for future growth.

Service Area

Alpine City is located in the northern most portion of Utah County near the base of the Wasatch Mountains and includes an area of approximately 7.4 square miles. It is bordered on the West by Highland and Draper, on the South by Highland, and on the North and East by mountains and Uinta National Forest. Existing land uses vary from pasture and farmland to high-density residential housing and commercial complexes. Therefore, the community can be classified as both rural and suburban.

Alpine City owns and operates a culinary water system that delivers culinary water and fire flow water. The existing system can be seen in Figure 6 in the appendix

Culinary Water Design Requirements

The following is the minimum level of service to be provided by the culinary water system.

- Provide 40 psi at all locations in the distribution system during peak day demands.
- Provide 30 psi at all locations in the distribution system during peak hour demands.
- Provide 20 psi at all locations in the distribution system during a fire flow event.
- Provide minimum 1,750 gpm of fire flow for 2 hours (adequate for 4,800 sf home).
- Maintain a maximum 8 fps water velocity during peak hour demands.
- Maintain a maximum 5 fps water velocity during peak day demands unless pressures are not compromised.
- Maintain a minimum of 207 gallons of storage per ERC (see DDW discussion on State Standards).
- Maintain a minimum of 0.23 ac-ft of water right per ERC.

Maintain a minimum of 0.23 gpm of water source per ERC.

The Alpine City culinary water master plan, IFFP, and this IFA are based on the same level of service for both existing and future users.

Equivalent Residential Connection (ERC)

Culinary water demands are generated from residential, commercial, industrial, and institutional sources and it is advantageous to relate these sources in a quantifiable manner. The total water use for homes with PI in the peak month of July 2024 was divided by the total number of meters to determine an average monthly usage for a home with PI. Then the July monthly usage from every meter was divided by the average to determine an individual ERC value for each connection. For all unmetered connections an ERC value was assumed based on the type of use and any known demands. Multiplying the number of ERC's by the LOS of 0.23 gpm per ERC shows a peak day source requirement of 1,127 gpm. The peak usage day in July shows a metered use of approximately 919 gpm. The difference between the two values can be attributed to several factors. First, there is always a certain amount of leakage and loss in a pressurized culinary water system. Second, there are unmetered uses such as unmetered City connections like the splash pad and park restrooms and flushing and fire-fighting activities. Third, the State Standard has a factor of safety built into the system specific standard given Alpine City. The equivalent to the State's system specific standard peak day source requirement will be utilized for this master plan update.

Population growth has been projected for Alpine City (see Table 1 and Figure 1) and subsequently ERC's. Table 27 shows the ERC's utilized to determine needed improvements and calculate the impact fees. Note that the ERC's in the impact fee analysis differ from the master plan and IFFP due to the exclusion of the ERC's in the Box Elder South Subdivision. By agreement, the City will not charge Box Elder South Subdivision any impact fees. No improvements needed by the Box Elder Subdivision will be paid for through impact fees charged to other developments in the City.

Table 27 ERC Summary

ERC	
Current ERC's	3,690
Buildout ERC's	5,657
Undeveloped ERC's	1,967
ERC's in 10 Year CIP	651

Capital Project Costs

Future conditions at the time of this study were established using data collected from the City. A buildout culinary water model was created with the projected culinary water system using the buildout number of ERCs. Buildout connections to the culinary water system include residential, school, church, commercial, and City owned facility connections for a total of 7,176 ERC's (6,446 Wo Box Elder). Figure 3 in the

appendix shows the necessary buildout improvements to the culinary water system. These improvements are necessary to meet the needs of future growth. The following costs are present value in 2021 dollars in Table 28.

Table 28 Buildout Culinary Water System Improvements

Item	Description	Cost	Existing	Cost
1	Lambert South Extension	\$1,180,562	\$0	\$1,180,562
	Grand Total			\$1,180,562

April 2025 CCI = 13798
Costs are in 2025 dollars

Proportionate Share Analysis

Cost of Capital Facilities

Detailed engineer's estimates of cost are described in the appendix. A summary of those costs are included in Table 28 above. These costs are associated with master planned improvements in order to properly handle future development demands and are thus eligible for inclusion in an impact fee. Only that portion of the capital facilities that will benefit growth in the 10-year planning period are eligible for inclusion. An appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future. An inflation rate of 3 percent per year was applied to the buildout system improvement costs according to the year the improvements are scheduled to be constructed. Table 29 shows the proportional share of the capital projects associated with the growth expected in the next 10 years.

Table 29 Impact Fee Improvement Projects

Component	Result
Current ERC's	3,538
Buildout ERC's	6,446
Undeveloped ERC's	2,908
ERC's in 10 Year CIP	1,604
10 Year ERC Percentage	55.15%
Total Impact Fee Improvements	\$2,475,416
Cost per ERC	\$851.17

Cost of Master Planning

The City expects to expend money every year to review culinary water master plan, IFFP, and IFA and every five years to fully update the same. These costs are eligible for inclusion in an impact fee. Only that portion of the master planning that will benefit growth in the 10-year planning period are eligible for inclusion. An Alpine City Culinary Water Master Plan

appropriate inflation factor can be incorporated in the analysis to cover rising costs in the future. An inflation rate of 3 percent per year was applied to the master planning costs according to the year the costs are scheduled. Table 30 shows the proportional share of the master planning associated with the growth expected in the next 10 years.

Table 30 Master Planning Cost Share

Component	Result
Current ERC's	3,690
Buildout ERC's	5,657
Undeveloped ERC's	1,967
ERC's in 10 Year CIP	651
10 Year Contribution Percentage	15.00%
Total Master Plan Update Costs	\$123,589
Cost per ERC	\$28.47

Value of Free Capacity in Culinary Water System

The existing culinary water system has excess capacity or free capacity available for future growth. For this analysis only those items that are easily identified as having excess capacity and the original cost is known are included in the analysis. Many of the other culinary water facilities have excess capacity available but are not included. Table 31 shows the free capacity summary which shows the cost of the original system that could be re-coupled from future connections. The current City asset list can be seen in the appendix. It is acceptable for future users to pay for their portion of the existing system through an impact fee to reimburse existing users. The free capacity portion of the impact fee will be utilized to repay the existing culinary water enterprise account to recoup actual costs spent on the original system improvements. Only actual costs can be utilized in this analysis and not current replacement costs or inflation adjusted costs.

Table 31 Existing System Free Capacity Summary

Item	Result
Facilities with Free Capacity	Original Cost
3 MG Tank (1996)	\$1,006,784.55
1 MG Tank (1984)	\$268,164.00
300 East Well (2007)	\$236,812.00
Silverleaf Well (2002)	\$1,678,842.87
Total Original Cost	\$3,190,603.42
Current ERC's	3,690
Buildout ERC's	5,657
Percent Cost Associated with Growth	34.8%
Total Free Capacity Costs	\$1,109,407.27
Free Capacity Cost per ERC	\$564.01

Cost Associated with Existing Deficiencies

As described previously, the existing culinary water system has deficiencies that are not associated with future connections and cannot be included in an IFA. Some existing system deficiency improvements will serve the needs of buildout as well as cure an existing deficiency. These costs can be included in an impact fee and the portion of that cost is identified in Table 32.

Table 32 Existing Deficiencies

Item	Description	Cost	Existing	Growth
1	Main Street and Grove Drive PRV's	\$569,712	\$388,700	\$181,012.09
2	Meadow Brook Looping	\$165,496	\$165,496	\$0.00
3	Orchard Lane Looping	\$291,317	\$198,758	\$92,558.78
4	Scenic and Pineview Drive Upsize	\$328,717	\$328,717	\$0.00
5	580 West, & 630 West Upsize	\$378,877	\$378,877	\$0.00
6	Stonehenge Upsize	\$201,410	\$201,410	\$0.00
7	600 East Upsize	\$230,768	\$230,768	\$0.00
8	Grove Tank Upsize/Replacement	\$6,930,018	\$4,728,173	\$2,201,845.05
9	Box Elder Tank Upsize	\$2,024,093	\$2,024,093	\$0.00
10	Willow Canyon Tank Upsize	\$2,543,890	\$2,543,890	\$0.00
11	Add Disinfection to Wells	\$1,361,745	\$929,084	\$432,661.45
Grand Total		\$15,026,040	\$12,117,963	\$2,908,077

April 2025 CCI = 13798

Costs are in 2025 dollars

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size culinary water lines to serve the homes within their development. Sometimes lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of upsizing. The detailed cost estimates prepared in the Master Plan only include those costs related to upsizing developer provided facilities or wholly City constructed facilities. No impact fees can be collected for developer provided facilities.

Existing Impact Fee Balance

The City has an existing impact fee balance collected as part of a previous IFA. Those fees were collected for projects identified as future growth related at the time of adoption. This balance will be utilized to offset the cost of capital facilities and free capacity costs for connections within the last six years. Table 33 shows the distribution of the existing impact fee balance.

Table 33 Existing Impact Fee Fund Balance Allocation

Component	Result
Existing Impact Fee Fund Balance	\$824,123.87
Previous 5 years ERC Growth	550
Free Capacity Portion	\$310,205.39
Buildout Improvements Portion	\$513,918.48

Impact Fee Summary

Table 34 shows the total impact fee for Alpine City culinary water system. It includes the cost to future connections of their free capacity in the existing system, their portion of master planned costs, their portion of their buildout improvements, and a discount based on the existing impact fee fund balance. For homes built in areas with pressurized irrigation service the impact fee is \$1,180.42 for one ERC. For homes built outside of the pressurized irrigation service area and utilize culinary water for irrigation the impact fee is \$1,180.42 multiplies by 23.2 for Three Falls, multiplied by 13.2 for Box Elder north, and 16.3 for Willow Canyon. This is based on the average home without pressurized irrigation using the respective multipliers of the water of an average home with pressurized irrigation in 2025.

Table 34 Total Impact Fee Summary

Component	Cost
Free Capacity Component	\$494.98
Master Plan Updates Component	\$24.04
Buildout Improvements Component	\$851.17
Existing Impact Fee Balance Discount	-\$189.77
Total Impact Fee per ERC	\$1,180.42

IFA Certification

I certify that the attached impact fee analysis (IFA):

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

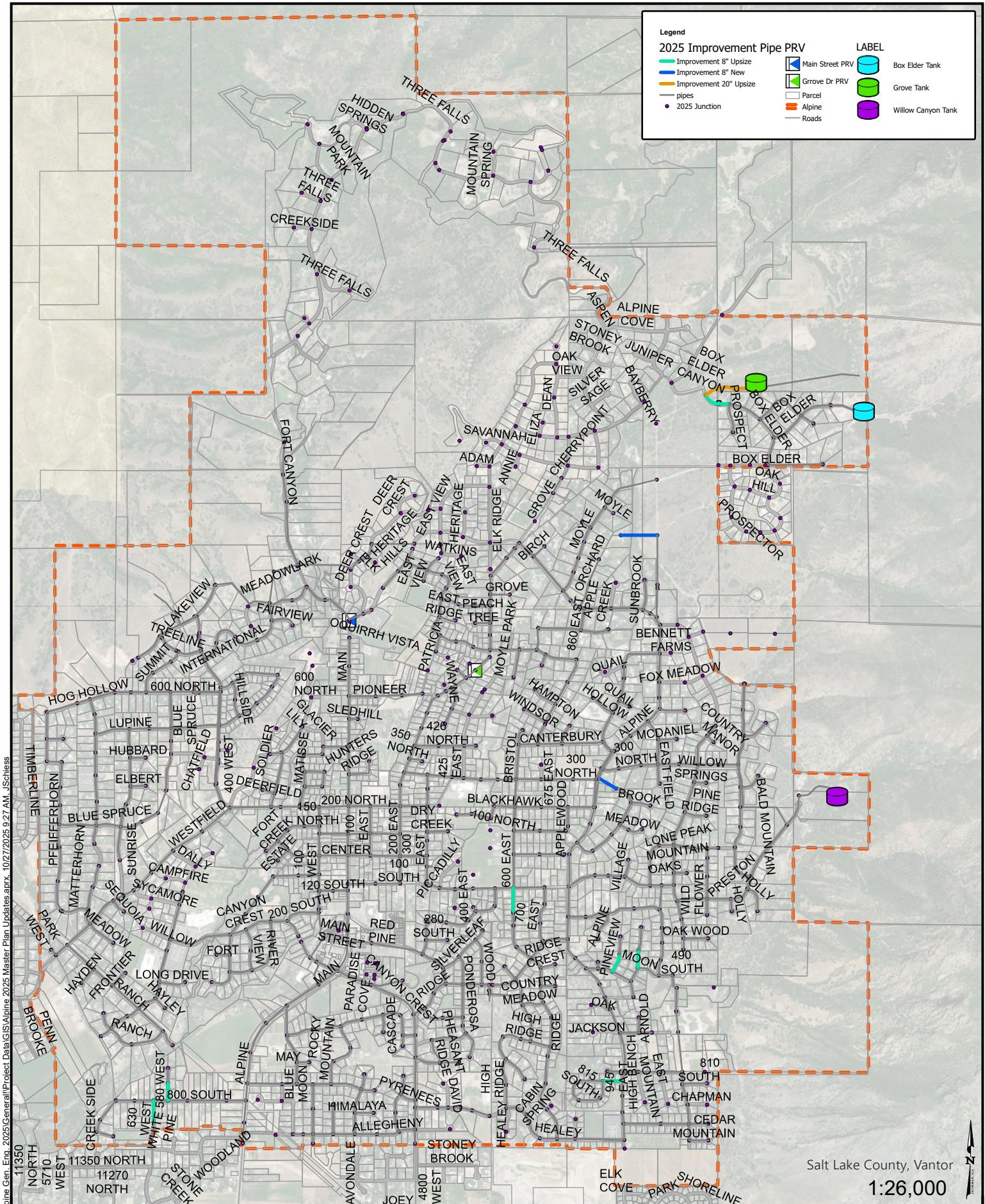
This certification made in accordance with Utah Code Annotated, 11-36a-306(2), with the following caveats:

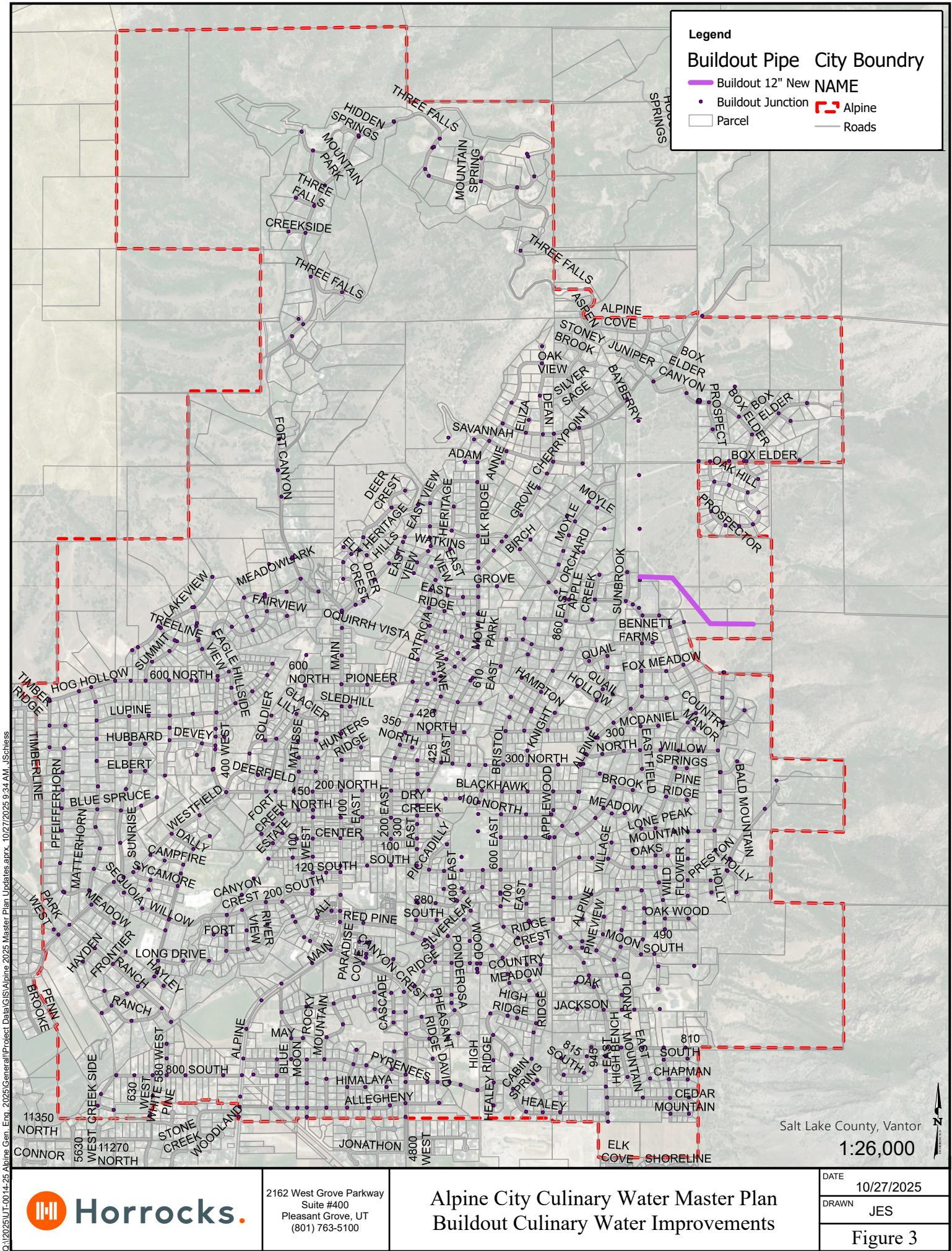
1. All of the recommendations for implementation of the IFFP made in the IFFP or in the IFA are followed in their entirety by Alpine City staff and Council in accordance to the specific policies established for the service area.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to Horrocks Engineers, its contractors or suppliers is assumed to be correct, complete and accurate. This includes information provided by Alpine City and outside sources.

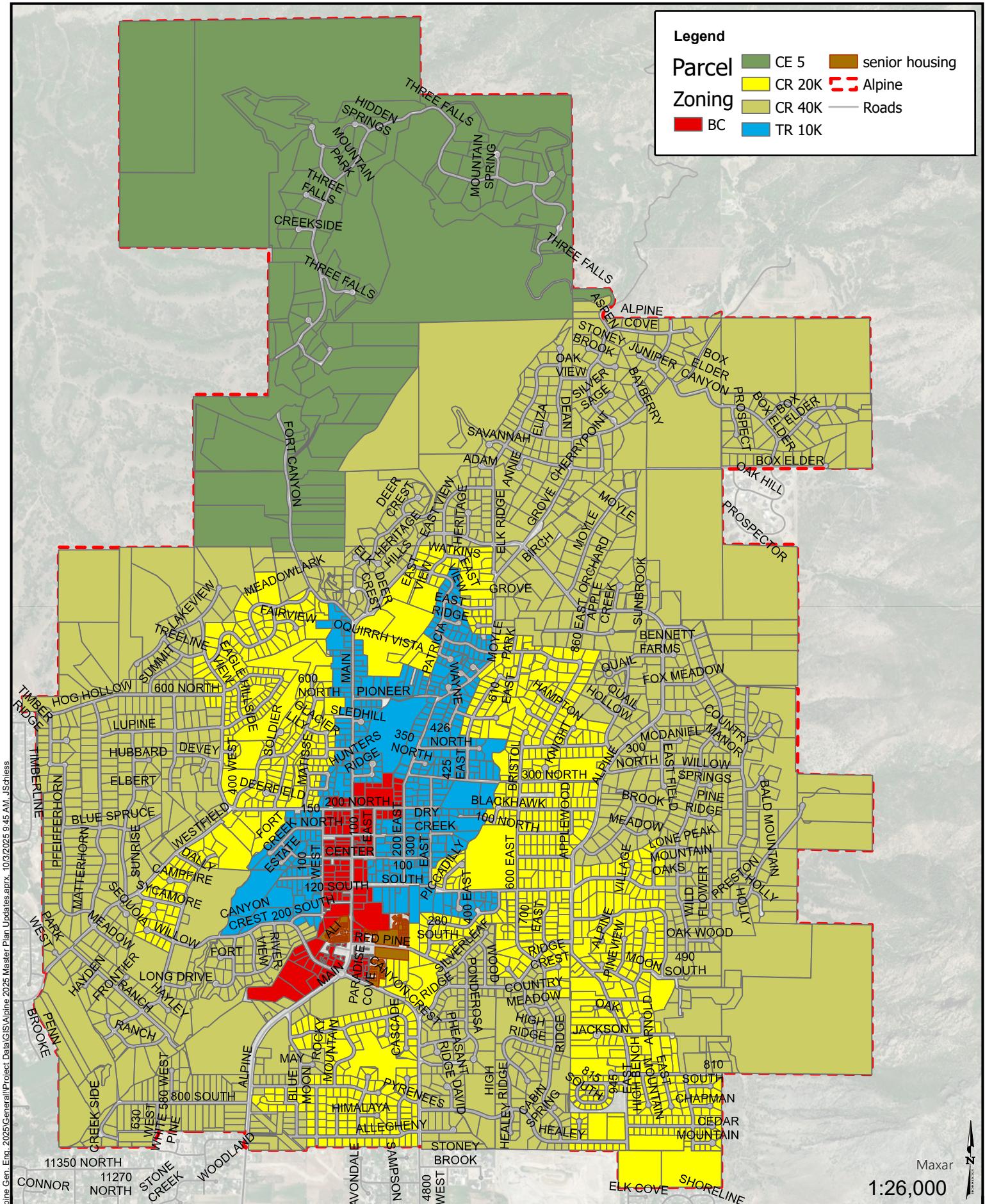
Date _____

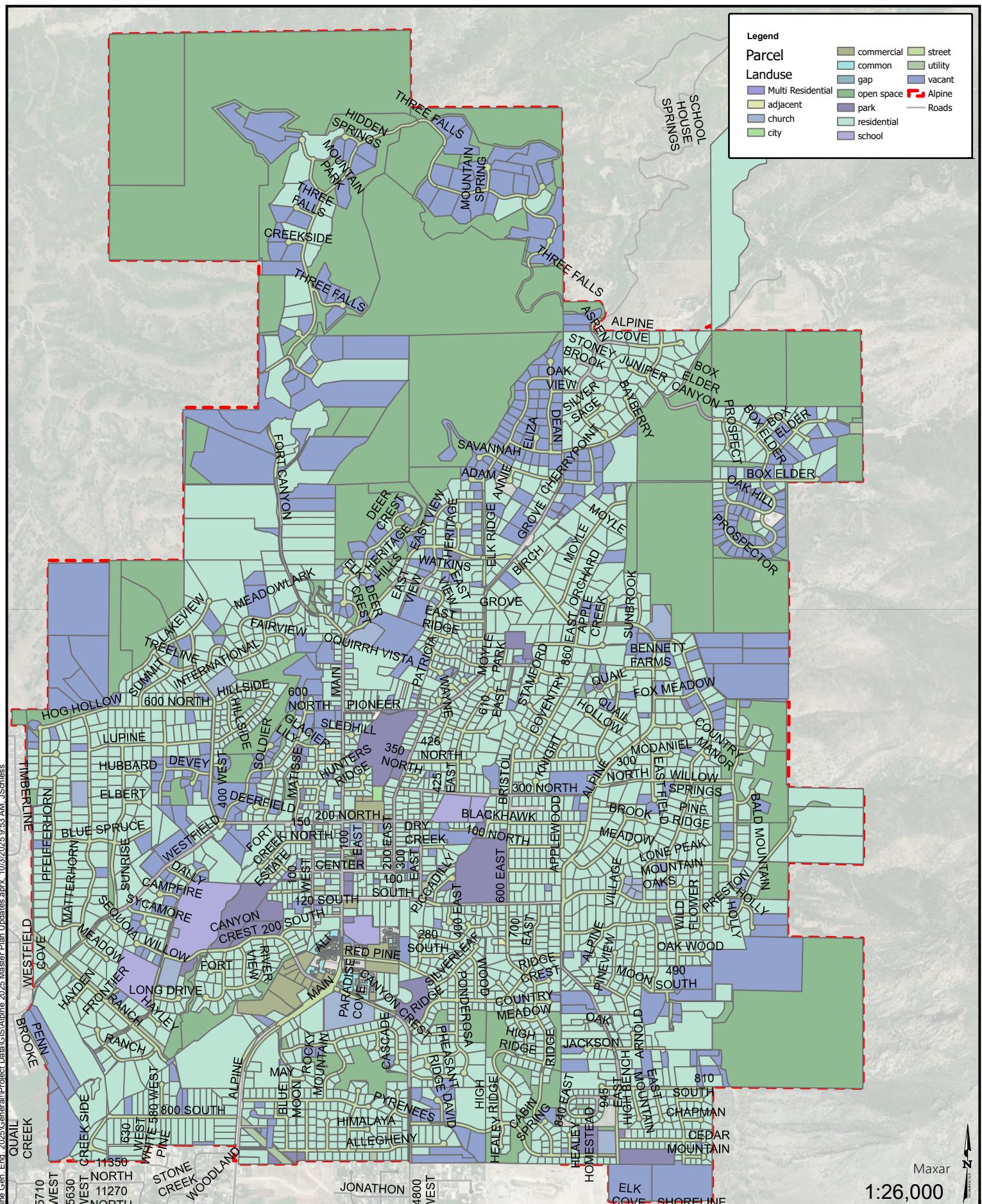
John E. Schiess, P.E.
Horrocks Engineers

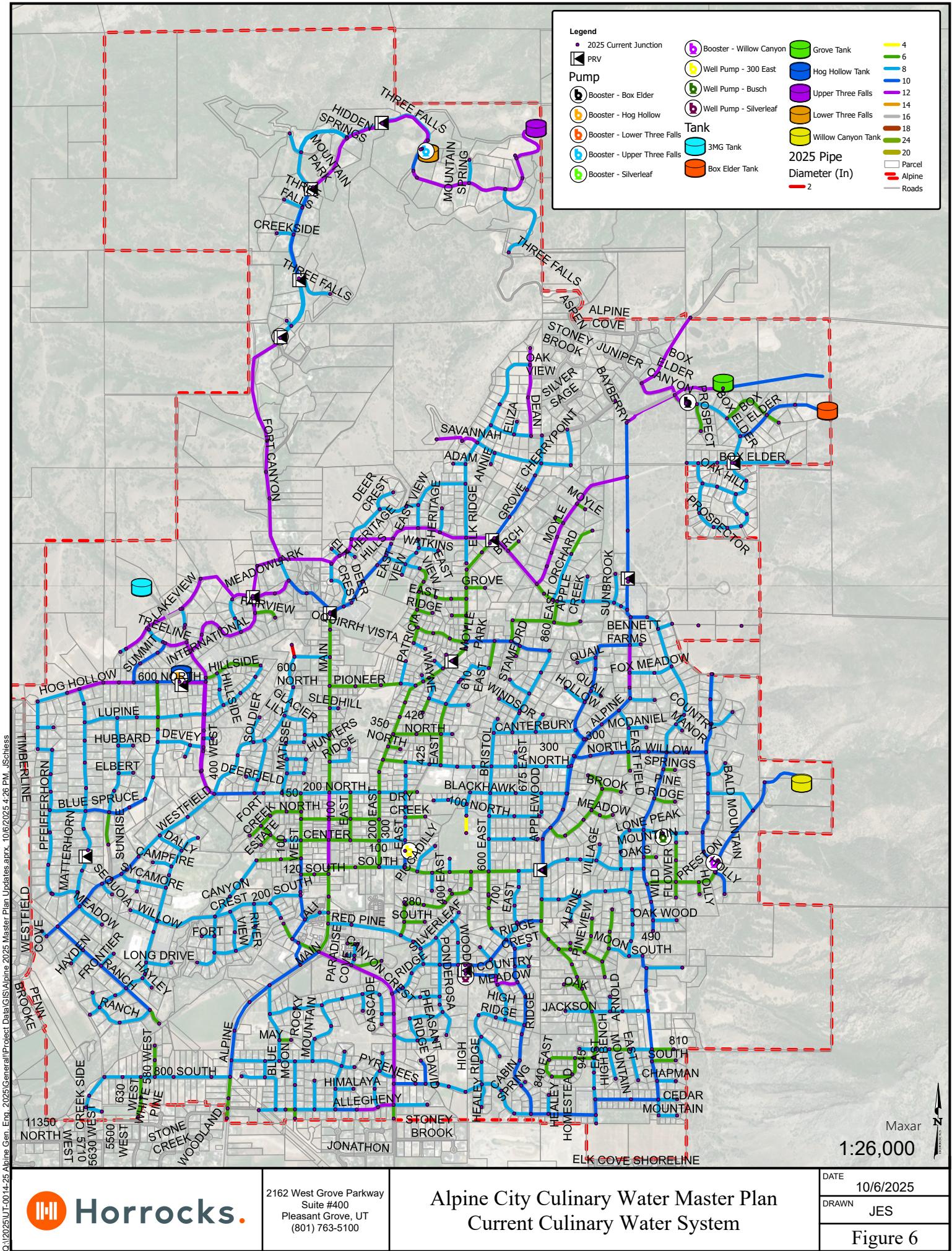
APPENDIX

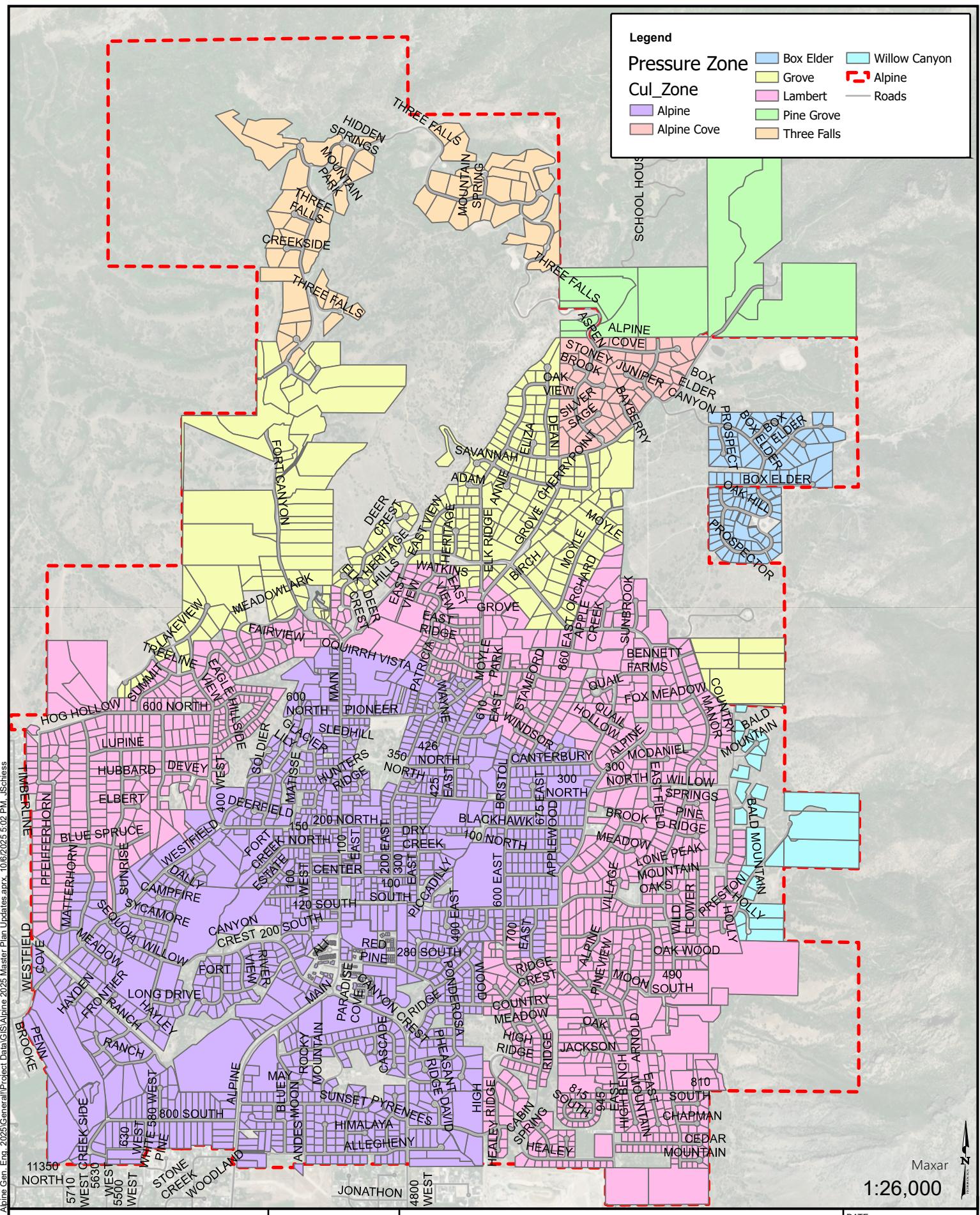


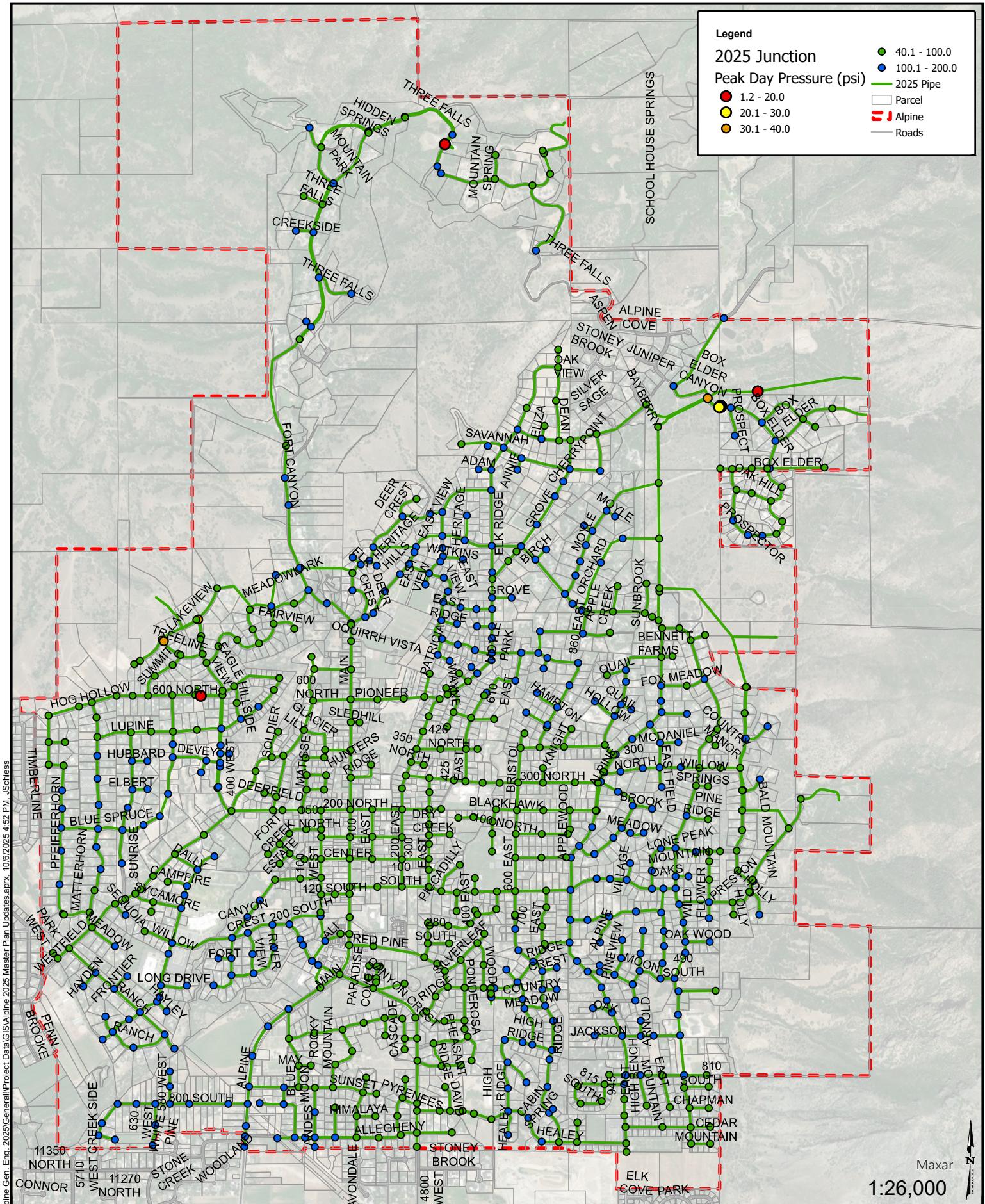


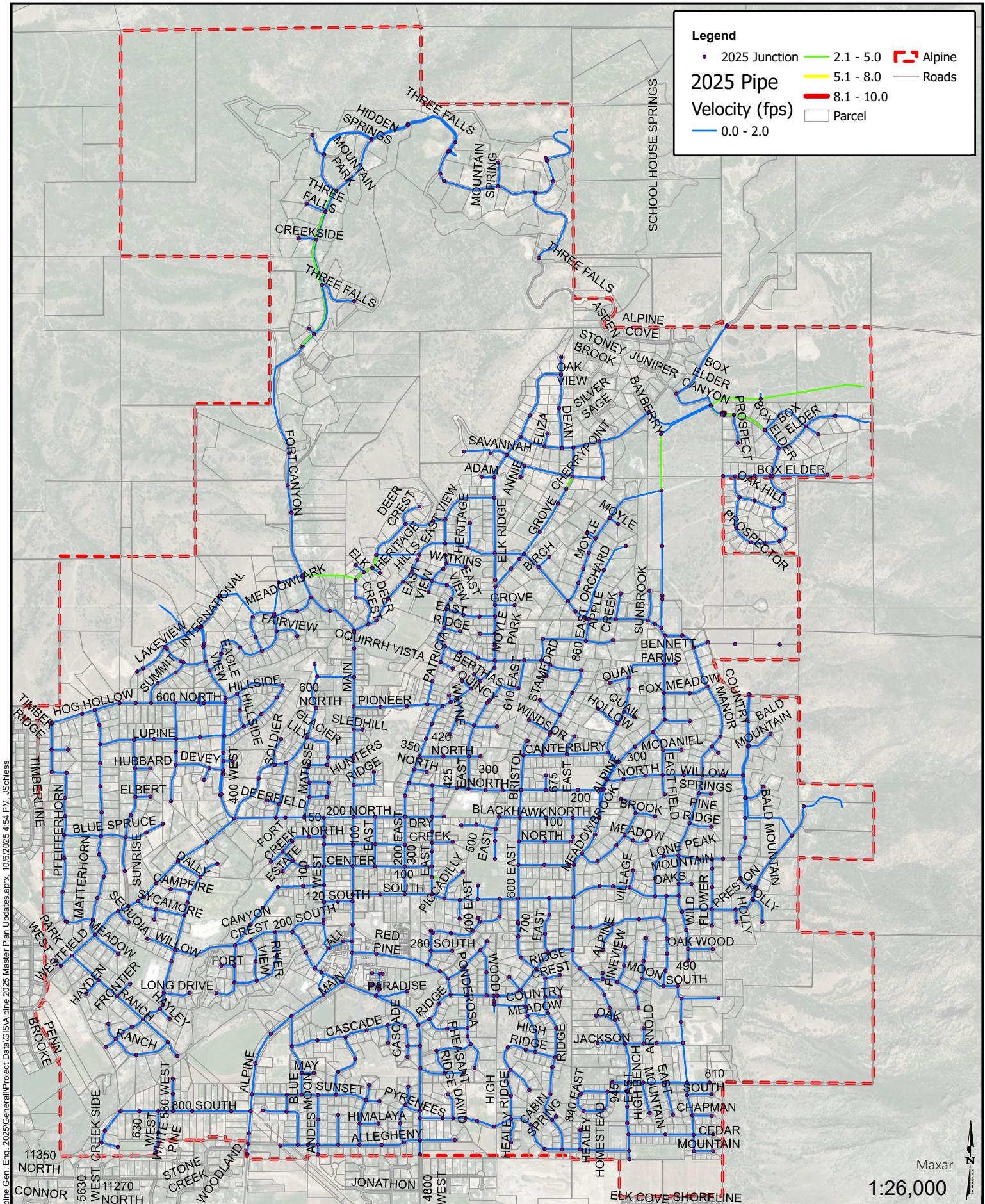


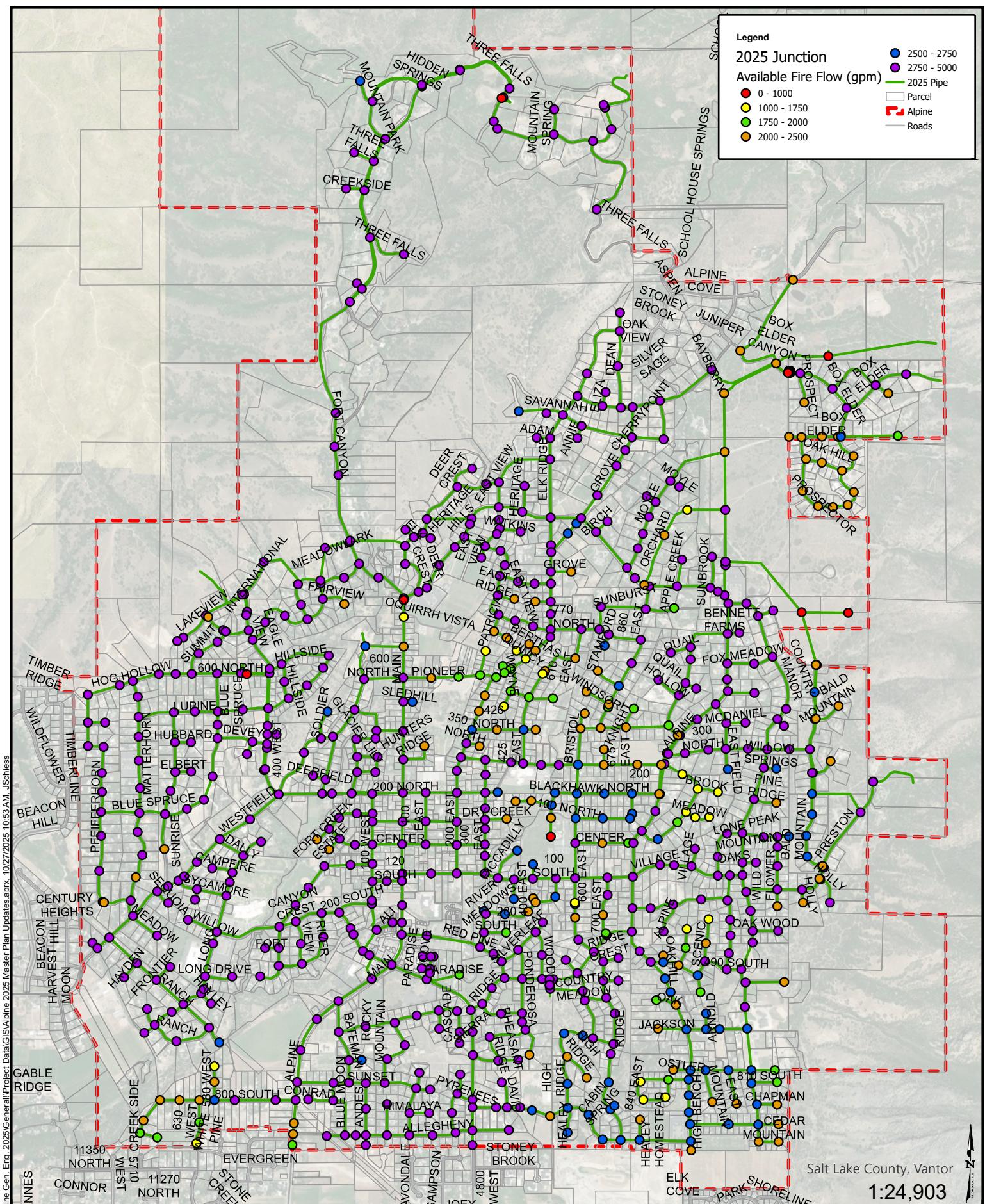


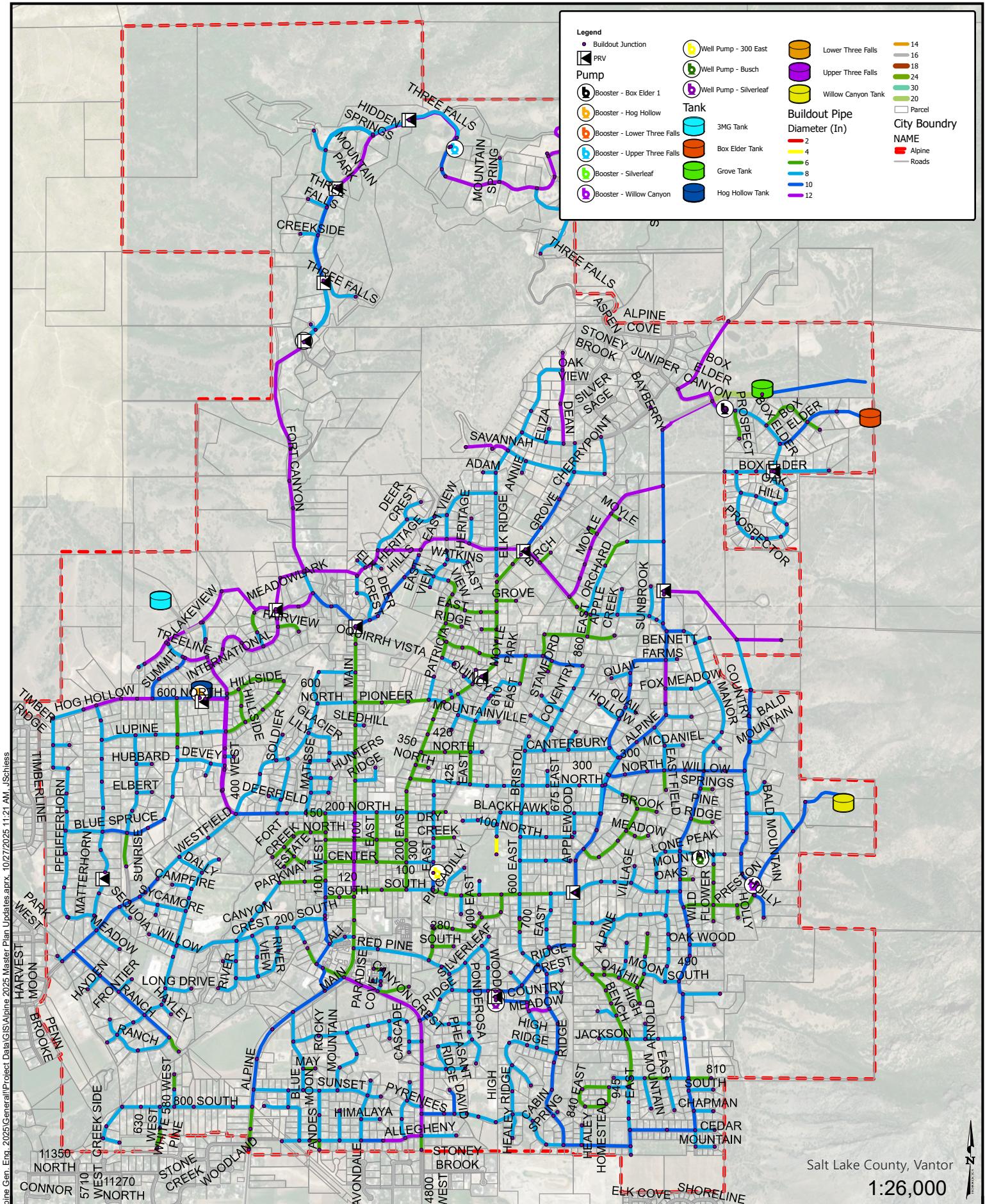


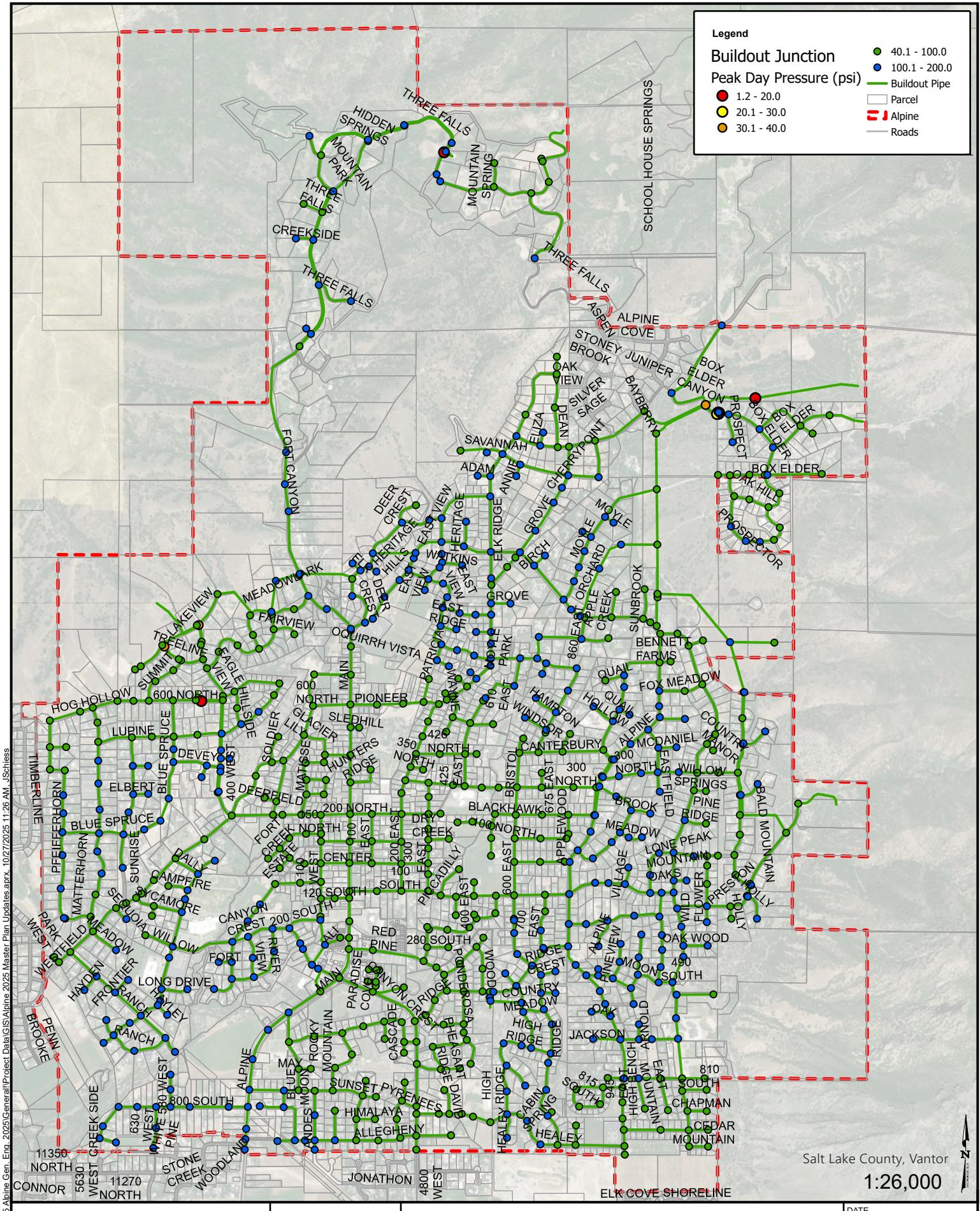


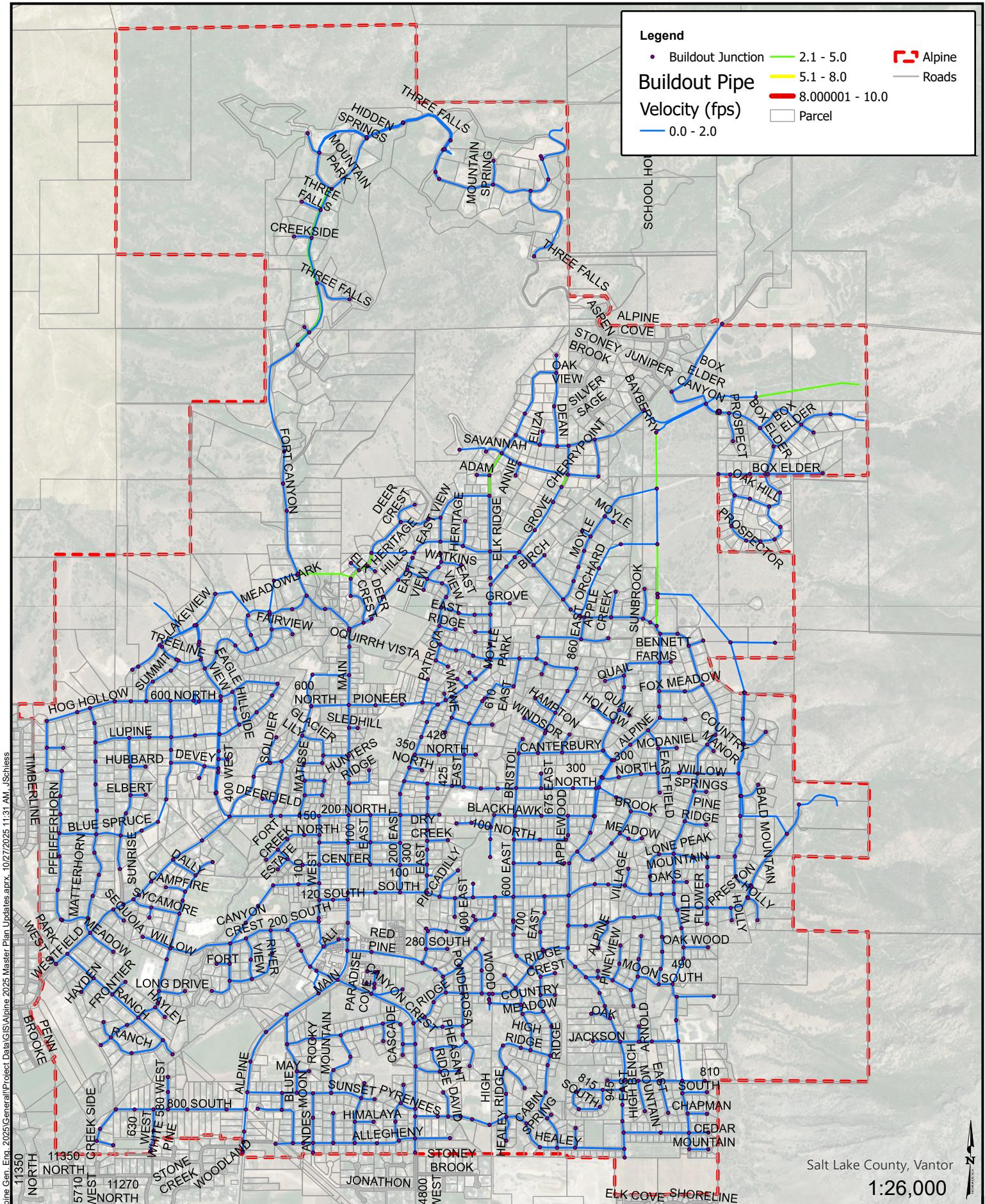












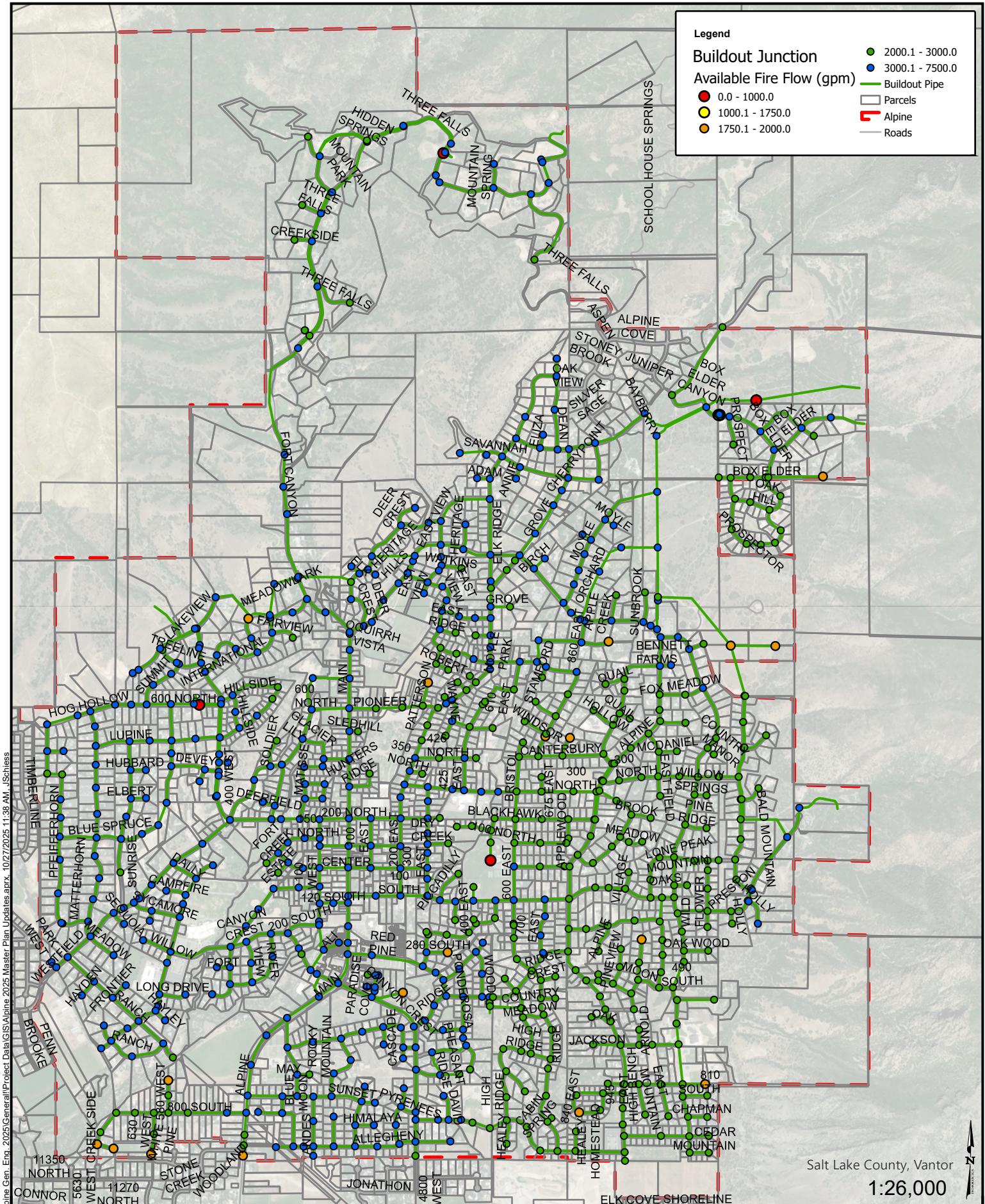


Table 35 Culinary Water System Asset List

Date Acq	Description	Meth/Life	Includes Section 179					
			Cost	Salvage Value	Depr Basis	Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 10000 - LAND								
07/01/93	Land Pre 1994	NONE / 99	19,000.00	0.00	19,000.00	0.00	0.00	0.00
07/01/97	Moyle property by spring	NONE / 99	200,000.00	0.00	200,000.00	0.00	0.00	0.00
Totals: 10000 - LAND (2 assets)			219,000.00	0.00	219,000.00	0.00	0.00	0.00
Asset A/C#: 12000 - Water Shares								
06/30/12	Water Shares	NONE / 99	27,500.00	0.00	27,500.00	0.00	0.00	0.00
06/30/13	Water Shares pre 1990	NONE / 99	30,900.00	0.00	30,900.00	0.00	0.00	0.00
06/30/15	Water Shares	LAND / 99	10,000.00	0.00	10,000.00	0.00	0.00	0.00
06/30/18	Water Shares	LAND / 1	5,000.00	0.00	5,000.00	0.00	0.00	0.00
Totals: 12000 - Water Shares (4 assets)			73,400.00	0.00	73,400.00	0.00	0.00	0.00
Asset A/C#: 20000 - BUILDINGS								
01/01/79	Well House	SLP / 50	23,959.63	0.00	23,959.63	21,323.11	479.19	21,802.30
01/01/81	Well House	SLP / 50	28,335.00	0.00	28,335.00	24,041.00	566.70	24,607.70
06/01/87	Chlorinator Building	SLP / 33.3	9,825.00	0.00	9,825.00	9,825.00	0.00	9,825.00
03/31/92	City Shop	SLP / 31.5	50,332.00	0.00	50,332.00	50,332.00	0.00	50,332.00
02/15/95	Busch Well House	SLP / 50	56,651.00	0.00	56,651.00	34,415.68	1,133.02	35,548.70
Totals: 20000 - BUILDINGS (5 assets)			169,102.63	0.00	169,102.63	139,936.79	2,178.91	142,115.70
Asset A/C#: 5000 - IMPROVEMENTS								
01/01/71	Water Works System	SLP / 50	143,267.00	0.00	143,267.00	0.00	0.00	143,267.00
01/01/71	School Springs - Lehi City	SLP / 50	7,000.00	0.00	7,000.00	7,000.00	0.00	7,000.00
01/01/71	Water System - Additions	SLP / 50	841.00	0.00	841.00	841.00	0.00	841.00
01/01/71	Water System - Additions	SLP / 50	87,289.00	0.00	87,289.00	87,289.00	0.00	87,289.00
01/01/71	Water System - Subdivider	SLP / 50	15,900.00	0.00	15,900.00	15,900.00	0.00	15,900.00
01/01/72	Water System - Additions	SLP / 50	107,696.00	0.00	107,696.00	107,696.00	0.00	107,696.00
01/01/72	Water System - Subdivider	SLP / 50	15,300.00	0.00	15,300.00	15,300.00	0.00	15,300.00
01/01/74	Water System - Additions	SLP / 50	1,630.00	0.00	1,630.00	1,630.00	0.00	1,630.00
01/01/74	Water System - Additions	SLP / 50	280.00	0.00	280.00	280.00	0.00	280.00
01/01/74	Water System - Additions	SLP / 50	98.00	0.00	98.00	98.00	0.00	98.00
01/01/74	Well Purchase RS	SLP / 50	33,864.00	0.00	33,864.00	33,864.00	0.00	33,864.00
01/01/74	Water System - Additions	SLP / 50	161.00	0.00	161.00	161.00	0.00	161.00
01/01/74	Water System - Additions	SLP / 50	2,860.00	0.00	2,860.00	2,860.00	0.00	2,860.00
01/01/75	Well Purchase RS	SLP / 50	5,591.00	0.00	5,591.00	5,535.09	55.91	5,591.00
01/01/75	Well Purchase RS	SLP / 50	19,168.00	0.00	19,168.00	18,976.32	191.68	19,168.00
01/01/75	Water System - Additions	SLP / 50	7,127.00	0.00	7,127.00	7,055.73	71.27	7,127.00
01/01/75	Well Purchase RS	SLP / 50	13,851.00	0.00	13,851.00	13,712.49	138.51	13,851.00
01/01/75	Well House	SLP / 50	2,519.00	0.00	2,519.00	2,493.81	25.19	2,519.00
01/01/75	Water System - Additions	SLP / 50	3,620.00	0.00	3,620.00	3,583.80	36.20	3,620.00
01/01/76	Water System - Subdivider	SLP / 50	27,500.00	0.00	27,500.00	26,675.00	550.00	27,225.00
01/01/76	Water System - Additions	SLP / 50	4,077.00	0.00	4,077.00	3,954.69	81.54	4,036.23
01/01/77	Water System - Additions	SLP / 50	37,179.00	0.00	37,179.00	35,320.05	743.58	36,063.63
01/01/77	Water Systems - Subdivider	SLP / 50	32,272.00	0.00	32,272.00	30,658.40	645.44	31,303.84
01/01/78	Water System - Additions	SLP / 50	6,876.00	0.00	6,876.00	6,394.68	137.52	6,532.20
01/01/78	Water System - Additions	SLP / 50	8,084.00	0.00	8,084.00	7,518.12	161.68	7,679.80
01/01/78	Water Extention	SLP / 50	1,227.00	0.00	1,227.00	1,141.11	24.54	1,165.65
01/01/79	Improvements	SLP / 50	1,624.00	0.00	1,624.00	1,477.84	32.48	1,510.32
01/01/79	Chain Link Fence	SLP / 50	1,813.00	0.00	1,813.00	1,649.83	36.26	1,686.09
01/01/79	Water Lines	SLP / 50	8,036.00	0.00	8,036.00	7,312.76	160.72	7,473.48
01/01/79	Well	SLP / 50	20,162.00	0.00	20,162.00	18,347.42	403.24	18,750.66
01/01/79	Water System - Additions	SLP / 50	10,312.00	0.00	10,312.00	9,383.92	206.24	9,590.16
01/01/81	Water System - Additions	SLP / 50	4,865.00	0.00	4,865.00	4,232.55	97.30	4,329.85
06/04/82	Pipe Overflow Tank	SLP / 50	1,058.00	0.00	1,058.00	890.48	21.16	911.64
11/15/84	IMMGL Culinary Water	SLP / 50	268,164.00	0.00	268,164.00	212,743.44	5,363.28	218,106.72
06/01/86	Telemetry Water System	SLP / 50	68,622.00	0.00	68,622.00	52,267.09	1,372.44	53,639.53
08/15/86	Water System	SLP / 50	10,904.00	0.00	10,904.00	8,268.87	218.08	8,486.95
03/25/87	Telemetry Water System	SLP / 50	10,123.00	0.00	10,123.00	7,558.51	202.46	7,760.97
01/27/88	Telemetry Water System	SLP / 50	12,284.00	0.00	12,284.00	8,967.32	245.68	9,213.00
06/01/88	100 West Well	SLP / 50	12,840.00	0.00	12,840.00	9,266.20	256.80	9,523.00
06/15/88	Main Street Water Line	SLP / 50	65,737.00	0.00	65,737.00	47,440.20	1,314.74	48,754.94
06/15/88	Grove Drive Booster	SLP / 50	42,231.00	0.00	42,231.00	30,476.71	844.62	31,321.33
06/30/88	Chlorinator System	SLP / 50	2,332.00	0.00	2,332.00	1,682.93	46.64	1,729.57
04/01/90	Water Line - CDBG 1989	SLP / 50	31,572.00	0.00	31,572.00	21,626.82	631.44	22,258.26
07/01/90	Water System	SLP / 50	1,098,572.00	0.00	1,098,572.00	747,028.96	21,971.44	769,000.40
01/01/91	Water System	SLP / 50	256,580.00	0.00	256,580.00	171,908.60	5,131.60	177,040.20

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179		
						Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 5000 - IMPROVEMENTS								
09/27/91	Water System	SLP / 50	38,221.00	0.00	38,221.00	25,098.46	764.42	25,862.88
05/01/92	New Castle Est A	SLP / 50	5,274.00	0.00	5,274.00	3,392.94	105.48	3,498.42
05/15/92	Alpine Hills	SLP / 50	15,600.00	0.00	15,600.00	10,036.00	312.00	10,348.00
07/14/92	Alpine Hills	SLP / 50	22,621.00	0.00	22,621.00	14,477.44	452.42	14,929.86
08/01/92	New Castle Est B	SLP / 50	1,400.00	0.00	1,400.00	893.67	28.00	921.67
08/01/92	East Mountain Est C	SLP / 50	7,500.00	0.00	7,500.00	4,787.50	150.00	4,937.50
09/20/92	Fort Creek Water Line	SLP / 50	9,150.00	0.00	9,150.00	5,825.50	183.00	6,008.50
10/12/92	High Mountain Oaks C	SLP / 50	15,720.00	0.00	15,720.00	9,982.20	314.40	10,296.60
10/12/92	High Mountain Oaks D	SLP / 50	22,350.00	0.00	22,350.00	14,192.25	447.00	14,639.25
11/01/92	Hunt Club	SLP / 50	11,279.00	0.00	11,279.00	7,143.37	225.58	7,368.95
11/01/92	Hunt Club B	SLP / 50	33,594.00	0.00	33,594.00	21,276.20	671.88	21,948.08
02/19/93	Upgrade Water Lines	SLP / 50	20,723.00	0.00	20,723.00	13,020.95	414.46	13,435.41
05/01/93	Westfield Meadow	SLP / 50	40,341.00	0.00	40,341.00	25,145.89	806.82	25,952.71
05/01/93	Westfield Meadow	SLP / 50	35,060.00	0.00	35,060.00	21,854.07	701.20	22,555.27
06/10/93	High Mountain Oaks E	SLP / 50	6,460.00	0.00	6,460.00	4,015.97	129.20	4,145.17
09/30/93	Taylor Homes	SLP / 50	1,200.00	0.00	1,200.00	740.00	24.00	764.00
09/30/93	Box Elder D	SLP / 50	44,890.00	0.00	44,890.00	27,682.17	897.80	28,579.97
09/30/93	Alpine Ridge	SLP / 50	43,200.00	0.00	43,200.00	26,640.00	864.00	27,504.00
09/30/93	Arnold Court	SLP / 50	17,150.00	0.00	17,150.00	10,575.83	343.00	10,918.83
09/30/93	Box Elder A	SLP / 50	5,164.00	0.00	5,164.00	3,184.47	103.28	3,287.75
09/30/93	Box Elder B	SLP / 50	200,904.00	0.00	200,904.00	123,890.80	4,018.08	127,908.88
09/30/93	Box Elder C	SLP / 50	41,593.00	0.00	41,593.00	25,649.02	831.86	26,480.88
09/30/93	New Castle C	SLP / 50	26,550.00	0.00	26,550.00	16,372.50	531.00	16,903.50
09/30/93	Lone Peak	SLP / 50	130,000.00	0.00	130,000.00	80,166.67	2,600.00	82,766.67
09/30/93	Strong Subdivision	SLP / 50	9,725.00	0.00	9,725.00	5,997.08	194.50	6,191.58
12/21/93	Water Line	SLP / 50	154,931.00	0.00	154,931.00	94,766.13	3,098.62	97,864.75
07/19/94	Busch Well Submersable Pump	SLP / 25	24,458.65	0.00	24,458.65	24,458.65	0.00	24,458.65
05/17/95	Carlisle Well	SLP / 50	171,567.18	0.00	171,567.18	100,080.75	3,431.34	103,512.09
06/30/95	Westfield Oaks A	SLP / 50	38,800.00	0.00	38,800.00	22,568.67	776.00	23,344.67
06/30/95	Oak Knoll A&B	SLP / 50	67,800.00	0.00	67,800.00	39,437.00	1,356.00	40,793.00
06/30/95	River Meadows A	SLP / 50	33,490.00	0.00	33,490.00	19,480.02	669.80	20,149.82
06/30/95	River Meadows B	SLP / 50	26,800.00	0.00	26,800.00	15,588.67	536.00	16,124.67
06/30/95	River Meadows C	SLP / 50	28,810.00	0.00	28,810.00	16,757.82	576.20	17,334.02
06/30/95	River Meadows Offsite	SLP / 50	22,410.00	0.00	22,410.00	13,035.15	448.20	13,483.35
06/30/95	River Meadows D	SLP / 50	30,040.00	0.00	30,040.00	17,473.27	600.80	18,074.07
06/30/95	International Estates B	SLP / 50	43,854.00	0.00	43,854.00	25,508.41	877.08	26,385.49
07/27/95	Lynn Miller Improvements	SLP / 50	750.00	0.00	750.00	435.00	15.00	450.00
12/14/95	Box Elder D	SLP / 50	34,890.00	0.00	34,890.00	19,945.45	697.80	20,643.25
03/01/96	Box Elder Water System	SLP / 50	94,628.48	0.00	94,628.48	53,622.82	1,892.57	55,515.39
04/03/96	Lone Peak	SLP / 50	2,932.50	0.00	2,932.50	1,656.86	58.65	1,715.51
04/11/96	Westfields Oaks III	SLP / 50	51,180.00	0.00	51,180.00	28,916.70	1,023.60	29,940.30
05/09/96	Silverleaf	SLP / 50	1,193.48	0.00	1,193.48	672.34	23.87	696.21
06/18/96	Ranch Westfield Pk	SLP / 50	190,860.00	0.00	190,860.00	107,199.70	3,817.20	111,016.90
12/12/96	3 Million Gallon Tank	SLP / 50	1,006,784.55	0.00	1,006,784.55	555,409.45	20,135.69	575,545.14
06/01/98	Carlisle Well	SLP / 50	267,117.93	0.00	267,117.93	139,346.56	5,342.36	144,688.92
06/01/98	Developer Contributions	SLP / 50	796,529.50	0.00	796,529.50	415,522.89	15,930.59	431,453.48
06/01/99	East / West Waterline	SLP / 50	27,800.40	0.00	27,800.40	13,946.58	556.01	14,502.59
06/30/00	South Point Fence	SLP / 50	2,200.00	0.00	2,200.00	1,059.67	44.00	1,103.67
06/30/00	Lambert Tank Fence	SLP / 50	5,396.00	0.00	5,396.00	2,599.07	107.92	2,706.99
06/30/00	Telemetry Water System	SLP / 50	42,049.71	0.00	42,049.71	20,253.84	840.99	21,094.83
06/01/02	Silverleaf Well	SLP / 50	1,678,842.87	0.00	1,678,842.87	741,488.99	33,576.86	775,065.85
09/01/02	Healey Well	SLP / 50	364,478.50	0.00	364,478.50	159,155.61	7,289.57	166,445.18
06/01/03	Developer Contributions	SLP / 50	345,491.68	0.00	345,491.68	145,682.25	6,909.83	152,592.08
08/01/03	Alpine Jr High	SLP / 50	69,400.00	0.00	69,400.00	29,032.33	1,388.00	30,420.33
08/30/03	Healey Well	SLP / 50	47,768.01	0.00	47,768.01	19,982.95	955.36	20,938.31
09/04/03	Swiss One Plat A	SLP / 50	46,922.40	0.00	46,922.40	19,551.04	938.45	20,489.49
09/24/03	High Bench Road	SLP / 50	6,395.00	0.00	6,395.00	2,664.58	127.90	2,792.48
09/30/03	Smooth Canyon C	SLP / 50	8,328.00	0.00	8,328.00	3,470.00	166.56	3,636.56
12/11/03	Creek Side Pass	SLP / 50	28,332.00	0.00	28,332.00	11,663.34	566.64	12,229.98
05/10/04	300 East Well	SLP / 50	7,377.03	0.00	7,377.03	2,975.39	147.54	3,122.93
05/24/04	Sequoia Circle	SLP / 50	1,800.00	0.00	1,800.00	726.00	36.00	762.00
06/30/04	Minor Subdivisions 2003-2004	SLP / 50	4,200.00	0.00	4,200.00	1,687.00	84.00	1,771.00
07/01/04	DC - Alpine Auto Wash	SLP / 50	1,080.00	0.00	1,080.00	432.00	21.60	453.60
09/03/04	DC - Deerfield Plat A	SLP / 50	35,436.00	0.00	35,436.00	14,056.28	708.72	14,765.00
09/15/04	DC - Pheasant Ridge	SLP / 50	64,900.80	0.00	64,900.80	25,744.06	1,298.02	27,042.08
09/28/04	DC - Main Street Village	SLP / 50	8,941.00	0.00	8,941.00	3,546.60	178.82	3,725.42
10/11/04	DC - Healey Heights K	SLP / 50	14,292.00	0.00	14,292.00	5,645.34	285.84	5,931.18

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179		
						Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 5000 - IMPROVEMENTS								
12/14/04	DC - Paradise Cove Sr	SLP / 50	16,595.00	0.00	16,595.00	6,499.71	331.90	6,831.61
12/15/04	DC - Quincy Court	SLP / 50	9,000.00	0.00	9,000.00	3,525.00	180.00	3,705.00
05/18/05	DC - Long Drive	SLP / 50	24,902.40	0.00	24,902.40	9,545.96	498.05	10,044.01
06/30/05	Downtown Improvements	SLP / 50	172,219.30	0.00	172,219.30	65,730.44	3,444.39	69,174.83
06/30/05	Healey Well	SLP / 50	42,580.02	0.00	42,580.02	16,251.37	851.60	17,102.97
06/30/05	DC - Minor Subdivisions	SLP / 50	2,580.00	0.00	2,580.00	984.70	51.60	1,036.30
06/30/05	DC - Swiss One III	SLP / 50	32,328.00	0.00	32,328.00	12,338.52	646.56	12,985.08
07/01/05	DC - Lye Subdivision	SLP / 50	375.00	0.00	375.00	142.50	7.50	150.00
08/23/05	Alpine Drive	SLP / 50	7,000.00	0.00	7,000.00	2,648.33	140.00	2,788.33
09/28/05	DC - Dry Creek Orchards B	SLP / 50	20,244.00	0.00	20,244.00	7,625.24	404.88	8,030.12
09/28/05	DC - Dry Creek Ordhards A	SLP / 50	28,452.00	0.00	28,452.00	10,716.92	569.04	11,285.96
11/11/05	DC - Falcon Ridge	SLP / 50	7,824.00	0.00	7,824.00	2,920.96	156.48	3,077.44
12/22/05	DC - Wayne Court	SLP / 50	9,000.00	0.00	9,000.00	3,345.00	180.00	3,525.00
01/05/06	DC - Larson Alpine Plat A	SLP / 50	960.00	0.00	960.00	355.20	19.20	374.40
01/06/06	DC - Alpine Commons PRD	SLP / 50	31,203.00	0.00	31,203.00	11,545.11	624.06	12,169.17
01/06/06	DC - Pasket Court	SLP / 50	12,117.60	0.00	12,117.60	4,483.48	242.35	4,725.83
02/24/06	DC - East Mountain D	SLP / 50	19,236.00	0.00	19,236.00	7,085.26	384.72	7,469.98
05/02/06	DC - Moon Subdivision	SLP / 50	12,139.20	0.00	12,139.20	4,410.50	242.78	4,653.28
05/26/06	DC - Keiffer Annexation	SLP / 50	17,280.00	0.00	17,280.00	6,278.40	345.60	6,624.00
06/30/06	Carlisle Well	SLP / 50	8,910.56	0.00	8,910.56	3,222.63	178.21	3,400.84
06/30/06	East Mountain Drive	SLP / 50	1,244.00	0.00	1,244.00	449.91	24.88	474.79
09/15/06	DC - Hunters Ridge	SLP / 50	37,992.00	0.00	37,992.00	13,550.48	759.84	14,310.32
10/18/06	DC - Tadje Acres	SLP / 50	600.00	0.00	600.00	213.00	12.00	225.00
11/30/06	Dc - Burgess Place	SLP / 50	1,440.00	0.00	1,440.00	508.80	28.80	537.60
02/01/07	DC - Whitby Woodlands B	SLP / 50	28,017.60	0.00	28,017.60	9,759.43	560.35	10,319.78
02/15/07	DC - McNeil Plat B	SLP / 50	56,274.00	0.00	56,274.00	19,602.11	1,125.48	20,727.59
06/30/07	DC - Jackson Heights	SLP / 50	29,016.00	0.00	29,016.00	9,913.80	580.32	10,494.12
06/30/07	DC - Taylor Meadows	SLP / 50	53,088.00	0.00	53,088.00	18,138.40	1,061.76	19,200.16
06/30/07	Westfield Road	SLP / 50	21,835.25	0.00	21,835.25	7,460.46	436.71	7,897.17
06/30/07	McNeil B	SLP / 50	4,954.78	0.00	4,954.78	1,692.96	99.10	1,792.06
06/30/07	300 East Well	SLP / 50	205,664.24	0.00	205,664.24	70,268.53	4,113.28	74,381.81
10/04/07	DC - Adams Subdivision	SLP / 50	1,440.00	0.00	1,440.00	482.40	28.80	511.20
11/21/07	DC - Whitby Woodlands C	SLP / 50	56,248.80	0.00	56,248.80	18,749.66	1,124.98	19,874.64
11/24/07	DC - Heritage Hills B	SLP / 50	96,804.00	0.00	96,804.00	32,268.00	1,936.08	34,204.08
11/24/07	DC - Heritage Hills A	SLP / 50	177,432.00	0.00	177,432.00	59,144.00	3,548.64	62,692.64
01/31/08	DC - Snyder Court	SLP / 50	960.00	0.00	960.00	316.80	19.20	336.00
04/22/08	DC - Alpine Canyon Crest	SLP / 50	34,044.00	0.00	34,044.00	11,064.30	680.88	11,745.18
05/06/08	DC - High Bence Ridge D	SLP / 50	960.00	0.00	960.00	310.40	19.20	329.60
05/06/08	DC - High Bench Ridge B	SLP / 50	840.00	0.00	840.00	271.60	16.80	288.40
05/08/08	SC - Spring Creek A	SLP / 50	27,360.00	0.00	27,360.00	8,846.40	547.20	9,393.60
05/14/08	DC - Larson Alpine A	SLP / 50	960.00	0.00	960.00	310.40	19.20	329.60
06/30/08	Westfield Road	SLP / 50	6,792.50	0.00	6,792.50	2,184.92	135.85	2,320.77
06/30/08	Elk Ridge Lane	SLP / 50	9,120.85	0.00	9,120.85	2,933.92	182.42	3,116.34
06/30/08	300 East Well	SLP / 50	23,770.70	0.00	23,770.70	7,646.18	475.41	8,121.59
06/30/08	Ft Cyn / Main Street	SLP / 50	900.00	0.00	900.00	289.50	18.00	307.50
08/25/08	DC - Alpine Lode Towne Ctr	SLP / 50	31,350.00	0.00	31,350.00	9,979.75	627.00	10,606.75
10/14/08	DC - Conrads Landing A	SLP / 50	10,620.00	0.00	10,620.00	3,345.30	212.40	3,557.70
10/14/08	DC - Conrads Landing B	SLP / 50	39,133.80	0.00	39,133.80	12,327.21	782.68	13,109.89
04/29/09	DC - North Grove A	SLP / 50	1,440.00	0.00	1,440.00	439.20	28.80	468.00
06/30/09	DC - Minor Subdivisions	SLP / 50	3,600.00	0.00	3,600.00	1,086.00	72.00	1,158.00
12/03/09	DC - North Grove B	SLP / 50	2,880.00	0.00	2,880.00	840.00	57.60	897.60
06/30/10	100 South Park	SLP / 50	26,685.60	0.00	26,685.60	7,516.42	533.71	8,050.13
06/30/10	Eastview Water Line	SLP / 50	2,100.00	0.00	2,100.00	591.50	42.00	633.50
09/09/10	DC - Alpine Apple Creek	SLP / 50	25,219.20	0.00	25,219.20	7,066.47	504.38	7,570.85
09/09/10	DC - June Beck Subdivision	SLP / 50	1,440.00	0.00	1,440.00	403.49	28.80	432.29
09/30/10	DC - Alpine Acres B	SLP / 50	2,160.00	0.00	2,160.00	603.18	43.20	646.38
06/30/11	100 South Park - 2011	SLP / 50	1,404.51	0.00	1,404.51	365.25	28.09	393.34
06/30/11	2010 Waterline Improvements	SLP / 50	537,730.27	0.00	537,730.27	139,839.39	10,754.61	150,594.00
10/19/11	DC - Dry Creek Square	SLP / 50	15,240.00	0.00	15,240.00	3,886.20	304.80	4,191.00
12/13/11	DC - McNeil-Alpine Blvd	SLP / 50	2,592.00	0.00	2,592.00	652.32	51.84	704.16
12/13/11	DC - McNeil Plat E	SLP / 50	36,240.00	0.00	36,240.00	9,120.40	724.80	9,845.20
06/05/12	DC - Fillmore	SLP / 50	1,800.00	0.00	1,800.00	435.00	36.00	471.00
06/30/12	Alpine Blvd	SLP / 50	17,898.49	0.00	17,898.49	4,325.47	357.97	4,683.44
06/30/12	2010 Water Line Improvement	SLP / 50	199,881.32	0.00	199,881.32	48,304.70	3,997.63	52,302.33
06/30/12	Water Master Plan	SLP / 50	520.88	0.00	520.88	125.91	10.42	136.33
08/03/12	McNeil Plat F	SLP / 50	684.00	0.00	684.00	163.02	13.68	176.70
08/03/12	DC - McNeil Plat F	SLP / 50	7,657.20	0.00	7,657.20	1,824.92	153.14	1,978.06

Date Acq	Description	Meth/Life	Cost	Salvage Value	Depr Basis	Includes Section 179		
						Beg A/Depr	Curr Depr	End A/Depr
Asset A/C#: 5000 - IMPROVEMENTS								
06/30/13	Quail Hollow	SLP / 50	5,171.70	0.00	5,171.70	1,146.35	103.43	1,249.78
06/30/13	Wash Bay	SLP / 25	2,678.73	0.00	2,678.73	1,187.58	107.15	1,294.73
06/30/13	Water Master Plan	SLP / 50	18,083.10	0.00	18,083.10	4,008.40	361.66	4,370.06
07/17/13	Water Improvements FY2014	SLP / 50	12,973.18	0.00	12,973.18	2,854.06	259.46	3,113.52
09/24/13	DC-Water Improv	SLP / 50	40,581.32	0.00	40,581.32	8,792.66	811.63	9,604.29
09/24/13	DC-Water Improv-Bennett Farms B	SLP / 50	41,713.49	0.00	41,713.49	9,037.92	834.27	9,872.19
09/24/13	DC-Water Imrpv-Bennett Farms A	SLP / 50	14,728.82	0.00	14,728.82	3,191.28	294.58	3,485.86
01/02/14	Scada System	SLP / 25	48,466.66	0.00	48,466.66	20,356.03	1,938.67	22,294.70
04/16/14	DC-Water Imrpov-McNiel	SLP / 50	2,760.00	0.00	2,760.00	565.80	55.20	621.00
05/14/14	DC-Water Improv-Bennett Farms D&E	SLP / 50	66,715.49	0.00	66,715.49	13,565.48	1,334.31	14,899.79
05/14/14	DC-Water Improv-Whitby woodlands	SLP / 50	68,542.20	0.00	68,542.20	13,936.87	1,370.84	15,307.71
06/30/15	DC Water Improvements	SLP / 50	277,364.16	0.00	277,364.16	50,387.79	5,547.28	55,935.07
06/30/15	Box Elder Improvements FY2014	SLP / 50	31,847.16	0.00	31,847.16	5,785.54	636.94	6,422.48
06/30/16	DC-David's Court Plat F	SLP / 50	29,066.04	0.00	29,066.04	4,699.00	581.32	5,280.32
06/30/16	Alpine Blvd/Sunbrook Water Line Realignment	SLP / 50	8,480.00	0.00	8,480.00	1,370.93	169.60	1,540.53
06/30/17	NORTH POINT 12 WATER MAIN	SLP / 50	75,127.00	0.00	75,127.00	10,642.99	1,502.54	12,145.53
06/30/17	WHITE PINES ESTATES DC	SLP / 50	38,510.00	0.00	38,510.00	5,455.58	770.20	6,225.78
06/30/17	EAST VIEW PLAT F PHASE 1 DC	SLP / 50	34,693.00	0.00	34,693.00	4,914.84	693.86	5,608.70
06/30/17	ALPINE WEST MEADOW PLAT A	SLP / 50	149,008.00	0.00	149,008.00	21,109.47	2,980.16	24,089.63
06/30/18	DC- ALPINE WEST MEADOWS	SLP / 50	7,450.00	0.00	7,450.00	906.42	149.00	1,055.42
06/30/18	DC-WHITE PINES ESTATES	SLP / 50	30,627.00	0.00	30,627.00	3,726.28	612.54	4,338.82
06/30/18	DC-THREE FALLS FORT CANYON	SLP / 50	1,124,569.00	0.00	1,124,569.00	136,822.56	22,491.38	159,313.94
06/30/18	Water Line	SLP / 50	8,384.00	0.00	8,384.00	1,020.05	167.68	1,187.73
06/30/18	1 Inch Water Meters	SLP / 50	4,500.00	0.00	4,500.00	547.50	90.00	637.50
06/30/18	Alpine West 1130 Water line	SLP / 50	13,440.00	0.00	13,440.00	1,635.20	268.80	1,904.00
06/30/18	Manholes	SLP / 50	4,475.00	0.00	4,475.00	544.46	89.50	633.96
06/30/18	Water Line	SLP / 50	9,930.00	0.00	9,930.00	1,208.15	198.60	1,406.75
06/30/18	Water Roads	SLP / 50	102,000.00	0.00	102,000.00	12,410.00	2,040.00	14,450.00
06/30/18	Water Line	SLP / 50	139,932.00	0.00	139,932.00	17,025.06	2,798.64	19,823.70
06/30/20	80 S WATERLINE PROJECT	SLP / 50	344,099.00	0.00	344,099.00	28,101.42	6,881.98	34,983.40
06/30/20	ALPINE VIEW	SLP / 50	147,680.00	0.00	147,680.00	12,060.53	2,953.60	15,014.13
06/30/20	CONRAD'S LANDING	SLP / 50	36,672.71	0.00	36,672.71	2,994.92	733.45	3,728.37
06/30/20	NORTH POINT	SLP / 50	36,051.85	0.00	36,051.85	2,944.25	721.04	3,665.29
08/26/20	Pioneer Road Project	SLP / 50	2,800.00	0.00	2,800.00	219.33	56.00	275.33
02/12/21	Watkins Lane water extention	SLP / 50	17,705.00	0.00	17,705.00	1,209.84	354.10	1,563.94
05/06/21	800 South	SLP / 50	2,915.50	0.00	2,915.50	184.23	58.31	242.54
05/06/21	Water :ome	SLP / 50	101,619.60	0.00	101,619.60	6,435.90	2,032.39	8,468.29
06/01/21	Watkin Lane water extention	SLP / 50	2,700.00	0.00	2,700.00	166.50	54.00	220.50
06/11/21	Water Line	SLP / 50	111,277.59	0.00	111,277.59	6,862.11	2,225.55	9,087.66
06/15/21	800 SOUTH	SLP / 50	8,470.00	0.00	8,470.00	522.32	169.40	691.72
06/18/21	Water Line	SLP / 50	213,079.30	0.00	213,079.30	13,139.90	4,261.59	17,401.49
06/30/21	BROOKSIDE SUBDIVISION	SLP / 50	149,325.00	0.00	149,325.00	9,208.38	2,986.50	12,194.88
06/30/21	LYE SUBDIVISON	SLP / 50	450.00	0.00	450.00	27.75	9.00	36.75
06/30/21	THE RIDGE PH2	SLP / 50	169,344.00	0.00	169,344.00	10,442.88	3,386.88	13,829.76
06/30/21	THE RIDGE OFFSITE WATER LINE	SLP / 50	569,365.00	0.00	569,365.00	35,110.84	11,387.30	46,498.14
06/30/21	THE RIDGE PH1	SLP / 50	119,612.00	0.00	119,612.00	7,376.07	2,392.24	9,768.31
06/30/22	WHITBY WOODLANDS	SLP / 50	600.00	0.00	600.00	25.00	12.00	37.00
06/30/22	THE RIDGE #4	SLP / 50	3,200.00	0.00	3,200.00	133.33	64.00	197.33
06/30/22	THE RIDGE #5	SLP / 50	13,186.00	0.00	13,186.00	549.42	263.72	813.14
06/30/22	THE RIDGE #3	SLP / 50	3,879.00	0.00	3,879.00	161.63	77.58	239.21
06/30/22	FENCE	SLP / 50	3,300.00	0.00	3,300.00	137.50	66.00	203.50
06/30/22	Water line improvements	SLP / 50	98,125.00	0.00	98,125.00	4,088.54	1,962.50	6,051.04
06/30/23	FORT CREEK LANDING	SLP / 50	70,497.00	0.00	70,497.00	1,527.44	1,409.94	2,937.38
06/30/23	FORT CREEK LANDING #2	SLP / 50	68,804.00	0.00	68,804.00	1,490.75	1,376.08	2,866.83
06/30/23	Water system lmprovements	SLP / 50	470,507.75	0.00	470,507.75	10,194.34	9,410.16	19,604.50
06/30/23	Water system lmprovement Impact Fees	SLP / 50	41,013.96	0.00	41,013.96	888.64	820.28	1,708.92
06/30/24	WATER LINE IMPROVEMENTS	SLP / 50	32,987.53	0.00	32,987.53	54.98	659.75	714.73
06/30/24	DEVELOPER CONTRIBUTIONS	SLP / 40	6,818.00	0.00	6,818.00	14.20	170.45	184.65
06/30/24	CHERRY POINT	SLP / 40	199,800.00	0.00	199,800.00	416.25	4,995.00	5,411.25
06/30/25 A	WATER LINES ROADS	SLP / 40	25,000.00	0.00	25,000.00	0.00	52.08	52.08
06/30/25 A	BOX ELDER AND WILLOW PARK...	SLP / 40	35,139.00	0.00	35,139.00	0.00	73.21	73.21
06/30/25 A	MANHOLE IMPROVEMENTS	SLP / 40	3,450.00	0.00	3,450.00	0.00	7.19	7.19

Date Acq	Description	Meth/Life	Includes Section 179					
			Cost	Salvage Value	Depr Basis	Beg A/Depr	Curr Depr	End A/Depr
Totals: 5000 - IMPROVEMENTS (241 assets)			17,062,308.58	0.00	17,062,308.58	6,625,838.05	332,831.22	6,958,669.27
Asset A/C#: 70000 - EQUIPMENT								
12/01/89	Dump Truck	SLP / 10	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
06/30/97	Street Roller	SLP / 10	27,125.00	0.00	27,125.00	27,125.00	0.00	27,125.00
08/10/01	Loader (1/2 w/ Sewer)	SLP / 10	41,768.50	0.00	41,768.50	41,768.50	0.00	41,768.50
05/01/03	Dump Truck (1/3 w/ Sewer & PI)	SLP / 10	30,793.67	0.00	30,793.67	30,793.67	0.00	30,793.67
01/05/04	GMC Pick up - Shane (1/3 w/ Sewer & PI)	SLP / 5	8,627.50	0.00	8,627.50	8,627.50	0.00	8,627.50
05/17/04	Vac Tec Truck	SLP / 10	34,795.00	0.00	34,795.00	34,795.00	0.00	34,795.00
06/09/05	Chlorinator System	SLP / 10	9,384.00	0.00	9,384.00	9,384.00	0.00	9,384.00
02/03/06	Auto-Cad	SLP / 5	6,714.72	0.00	6,714.72	6,714.72	0.00	6,714.72
12/06/06	Dump Truck	SLP / 10	11,383.60	0.00	11,383.60	11,383.60	0.00	11,383.60
06/30/07	Telemetry System	SLP / 10	5,211.63	0.00	5,211.63	5,211.63	0.00	5,211.63
01/31/08	2008 GMC Truck	SLP / 5	11,622.80	0.00	11,622.80	11,622.80	0.00	11,622.80
01/31/08	200 GMC Utility Truck (w/ sewer & pi)	SLP / 5	2,377.50	0.00	2,377.50	2,377.50	0.00	2,377.50
02/21/08	Auto Cad	SLP / 10	1,192.30	0.00	1,192.30	1,192.30	0.00	1,192.30
06/30/09	Fuel Tank	SLP / 15	1,102.08	0.00	1,102.08	1,102.08	0.00	1,102.08
08/19/09	International Dump Truck	SLP / 10	34,580.00	0.00	34,580.00	34,580.00	0.00	34,580.00
09/02/09	Ford Pick Up Truck	SLP / 5	9,241.87	0.00	9,241.87	9,241.87	0.00	9,241.87
12/08/10	Kubota Tractor	SLP / 10	6,318.06	0.00	6,318.06	6,318.06	0.00	6,318.06
06/02/11	2011 Ford F-150	SLP / 5	6,946.70	0.00	6,946.70	6,946.70	0.00	6,946.70
06/30/11	Auto CAD	SLP / 5	1,524.80	0.00	1,524.80	1,524.80	0.00	1,524.80
06/30/12	Auto Cad	SLP / 5	1,135.29	0.00	1,135.29	1,135.29	0.00	1,135.29
06/30/13	Auto Cad	SLP / 5	1,135.29	0.00	1,135.29	1,135.29	0.00	1,135.29
06/30/13	2013 Ford F-150	SLP / 5	8,407.23	0.00	8,407.23	8,407.23	0.00	8,407.23
08/30/13	Canon Copier	SLP / 7	3,124.00	0.00	3,124.00	3,124.00	0.00	3,124.00
06/30/15	GPS System	SLP / 10	28,038.50	0.00	28,038.50	25,468.30	2,570.20	28,038.50
06/30/15	Dump Truck 1/4	SLP / 15	31,682.25	0.00	31,682.25	19,185.36	2,112.15	21,297.51
06/30/16	2016 Ford Service Truck	SLP / 15	12,028.04	0.00	12,028.04	6,481.78	801.87	7,283.65
06/30/16	Utility bed for 2016 Ford Service Truck	SLP / 15	4,912.10	0.00	4,912.10	2,647.05	327.47	2,974.52
06/30/17	TECHNOOLGY UPDATS COMPUTERS	SLP / 3	11,375.00	0.00	11,375.00	11,375.00	0.00	11,375.00
06/30/17	LOADER WHEELER MACHINERY	SLP / 5	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00
06/30/17	BEAVERBUILT EQUIPMENT	SLP / 5	2,040.00	0.00	2,040.00	2,040.00	0.00	2,040.00
06/30/17	DUMP TRUCK LEGACY EQUIPMENT	SLP / 10	14,620.00	0.00	14,620.00	10,355.83	1,462.00	11,817.83
06/30/17	2017 FORD TRUCK SUPER CAB WHITE...	SLP / 5	5,794.00	0.00	5,794.00	5,794.00	0.00	5,794.00
06/30/18	Water Meters	SLP / 10	21,106.00	0.00	21,106.00	12,839.48	2,110.60	14,950.08
06/30/18	Water Meters	SLP / 10	309,070.00	0.00	309,070.00	188,017.58	30,907.00	218,924.58
06/30/18	2017 FORD truck 1/5 share	SLP / 5	4,932.00	0.00	4,932.00	4,932.00	0.00	4,932.00
06/30/19	METERS	SLP / 20	362,551.00	0.00	362,551.00	92,148.38	18,127.55	110,275.93
06/30/19	FORD f-150 1/4 SHARE	SLP / 4	6,458.00	0.00	6,458.00	6,458.00	0.00	6,458.00
06/30/19	East View Drive	SLP / 50	34,693.00	0.00	34,693.00	3,527.12	693.86	4,220.98
06/30/19	East View Lane	SLP / 50	37,930.00	0.00	37,930.00	3,856.22	758.60	4,614.82
12/01/20	SCADA UPGRADE	SLP / 7	5,552.66	0.00	5,552.66	2,842.44	793.24	3,635.68
03/12/21	21 Chevy Silverado 1/5	SLP / 7	6,198.40	0.00	6,198.40	2,951.63	885.49	3,837.12
06/30/22	2021 FORD F150 TRUCK	SLP / 7	8,000.00	0.00	8,000.00	2,380.96	1,142.86	3,523.82
06/30/22	DUMP TRUCK	SLP / 10	25,500.00	0.00	25,500.00	5,312.50	2,550.00	7,862.50
06/30/24	PARTIAL STREET TRUCK	SLP / 50	5,276.15	0.00	5,276.15	8.79	105.52	114.31
06/30/25 A	COMPACTOR	SLP / 10	2,875.00	0.00	2,875.00	0.00	23.96	23.96
06/30/25 A	TRUCK SNOW PLOYW	SLP / 10	50,000.00	0.00	50,000.00	0.00	416.67	416.67
06/30/25 A	CHEVY 1500 3GCUKDED1SG149613	SLP / 10	10,000.00	0.00	10,000.00	0.00	83.33	83.33
06/30/25 A	PLATE COMPACTOR	SLP / 10	2,875.00	0.00	2,875.00	0.00	23.96	23.96
Totals: 70000 - EQUIPMENT (48 assets)			1,274,518.64	0.00	1,274,518.64	679,633.96	65,896.33	745,530.29
Grand totals for all accounts: (300 assets)								
			18,798,329.85	0.00	18,798,329.85	7,445,408.80	400,906.46	7,846,315.26

Codes that may appear next to the date acquired include: A - Addition, D - Disposal, T - Traded, I - Inactive, C - Construction In Progress, MQ - Mid Quarter Applied

Additional Summary Statistics:	Cost	Curr Yr Salv	Prior Yr Salv	Depr Basis	Beg A/Depr	Curr A/Depr	End A/Depr	Net Book Val
Grand Totals for All Assets	18,798,329.85	0.00	0.00	18,798,329.85	7,445,408.80	400,906.46	7,846,315.26	10,952,014.59
Inactive Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Disposed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Less: Traded Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Totals (Active & Inactive Assets)	18,798,329.85	0.00	0.00	18,798,329.85	7,445,408.80	400,906.46	7,846,315.26	10,952,014.59

Table 36 Detailed Cost Estimates

Main Street and Grove Drive PRV's

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$20,709
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	300	LF	\$134.14	\$40,242
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	2	EA	\$154,556.88	\$309,114
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	1,800	SF	\$9.79	\$17,622
20	Imported Backfill	90	TON	\$38.08	\$3,427
21	Valves and Fittings	1	LS	\$20,121.00	\$20,121
22	Traffic Control	1	LS	\$8,048.40	\$8,048
23	Utility Relocation	1	LS	\$2,012.10	\$2,012
Sub Total (Construction)					\$434,894
Contingencies					\$65,234
Total (Construction)					\$500,129
Design and Construction Engineering					\$65,234
Administration, Legal, and Bond Counsel					\$4,349
Total (Professional Services)					\$69,583
Grand Total					\$569,712
April 2025 CCI = 13798					
Costs are in 2025 dollars					
Cost to Existing Users					68.23% \$388,699.65
Cost to Future Users					31.77% \$181,012.09

Project is needed to fix existing deficiency but will be utilized by future growth as well.

Meadow Brook Looping

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$6,016
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	350	LF	\$134.14	\$46,949
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	2,100	SF	\$9.79	\$20,559
20	Imported Backfill	105	TON	\$38.08	\$3,998
21	Valves and Fittings	1	LS	\$23,474.50	\$23,475
22	Traffic Control	1	LS	\$9,389.80	\$9,390
23	Utility Relocation	1	LS	\$2,347.45	\$2,347
Sub Total (Construction)					\$126,333
Contingencies					\$18,950
Total (Construction)					\$145,283
Design and Construction Engineering					\$18,950
Administration, Legal, and Bond Counsel					\$1,263
Total (Professional Services)					\$20,213
Grand Total					\$165,496

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$165,495.88
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency.

Orchard Lane Looping

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$10,589
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	650	LF	\$134.14	\$87,191
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	3,900	SF	\$9.79	\$38,181
20	Imported Backfill	195	TON	\$38.08	\$7,426
21	Valves and Fittings	1	LS	\$43,595.50	\$43,596
22	Traffic Control	1	LS	\$17,438.20	\$17,438
23	Utility Relocation	1	LS	\$4,359.55	\$4,360
Sub Total (Construction)					\$222,379
Contingencies					\$33,357
Total (Construction)					\$255,736
Design and Construction Engineering					\$33,357
Administration, Legal, and Bond Counsel					\$2,224
Total (Professional Services)					\$35,581
Grand Total					\$291,317

April 2025 CCI = 13798

Costs are in 2016 dollars

Cost to Existing Users	68.23%	\$198,757.80
Cost to Future Users	31.77%	\$92,558.78

Project is needed to fix existing deficiency but will be utilized by future growth as well.

Scenic and Pineview Drive Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$11,949
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	625	LF	\$134.14	\$83,838
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	8	EA	\$4,351.60	\$34,813
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	3,750	SF	\$9.79	\$36,713
20	Imported Backfill	188	TON	\$38.08	\$7,140
21	Valves and Fittings	1	LS	\$41,918.75	\$41,919
22	Traffic Control	1	LS	\$16,767.50	\$16,768
23	Utility Relocation	1	LS	\$4,191.88	\$4,192
Sub Total (Construction)					\$250,929
Contingencies					\$37,639
Total (Construction)					\$288,568
Design and Construction Engineering					\$37,639
Administration, Legal, and Bond Counsel					\$2,509
Total (Professional Services)					\$40,149
Grand Total					\$328,717

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$328,716.53
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency but will be utilized by future growth as well.

580 West & 630 West Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$13,772
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	700	LF	\$134.14	\$93,898
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	2	EA	\$13,598.74	\$27,197
13	Service Connections	8	EA	\$4,351.60	\$34,813
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	4,200	SF	\$9.79	\$41,118
20	Imported Backfill	210	TON	\$38.08	\$7,997
21	Valves and Fittings	1	LS	\$46,949.00	\$46,949
22	Traffic Control	1	LS	\$18,779.60	\$18,780
23	Utility Relocation	1	LS	\$4,694.90	\$4,695
Sub Total (Construction)					\$289,219
Contingencies					\$43,383
Total (Construction)					\$332,602
Design and Construction Engineering					\$43,383
Administration, Legal, and Bond Counsel					\$2,892
Total (Professional Services)					\$46,275
Grand Total					\$378,877

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$378,876.77
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency.

Stonehenge Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$7,321
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	350	LF	\$134.14	\$46,949
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	6	EA	\$4,351.60	\$26,110
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	2,100	SF	\$9.79	\$20,559
20	Imported Backfill	105	TON	\$38.08	\$3,998
21	Valves and Fittings	1	LS	\$23,474.50	\$23,475
22	Traffic Control	1	LS	\$9,389.80	\$9,390
23	Utility Relocation	1	LS	\$2,347.45	\$2,347
Sub Total (Construction)					\$153,748
Contingencies					\$23,062
Total (Construction)					\$176,810
Design and Construction Engineering					\$23,062
Administration, Legal, and Bond Counsel					\$1,537
Total (Professional Services)					\$24,600
Grand Total					\$201,410

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$201,409.64
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency.

600 East Upsize

7	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$8,389
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	420	LF	\$134.14	\$56,339
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	6	EA	\$4,351.60	\$26,110
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	2,520	SF	\$9.79	\$24,671
20	Imported Backfill	126	TON	\$38.08	\$4,798
21	Valves and Fittings	1	LS	\$28,169.40	\$28,169
22	Traffic Control	1	LS	\$11,267.76	\$11,268
23	Utility Relocation	1	LS	\$2,816.94	\$2,817
Sub Total (Construction)					\$176,159
Contingencies					\$26,424
Total (Construction)					\$202,582
Design and Construction Engineering					\$26,424
Administration, Legal, and Bond Counsel					\$1,762
Total (Professional Services)					\$28,185
Grand Total					\$230,768

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$230,767.80
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency.

Grove Tank Upsize/Replacement

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$251,909
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	0	LF	\$134.14	\$0
5	10 inch DIP	1,000	LF	\$145.32	\$145,320
6	12 inch DIP	2,200	LF	\$167.68	\$368,896
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	1,000	LF	\$402.42	\$402,420
12	Fire Hydrants	9	EA	\$13,598.74	\$122,389
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	1.50	MG	\$2,175,798.84	\$3,263,698
19	Class "A" Road Repair	0	SF	\$9.79	\$0
20	Imported Backfill	1,260	TON	\$38.08	\$47,981
21	Valves and Fittings	1	LS	\$458,318.00	\$458,318
22	Traffic Control	1	LS	\$183,327.20	\$183,327
23	Utility Relocation	1	LS	\$45,831.80	\$45,832
Sub Total (Construction)					\$5,290,090
Contingencies					\$793,513
Total (Construction)					\$6,083,603
Design and Construction Engineering					\$793,513
Administration, Legal, and Bond Counsel					\$52,901
Total (Professional Services)					\$846,414
Grand Total					\$6,930,018

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	68.23%	\$4,728,172.53
Cost to Future Users	31.77%	\$2,201,845.05

Project is needed to fix existing deficiency but will be utilized by future growth as well.

Willow Canyon Tank Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$92,471
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	0	LF	\$134.14	\$0
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	0	EA	\$13,598.74	\$0
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station And Generator	0	EA	\$950,000.00	\$0
18	Storage Tanks	0.85	MG	\$2,175,798.84	\$1,849,429
19	Class "A" Road Repair	0	SF	\$9.79	\$0
20	Imported Backfill	0	TON	\$38.08	\$0
21	Valves and Fittings	1	LS	\$0.00	\$0
22	Traffic Control	1	LS	\$0.00	\$0
23	Utility Relocation	1	LS	\$0.00	\$0
Sub Total (Construction)					\$1,941,900
Contingencies					\$291,285
Total (Construction)					\$2,233,186
Design and Construction Engineering					\$291,285
Administration, Legal, and Bond Counsel					\$19,419
Total (Professional Services)					\$310,704
Grand Total					\$2,543,890
April 2025 CCI = 13798					
Costs are in 2025 dollars					
Cost to Existing Users					\$2,543,889.61
Cost to Future Users					\$0.00

Project is needed to fix existing deficiency.

Box Elder Tank Upsize

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$73,577
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	500	LF	\$134.14	\$67,070
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	1	EA	\$13,598.74	\$13,599
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station And Generator	0	EA	\$950,000.00	\$0
18	Storage Tanks	0.60	MG	\$2,175,798.84	\$1,305,479
19	Class "A" Road Repair	3,000	SF	\$9.79	\$29,370
20	Imported Backfill	150	TON	\$38.08	\$5,712
21	Valves and Fittings	1	LS	\$33,535.00	\$33,535
22	Traffic Control	1	LS	\$13,414.00	\$13,414
23	Utility Relocation	1	LS	\$3,353.50	\$3,354
Sub Total (Construction)					\$1,545,109
Contingencies					\$231,766
Total (Construction)					\$1,776,876
Design and Construction Engineering					\$231,766
Administration, Legal, and Bond Counsel					\$15,451
Total (Professional Services)					\$247,217
Grand Total					\$2,024,093

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	100.0%	\$2,024,093.01
Cost to Future Users	0.00%	\$0.00

Project is needed to fix existing deficiency.

Add Disinfection to Wells

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$49,500
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	0	LF	\$134.14	\$0
5	10 inch DIP	0	LF	\$145.32	\$0
6	12 inch DIP	0	LF	\$167.68	\$0
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	0	EA	\$13,598.74	\$0
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Disenfection addition	3	EA	\$330,000.00	\$990,000
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	0	SF	\$9.79	\$0
20	Imported Backfill	0	TON	\$38.08	\$0
21	Valves and Fittings	1	LS	\$0.00	\$0
22	Traffic Control	1	LS	\$0.00	\$0
23	Utility Relocation	1	LS	\$0.00	\$0
Sub Total (Construction)					\$1,039,500
Contingencies					\$155,925
Total (Construction)					\$1,195,425
Design and Construction Engineering					\$155,925
Administration, Legal, and Bond Counsel					\$10,395
Total (Professional Services)					\$166,320
Grand Total					\$1,361,745

April 2025 CCI = 13798

Costs are in 2025 dollars

Cost to Existing Users	68.23%	\$929,083.55
Cost to Future Users	31.77%	\$432,661.45

Project is needed to fix existing deficiency but will be utilized by future growth as well.

Lambert South Extension

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$42,914
2	4 inch DIP	0	LF	\$134.14	\$0
3	6 inch DIP	0	LF	\$134.14	\$0
4	8 inch DIP	0	LF	\$134.14	\$0
5	10 inch DIP	1,000	LF	\$145.32	\$145,320
6	12 inch DIP	1,676	LF	\$167.68	\$281,032
7	14 inch DIP	0	LF	\$201.21	\$0
8	16 inch DIP	0	LF	\$245.93	\$0
9	18 inch DIP	0	LF	\$313.00	\$0
10	20 inch DIP	0	LF	\$402.42	\$0
12	Fire Hydrants	6	EA	\$13,598.74	\$81,592
13	Service Connections	0	EA	\$4,351.60	\$0
14	PRV Stations	0	EA	\$154,556.88	\$0
15	Water Supply Wells	0	EA	\$5,500,000.00	\$0
16	Spring Collection System	0	EA	\$750,000.00	\$0
17	Booster Pump Station	0	EA	\$950,000.00	\$0
18	Storage Tanks	0	MG	\$2,175,798.84	\$0
19	Class "A" Road Repair	0	SF	\$9.79	\$0
20	Imported Backfill	803	TON	\$38.08	\$30,571
21	Valves and Fittings	1	LS	\$213,175.84	\$213,176
22	Traffic Control	1	LS	\$85,270.34	\$85,270
23	Utility Relocation	1	LS	\$21,317.58	\$21,318
Sub Total (Construction)					\$901,192
Contingencies					\$135,179
Total (Construction)					\$1,036,371
Design and Construction Engineering					\$135,179
Administration, Legal, and Bond Counsel					\$9,012
Total (Professional Services)					\$144,191
Grand Total					\$1,180,562

April 2025 CCI = 13798

Costs are in 2025 dollars

Table 37 Zone By Zone Needs Analysis

System User Analysis	
Existing ERC	1,350.0
Existing Irrigation ERC	0.0
Projected ERC	1,946.0
Projected Irrigation ERC	0.0
Existing System Capacities	
Water Right (gpm)	0
Water Source (gpm)	1,679
Water Storage (gallons)	2,826,459

Alpine Zone

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,350.0	207	gal/day/conn	313.05		
Existing Outdoor Need						
Existing Total WR Need				313.05	0.00	(313.05)
Projected Indoor Need	1,946.0	207	gal/day/conn	451.25		
Projected Outdoor Need						
Projected Total WR Need				451.25	0.00	(451.25)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,350.0	331.4	gal/day/conn	311.00		
Existing Outdoor Need						
Existing Total WS Need				311.00	1,679.00	1,368.00
Projected Indoor Need	1,946.0	331.4	gal/day/conn	448.00		
Projected Outdoor Need						
Projected Total WS Need				448.00	1,474.00	1,026.00

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,350.0	207	gal/conn	279,450		
Existing Outdoor Need						
Fire Protection		3750	gpm*120min	675,000		
Existing Total Storage Need				954,450	2,826,459	1,872,009
Projected Indoor Need	1,946.0	207	gal/conn	402,822		
Projected Outdoor Need						
20% Emergency Storage		20%		80,564		
Fire Protection		3750	gpm*120min	675,000		
Projected Total Storage Need				1,158,386	2,946,190	1,787,804

System User Analysis		Lambert Zone				
Existing ERC	1,196.0					
Existing Irrigation ERC	0.0					
Projected ERC	1,525.0					
Projected Irrigation ERC	0.0					
Existing System Capacities						
Water Right (gpm)	0.0					
Water Source (gpm)	1,529					
Water Storage (gallons)	2,749,031					

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,196.0	207	gal/day/conn	277.34		
Existing Outdoor Need						
Existing Total WR Need				277.34	(313.05)	(590.38)
Projected Indoor Need	1,525.0	207	gal/day/conn	353.63		
Projected Outdoor Need						
Projected Total WR Need				353.63	(451.25)	(804.87)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,196.0	331.4	gal/day/conn	275.00		
Existing Outdoor Need						
Existing Total WS Need				275.00	1,529.00	1,254.00
Projected Indoor Need	1,525.0	331.4	gal/day/conn	351.00		
Projected Outdoor Need						
Projected Total WS Need				351.00	1,400.00	1,049.00

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	1,196.0	207	gal/conn	247,572		
Existing Outdoor Need						
Fire Protection		3750	gpm*120min	675,000		
Existing Total Storage Need				922,572	2,749,031	1,826,459
Projected Indoor Need	1,525.0	207	gal/conn	315,675		
Projected Outdoor Need						
20% Emergency Storage		20%		63,135		
Fire Protection		3750	gpm*120min	675,000		
Projected Total Storage Need				1,053,810	3,000,000	1,946,190

System User Analysis			
Existing ERC	367.0		
Existing Irrigation ERC	0.0		
Projected ERC	625.0		
Projected Irrigation ERC	0.0		
Existing System Capacities		Grove Zone	
Water Right (gpm)	0.0		
Water Source (gpm)	763		
Water Storage (gallons)	500,000		

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	367.0	207	gal/day/conn	85.10		
Existing Outdoor Need						
Existing Total WR Need				85.10	(590.38)	(675.48)
Projected Indoor Need	625.0	207	gal/day/conn	144.93		
Projected Outdoor Need						
Projected Total WR Need				144.93	(804.87)	(949.80)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	367.0	331.4	gal/day/conn	84.00		
Existing Outdoor Need						
Existing Total WS Need				84.00	763.00	679.00
Projected Indoor Need	625.0	331.4	gal/day/conn	144.00		
Projected Outdoor Need						
Projected Total WS Need				144.00	605.00	461.00

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	367.0	207	gal/conn	75,969		
Existing Outdoor Need						
Fire Protection		3750	gpm*120min	675,000		
Existing Total Storage Need				750,969	500,000	(250,969)
Projected Indoor Need	625.0	207	gal/conn	129,375		
Projected Outdoor Need						
20% Emergency Storage		20%		25,875		
Fire Protection*		3750	gpm*120min	675,000		
Projected Total Storage Need				830,250	500,000	(330,250)

*Supplied from upstream

System User Analysis	
Existing ERC	996.0
Existing Irrigation ERC	0.0
Projected ERC	1,397.0
Projected Irrigation ERC	0.0
Existing System Capacities	
Water Right (gpm)	0.0
Water Source (gpm)	470
Water Storage (gallons)	650,000

Box Elder Zone						
13.2 ERC per connection						

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	996.0	207	gal/day/conn	230.96		
Existing Outdoor Need						
Existing Total WR Need				230.96	(675.48)	(906.44)
Projected Indoor Need	1,397.0	207	gal/day/conn	323.94		
Projected Outdoor Need						
Projected Total WR Need				323.94	(949.80)	(1273.75)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	996.0	331.4	gal/day/conn	229.00		
Existing Outdoor Need						
Existing Total WS Need				229.00	470.00	241.00
Projected Indoor Need	1,397.0	331.4	gal/day/conn	322.00		
Projected Outdoor Need						
Projected Total WS Need				322.00	470.00	148.00

31%

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	996.0	207	gal/conn	206,172		
Existing Outdoor Need						
Fire Protection		4000	gpm*120min	960,000		
Existing Total Storage Need				1,166,172	650,000	(516,172)
Projected Indoor Need	1,397.0	207	gal/conn	289,179		
Projected Outdoor Need						
20% Emergency Storage		0%		-		
Fire Protection*		4000	gpm*120min	960,000		
Projected Total Storage Need				1,249,179	650,000	(599,179)

System User Analysis	
Existing ERC	217.0
Existing Irrigation ERC	0.0
Projected ERC	264.0
Projected Irrigation ERC	0.0
Existing System Capacities	
Water Right (gpm)	0.0
Water Source (gpm)	124
Water Storage (gallons)	275,000

Willow Canyon Zone						
16.3 ERC per connection						

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	217.0	207	gal/day/conn	50.32		
Existing Outdoor Need						
Existing Total WR Need				50.32	(906.44)	(956.76)
Projected Indoor Need	264.0	207	gal/day/conn	61.22		
Projected Outdoor Need						
Projected Total WR Need				61.22	(1,273.75)	(1334.97)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	217.0	331.4	gal/day/conn	50.00		
Existing Outdoor Need						
Existing Total WS Need				50.00	124.00	74.00
Projected Indoor Need	264.0	331.4	gal/day/conn	61.00		
Projected Outdoor Need						
Projected Total WS Need				61.00	124.00	63.00

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	217.0	207	gal/conn	44,919		
Existing Outdoor Need						
Fire Protection		4250	gpm*120min	1,020,000		
Existing Total Storage Need				1,064,919	275,000	(789,919)
Projected Indoor Need	264.0	207	gal/conn	54,648		
Projected Outdoor Need						
20% Emergency Storage		20%		10,930		
Fire Protection*		4250	gpm*120min	1,020,000		
Projected Total Storage Need				1,085,578	275,000	(810,578)

System User Analysis	
Existing ERC	462.4
Existing Irrigation ERC	0.0
Projected ERC	741.4
Projected Irrigation ERC	0.0
Existing System Capacities	
Water Right (gpm)	0.0
Water Source (gpm)	0
Water Storage (gallons)	0

Three Falls Zone						
23.2 ERC per connection						

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	462.4	207	gal/day/conn	107.21		
Existing Outdoor Need						
Existing Total WR Need				107.21	(956.76)	(1063.97)
Projected Indoor Need	741.4	207	gal/day/conn	171.91		
Projected Outdoor Need						
Projected Total WR Need				171.91	(1,334.97)	(1506.88)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	462.4	331.4	gal/day/conn	106.00		
Existing Outdoor Need						
Existing Total WS Need				106.00	258.00	152.00
Projected Indoor Need	741.4	331.4	gal/day/conn	171.00		
Projected Outdoor Need						
Projected Total WS Need				171.00	173.00	2.00

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	462.4	207	gal/conn	95,709		
Existing Outdoor Need						
Fire Protection		2750	gpm*120min	330,000		
Existing Total Storage Need				425,709	538,400	112,691
Projected Indoor Need	741.4	207	gal/conn	153,462		
Projected Outdoor Need						
20% Emergency Storage		20%		30,692		
Fire Protection*		2750	gpm*120min	330,000		
Projected Total Storage Need				514,154	538,400	24,246

System User Analysis	
Existing ERC	269.6
Existing Irrigation ERC	0.0
Projected ERC	640.8
Projected Irrigation ERC	0.0
Existing System Capacities	
Water Right (gpm)	0.0
Water Source (gpm)	0
Water Storage (gallons)	0

Three Falls Zone						
23.2 ERC per connection						

Water Right	Number of ERC's	DDW Factor	Unit	Total Need (ac-ft)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	269.6	207	gal/day/conn	62.53		
Existing Outdoor Need						
Existing Total WR Need				62.53	(956.76)	(1019.29)
Projected Indoor Need	640.8	207	gal/day/conn	148.60		
Projected Outdoor Need						
Projected Total WR Need				148.60	(1,334.97)	(1483.57)

Water Source	Number of ERC's	DDW Factor	Unit	Total Need (gpm)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	269.6	331.4	gal/day/conn	62.00		
Existing Outdoor Need						
Existing Total WS Need				62.00	105.00	43.00
Projected Indoor Need	640.8	331.4	gal/day/conn	147.00		
Projected Outdoor Need						
Projected Total WS Need				147.00	105.00	(42.00)

Water Storage	Number of ERC's	DDW Factor	Unit	Total Need (gal)	Existing Capacity	Surplus (Deficit)
Existing Indoor Need	269.6	207	gal/conn	55,815		
Existing Outdoor Need						
Fire Protection		2750	gpm*120min	330,000		
Existing Total Storage Need				385,815	512,600	126,785
Projected Indoor Need	640.8	207	gal/conn	132,654		
Projected Outdoor Need						
20% Emergency Storage		20%		26,531		
Fire Protection*		2750	gpm*120min	330,000		
Projected Total Storage Need				489,185	512,600	23,415

ALPINE CITY COUNCIL TRAINING**December 4, 2025**

1 3 Mayor Carla Merrill called the meeting to order at 8:15 am in the Conference Room.

4 **I. CALL MEETING TO ORDER**

5 Attendance: Mayor Carla Merrill, Council Member Jessica Smuin, Council Member Chrissy
6 Hannemann, Council Member Brent Rummel, Council Member-elect Sarah Blackwell, and Council
7 Member-elect Andrew Young

8 Staff: City Administrator Shane Sorensen, City Planner Ryan Robinson, City Attorney Steve Doxey,
9 and City Engineer Jason Judd

10 **II. DISCUSSION ITEMS**

11 City Planner Ryan Robinson introduced the agenda and explained that this was a public
12 meeting, although no residents were in attendance.

13 **A. Roles and Responsibilities**

- 14 1. Roles of the City Council
- 15 2. Roles of the Mayor
- 16 3. Planning Commission
- 17 4. Committees
- 18 5. Roles of the City Staff
- 19 6. Overview of Various City Departments

20 City Attorney Doxey explained the roles and responsibilities within Alpine City government.
21 He clarified that Alpine City's powers as a municipal government are vested in a council
22 consisting of six members, one of whom is the mayor.

23 Mayor Merrill's functions as CEO were outlined. City Attorney Doxey explained that the
24 mayor keeps the peace, enforces laws, and performs duties required by statute, ordinance, or
25 resolution. The mayor may recommend measures for council consideration and, with council's
26 advice and consent, can assign council members to administer departments or appoint people
27 to fill vacancies.

28 The group discussed the concept of 'advice and consent' in terms of the roles of the mayor and
29 council in the appointment process. Mayor Merrill summarized the current manner in which
30 appointments are being handled and council members indicated they would appreciate advance
31 notice of a proposed committee appointment to give them time to consider the individual that
32 is being recommended for appointment and to avoid the element of a surprise in a business
33 meeting during which an appointment is recommended. Mr. Doxey stated that meeting packets
34 are published on Fridays and council members have an entire weekend to reach out to the
35 mayor to offer their advice regarding proposed appointees. Council Member Chrissy
36 Hanneman stated that there have been instances where the names of recommended appointees
37 39

1 are not provided until the night of the meeting and this has been problematic in the past.
2 Council members do not want to create a contentious situation by rejecting an appointee in a
3 public voting meeting and advance notice of recommended appointees would be helpful.
4

5 Council members Jessica Smuin and Chrissy Hanneman discussed training they have received
6 in the past regarding their ability to counsel with one another so long as a quorum (three council
7 members) is not present during any discussion. It is important for them to communicate with
8 one another outside of business meetings to gain a clear understanding of what the group feels
9 is best for the community. However, if there is an email to the entire group, council members
10 should “Reply All” to avoid creating an electronic meeting. Jessica and Chrissy also clarified
11 that not all employees of the city report directly to the mayor. Mayor Merrill confirmed that
12 she is a part-time mayor and the day-to-day operations of the city are handled by Shane
13 Sorensen and employees report to him for stability and continuity of supervision purposes.
14

15 City Attorney Doxey then clarified that the mayor does not vote except to break tie votes, when
16 matters involve modification of the mayor's powers, or when the council is considering hiring
17 or dismissing a City Administrator. He noted the mayor has no veto power but chairs the
18 council meetings and conducts ceremonial functions.
19

20 The council was informed that individual council members cannot speak for the entire council
21 and should be careful not to make promises they cannot keep or to predict how the council will
22 vote. Mr. Doxey advised council members to avoid attending Planning Commission meetings,
23 as their presence could put pressure on the commission. Council Member-Elect Young stated
24 he finds it very helpful to attend Planning Commission meetings to gain a clear understanding
25 of proceedings and recommendations of items that are being forwarded by the commission to
26 the council. This led to high level discussion among the group regarding options for engaging
27 in the Planning Commission's process while avoiding putting undue pressure on the
28 commission.
29

30 Discussion among the group then centered on council members' ability to contact staff directly.
31 Shane Sorensen explained that since he serves multiple roles (City Administrator, Finance
32 Director, and Public Works Director), it is more efficient when council members schedule an
33 appointment with him rather than calling randomly throughout the day. The group also
34 discussed how council members can reach out to the City Attorney, with City Attorney Doxey
35 recommending that questions be directed through the mayor or City Administrator. Mayor
36 Merrill encouraged council members to accept input from residents, but in an instance where
37 a resident is complaining about something that has happened in the city, it would be best for
38 the council member to contact city staff to get the background of the story before jumping to a
39 conclusion. There was some philosophical discussion about instances when council members
40 may need to contact Mr. Doxey directly before first communicating through the mayor or City
41 Administrator. Mayor Merrill advised the council that any time the city contacts Mr. Doxey, it
42 results in a charge for services, and council members should not be incurring costs for the city
43 on their own. Mr. Doxey stated that if there is a critical issue for which an individual council
44 member needs advice, he would still recommend that they communicate to him through Shane
45 Sorensen.
46

1 Shane Sorensen mentioned that staff have created a project request form for council members
2 to use for budget planning. He explained that if a council member has an idea for a project,
3 they can fill out the form with basic information, and staff will compile all the proposals for
4 discussion at the budget retreat in January. This would help identify council priorities and
5 determine what could be funded within budget constraints.
6

7 Council Member-elect Young asked what power a council member has to impose their will on
8 staff in the event the council member does not believe staff is performing in the way that they
9 should. He offered a hypothetical scenario in which a council member is upset about something
10 that has happened in the community, and they want it addressed differently by staff. Shane
11 Sorensen stated that council members can reach out to him and voice their concerns and input.
12 Mayor Merrill added that the council has legislative authority and can amend the City Code or
13 a city policy, and city staff will then be charged with administering the code or policy, however,
14 council members should not be directing staff individually. Mr. Doxey reiterated his previous
15 comments advising council members against making promises to a resident about any given
16 issue in the city, as one council member cannot speak for or represent the entire council.

17 **B. Meeting Procedures**

18 1. Meeting Schedules and Procedures
19 2. Council Packets and Agenda Items
20 3. Robert's Rules of Order

21 This section of the meeting included training covering Robert's Rules of Order, which ensures
22 that one person speaks at one time and only one item of business is handled at a time. Mr.
23 Doxey praised Mayor Merrill's courteous but firm approach to ensuring procedures are
24 followed during meetings. During this portion of Mr. Doxey's presentation, the group
25 discussed public comment procedures, with Mayor Merrill explaining that public comment
26 periods are primarily to receive input, and council members generally just thank commenters
27 without extensive dialogue during the meeting. Council members can follow up with residents
28 after the meeting if needed. There was extensive debate about the appropriate way for council
29 members to handle the public comment period of meetings. Council Member-elect Young
30 stated that he feels that residents have an incorrect understanding of the purpose of the public
31 comment period of a meeting and it would be helpful to try to correct that misunderstanding
32 to provide clarity. Residents feel frustrated when they do not receive a response and they
33 believe they are up against a brick wall. Shane Sorensen and Ryan Robinson noted that if there
34 are instances when residents feel that way, it is typically because the city is simply following
35 its ordinances or policies and should not deviate from them to accommodate individual resident
36 requests. Mr. Young stated he wants to pursue ways for residents to get some response from
37 the city when they have an issue. Council Member-elect Blackwell agreed.
38

39 Discussion then moved into specific past topics of discussion among the council, staff, and the
40 public. Council members expressed frustration on behalf of themselves and the public about
41 the lack of follow-through by the city after certain issues (such as traffic on Main Street) have
42 been discussed and studied at length.
43

1 The group also discussed the form for requesting agenda items. Ryan Robinson presented a
2 newly created form requiring two council members' signatures to place an item on the agenda.
3 This form helps track requests and provides background information to prepare for meetings.

4 **C. Governing Documents & Master and Guiding Plans**

5 1. General Plan
6 2. Transportation Master Plan
7 3. Water Master Plan
8 4. Pressurized Irrigation Master Plan
9 5. Sewer Master Plan
10 6. Storm Drain Master Plan
11 7. Trails Master Plan
12 8. Parks Master Plan
13 9. Gateway & Historic Design Guidelines

14 Shane Administrator Sorensen provided a detailed explanation of the master plans that Alpine City has
15 in place for vital infrastructure areas, including transportation, water, pressurized irrigation, sewer,
16 storm drains, and parks. These master plans serve as strategic guides that not only identify upcoming
17 projects essential for accommodating future growth but also pinpoint any current system deficiencies
18 that need to be addressed. Shane emphasized the importance of these plans in ensuring an orderly and
19 sustainable development path for the city.

20 A significant focus during the discussion was on how these crucial projects are financed. Shane
21 outlined that funding mechanisms for these projects include impact fees, which are one-time
22 charges on new developments to help cover the costs of expanding services to accommodate
23 growth. In addition to impact fees, user fees collected from utility services also contribute to
24 funding these projects. These fees are structured to ensure that users of the city's services are
25 contributing directly to the maintenance and improvement of those services, effectively
26 making the system self-sustaining where possible.

27 Shane also mentioned the option of using bonds or loans as a financing tool. This approach
28 allows the city to manage current cash flow efficiently by borrowing against future revenue
29 streams, enabling the execution of large-scale projects that might otherwise be financially
30 unfeasible in the short term. This financial strategy requires careful planning to balance current
31 and future budgets to ensure long-term fiscal health.

32 Additionally, Shane highlighted the role of grants as an occasional yet significant source of
33 funding for certain projects. These grants often come from state or federal programs designed
34 to support municipal infrastructure development and can provide substantial financial relief to
35 the city's budget. The strategic application for and allocation of these grants is a key part of the
36 city's financial planning.

37 Shane's presentation underscored the interconnectedness of planning, fiscal responsibility, and
38 sustainable growth, ensuring that Alpine's residents continue to enjoy high-quality services
39 while the city effectively manages its resources and plans for the future.

D. Budget

- 1 1. Fund Overview
- 2 2. Revenue Sources
 - 3 o General Fund (property tax, sales tax, PARC tax, Class C Road Funds & others)
 - 4 o Enterprise Funds (user rates, impact fees)
- 5 3. Expenses
- 6 4. Budget Process & Timeline

9 Shane Sorensen provided an in-depth overview of the city's financial structure, emphasizing
10 its division into distinct funds: the general fund, the capital improvement fund, and enterprise
11 funds dedicated to utilities. The general fund supports a range of services, including
12 administration, general operations, garbage collection, street maintenance, parks, and the
13 cemetery. This fund is critical for the city's day-to-day operations. Meanwhile, the capital
14 improvement fund holds reserves for significant future projects, effectively acting as a savings
15 account for larger infrastructure needs, such as the anticipated fire station expansion. Shane
16 also highlighted the enterprise funds, which function like independent businesses within the
17 city, covering utilities such as water and sewer through the revenue generated by user fees.
18 These funds are intended to be self-sustaining, without a direct reliance on the general fund.

20 The discussion transitioned to property taxes, a pivotal revenue stream for the city. Shane
21 clarified that even on a million-dollar home, the city only receives \$661 out of the total
22 approximate property tax of \$4,800, with around 70 percent directed towards local schools. He
23 provided clarity on a common misconception, explaining that property taxes do not
24 automatically increase with rising property values. An increase occurs only if a specific tax
25 hike is passed by the city's governing bodies. This ensures that taxpayers are not burdened
26 solely due to property market dynamics.

28 Council Member-elect Young expressed appreciation for the newly introduced project request
29 form, which is designed to allow council members to propose and prioritize projects efficiently
30 during budget planning. This tool fosters a collaborative approach to align council initiatives
31 with fiscal capabilities.

33 Shane further detailed the financial state of the capital improvement fund, which has amassed
34 approximately \$10 million. However, while this seems substantial, much of it is earmarked for
35 upcoming projects, including the critical expansion of the fire station. The discussion
36 underlined the fiscal challenges Alpine faces as a predominantly built-out community, where
37 opportunities for new growth-related revenue are limited. Given these constraints, alternative
38 revenue sources were considered. One potential avenue discussed was expanding commercial
39 development. This strategy leverages the fact that commercial properties are taxed at the full
40 assessed value, unlike residential properties, potentially increasing city revenues without
41 raising residential property taxes. Another option on the table was the possibility of increasing
42 property taxes to cover public service needs, though this would require careful consideration
43 to balance the city's revenue needs with taxpayer burden.

1
2 Overall, the discussion underscored the importance of strategic financial planning to maintain
3 fiscal health and ensure continued quality of life for Alpine residents.

4 **III. ADJOURNMENT**

5
6 The training meeting concluded with council members expressing appreciation for the
7 informative session.

8
9 The meeting adjourned at 1:23 p.m.

DRAFT

SPECIAL ALPINE CITY COUNCIL MEETING

December 9, 2025

at Taqueria 27, 1688 W. Traverse Pkwy, Lehi, prior to the Christmas dinner.

Mayor Carla Merrill called the meeting to order at 6:15 pm.

I. CALL MEETING TO ORDER

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

Staff: Shane Sorensen, Ryan Robinson, and Steve Doxey

II. 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

Motion: Kelli Law moved to approve the Consent Calendar as proposed, with the stipulation that the council will revisit Items B and C in the first two months of 2026. Brent Rummler seconded the motion. There were 4 yes votes and 1 absent, as recorded below. The motion passed unanimously.

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

Motion: Chrissy Hannemann moved to adjourn the meeting. Jason Thelin seconded the motion. There were 4 yes votes and 1 absent, as recorded below. The motion passed unanimously.

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

The meeting was adjourned at 6:20 pm.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approve Proposed Warrant Study for a Main Street Crosswalk

FOR CONSIDERATION ON: January 13th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Warrant Study

Review Type: Legislative

BACKGROUND INFORMATION:

The city council has requested a Crosswalk study be conducted to review a potential removal of an existing crosswalk and moved to a different location. Fehr & Peers was contacted to conduct this work and has submitted a proposal to do a comprehensive study to look at the Main Street Crosswalk and related items warrant study. Attached is their proposal for review with a total project cost of \$16,700.

Public Notice:

No public hearing is required for this agenda item.

General Plan Reference:

Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (Policy 1.1 page 12)

City Code Reference:

- Alpine Development Code 3.23.060- Guest Houses

STAFF RECOMMENDATION:

Approve Landmark Design as the consultant for the Alpine City Parks Masterplan.

Motion to Approve:

I move to approve a Crosswalk and Related Items Warranty study by Fehr & Peers for a not-to-exceed amount of \$16,700.

Motion to Approve with Conditions:

I move to approve a Crosswalk and Related Items Warranty study by Fehr & Peers for a not-to-exceed amount of \$16,700 with the following conditions:

*Insert Proposed Conditions

Motion to Deny:

I move to deny a Crosswalk and Related Items Warranty study by Fehr & Peers for a not-to-exceed amount of \$16,700 for the following reasons:

*Insert Reasons.

Fehr & Peers

December 5, 2025

Jason Judd, City Engineer
Alpine City
20 North Main
Alpine, UT 84004

Subject: Mountainville Academy Pedestrian Crossing and Vehicle Routing Study

Dear Mr. Judd:

Thank you for inviting Fehr & Peers to submit this proposal to perform a pedestrian crossing warrant study for the updated school crossing proposed adjacent to Mountainville Academy and the shifted pedestrian crossing at the north leg of Main Street and 100 South. This scope was informed by the meeting held with Staff on November 19th, 2025, and includes elements related to vehicle routing and vehicle staging. The following is an outline of our proposed scope of work and cost estimate to complete the study. If additional tasks are requested/required beyond those identified in this proposal, a scope and budget modification will be required.

Scope of Work

Task 1 – Data Collection and Site Visit

Consistent with UDOT Policy 06C-27 and MUTCD Section 7 for development of crossing warrants, the following datasets will need to be collected as part of this analysis:

1. 24-Hour turning movement and pedestrian counts at Main Street and 120 South on a typical weekday
 - o 12-Hour pedestrian crossing counts on Main Street between 120 South and the southern edge of the Mountainville Academy frontage (approximately 600 feet total)
 - o 12-Hour pedestrian crossing counts on Main Street north of 100 South (600 feet total)
2. 8-Hour turning movement count at the Dermatology access to document spread and routing of business traffic over the course of the day
3. Crash history analysis of most recently available 5 year period (likely 2020–2024)
4. Sight distance analysis of new crossing locations

Fehr & Peers will contract with a local count vendor to collect the traffic and pedestrian counts. Because the pedestrian and traffic movement counts would be collected during wintertime where walking would be less comfortable, we will calibrate these counts against the May 2025 counts collected by Hales Engineering.

For the sight distance and general site observations, Fehr & Peers will perform one (1) site visit during the drop-off and one (1) site visit during the pick-up peaks to inform the findings of Tasks 2 and 3 and provide observations and recommendations. Up to two (2) Fehr & Peers staff will attend these site visits.

Task 2 – Pedestrian Crossing Warrant Studies

Fehr & Peers will perform crossing warrant studies for the proposed shifted school crossing directly adjacent to the Mountainville Academy, in addition to the proposed shift of crossing from the south leg of Main Street and 100 South to the north leg. These warrant studies will be consistent with UDOT and MUTCD methodologies and requirements, including UDOT Policy 06C-27 and MUTCD Section 7. Based on UDOT's pedestrian warrant requirements, **new traffic counts will need to be collected to ensure that the full day of potential crossing data is captured**. The previous traffic counts collected by Hales Engineering focused only on the highest peak periods and will not provide adequate understanding of the full day crossing dynamic.

The assumption for these warrant studies is that the proposed crossings will be marked crosswalks without rectangular rapid flashing beacons (RRFB's); however, the potential for a more enhanced crossing will also be assessed.

Task 3 – Routing Assessment

There are varying levels of detail that the City could go into when documenting how different closures and controls might impact routing to/from the site and along the surrounding roadway network. Fehr & Peers proposes using one of two approaches to capture the impacts of these decisions:

1. A more planning-level assessment that focuses on higher-level routing documentation and impacts
2. A more detailed analytical approach that assesses the exact impacts of different decisions on routing and operations at key "choke point" intersections or movements

OPTION 3.1 – PLANNING LEVEL

For a more planning-level study of routing, Fehr & Peers proposes the following approach:

- **Median Control:** Fehr & Peers will document the potential impacts of the proposed median control along Main Street south of 120 South on access to businesses. This will include a review of potential time-of-day or more temporary alternatives to control routing at the Mountainville Academy accesses that wouldn't require installation of a median.
- **Enter-Exit Routing:** The City has requested that Fehr & Peers document the potential impacts of various different access and routing restrictions being considered for the Mountainville Academy as part of its expansion. These will include the following:
 - **North Exit Routing:** As part of controlling westbound left-turning volume at Main Street and 100 South after expansion of the Mountainville Academy site, the City proposes that the Academy consider a right-out only during the peak pick-up drop-off periods. This would force exiting vehicles to route through neighborhoods, and the City wishes to understand this routing. Fehr & Peers will use Streetlight Data to document current origins-destinations and general routes taken to and from the school, and how that routing would shift with the proposed north access being limited to right-in right-out.
 - **Updated Staging:** The City is considering restricting parking on 100 South and Main Street adjacent to the City Park to prevent build-up of parents waiting to pick up children in the afternoon. The City wishes to understand what alternative staging areas could be considered on-street near the site.

- **Secondary Pick-Up Drop-Off Area:** The City is considering requiring Mountainville Academy to host a separate staging area for students who live outside of Alpine. These students would be picked up and dropped off at this separate staging area and then shuttled to/from the school. The City wishes to understand how much this could reduce traffic in the existing staging area, and whether this would be an adequate solution to resolve the above issues.
- **Staggered Pick-Up/Drop-Off:** Hales Engineering has proposed staggered pick-up drop-off, where students are assigned into two pools that arrive and depart the school at different times to disperse the intensity of the pick-up drop-off period.

For each of the above considerations, Fehr & Peers will provide high-level routing information and recommendations on a preferred set of access management strategies.

OPTION 3.2 – DETAILED ASSESSMENT

Although a planning-level assessment would provide some potential strategies to implement, it does not provide a concrete understanding of potential impacts of the different routing options on the surrounding and regional roadway network, nor would it identify operational considerations at key choke points these new routing options could create. To further justify the observations and recommendations in Option 3.1, Fehr & Peers would perform the following additional analyses:

- **North Exit Routing Choke Points:** Fehr & Peers will work with a count vendor to collect peak hour traffic counts at up to three (3) potential locations where traffic, re-routed as part of the right-in right-out restriction at the North Access, may cause choke points. This will be informed by the Streetlight Data presented in Option 3.1. Preliminary choke points that may be assessed include:
 1. Main Street & 200 North
 2. Ridge Drive & E Canyon Crest Road
- **Operational Implications of Secondary Pick-Up/Drop-Off and/or Staggered Pick-Up/Drop-Off:** Fehr & Peers will perform an updated Synchro/SimTraffic analysis of the intersection of Main Street & 100 South under two additional scenarios, consistent with the access dynamic from Option 2b of the TIS:
 1. **North Access Full Movements, No Trips from South Students**
 2. **North Access Full Movements, Reduced Trips from Staged Pick-Up/Drop-Off**
 These two additional scenarios will serve to reevaluate the worst-condition operations assuming reduced trips and determine if the Main Street & 100 South intersection could operate within an acceptable level of service under the reduced trips.

Task 4 – Memo Preparation

Fehr & Peers will document the findings of the crossing warrant studies, site visit and routing assessment in a short memo with recommendations on crossing location and type as well as options to further mitigate routing.

Task 5 – Meetings and Coordination

Fehr & Peers has assumed up to two (2) meetings with City staff to discuss the crossings, observations and recommendations. The first meeting should be held in-person as part of the site visit, while the second meeting is assumed to be virtual. Fehr & Peers will prepare up to one (1) revision to the draft memorandum based on comments from the second City meeting

Cost Estimate

We will bill Alpine City on a lump sum basis for this work. The cost to perform Tasks 1 and 2 would be **\$7,400**, including detailed traffic and pedestrian counts. For Option 3.1, the task cost would be **\$4,200** for a total project cost of **\$11,600**. Assuming Option 3.2 instead, the task cost would be **\$9,300** for a total maximum project cost of **\$16,700**.

Schedule

Assuming Option 3.1, we anticipate this analysis to take no more than three (3) weeks from when traffic counts have been collected, although this timeline is flexible based on the timeline required by the City. Assuming Option 3.2, this timeline would extend to four (4) weeks from when traffic counts have been collected. Should any adjustments to the memorandum be requested by the City, we will make those changes within five (5) business days of the City's request.

Agreement

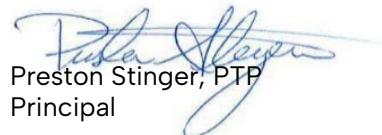
If you agree to the terms and conditions of this letter, please countersign below. This executed letter along with the attached Standard Terms and Conditions will serve as our contract for this project. Invoices for work completed will be submitted monthly for payment. Again, thank you for inviting Fehr & Peers to prepare this proposal. We look forward to working with you on this project. If you have any questions or need additional information, please feel free to call me at (385) 282-7268.

Sincerely,

FEHR & PEERS



Michael Adamson, PE, RSP
Senior Transportation Engineer



Preston Stinger, PTP
Principal

Accepted by: _____

Signature: _____

Representing: _____

Date: _____

STANDARD TERMS AND CONDITIONS

Consultant:

Fehr & Peers

Client:

Jason Judd, Alpine City

Project:

Mountainville Academy Pedestrian Crossing and Vehicle Routing Study

Effective date of this agreement:

December 5th, 2025

1. These GENERAL TERMS AND CONDITIONS apply to, and are made part of, the attached letter agreement ("Agreement") by and between FEHR & PEERS, a California corporation, ("Consultant"), and the "Client."

- 2. Consultant's Services**

- a. This is an agreement for Consultant to provide professional services. Consultant agrees to perform the scope of services described in the Agreement, as well as all work incidental to or necessary for the performance of such services, all in accordance with the terms and conditions contained in this Agreement (the "Work").
 - b. The Work shall be performed by persons qualified under applicable federal, state and local law to undertake the Work, exercising the same degree of care, skill, and diligence as is ordinarily possessed and exercised by members of their professions, currently practicing, under similar circumstances, shall meet current standards for technical accuracy and quality as defined by relevant professional organizations, societies or other recognized experts, and shall be performed in accordance with all applicable federal, state and local laws.

- 3. Term**

The term of the Agreement shall commence on the date it is made as indicated above, and shall continue until the Work is reasonably determined to be complete by Client, or until this Agreement is terminated under Section 14 below.

- 4. Data To Be Furnished by Client**

All information, data, documents, records and maps with respect to the Project which are available to Client and are reasonably necessary for the performance of the Work ("Client Materials"), shall be furnished to Consultant without charge by Client.

- 5. Independent Contractor, Not An Agent**

- a. Consultant acknowledges that it is an independent contractor and that in performing the Work, it is not acting as Client's agent or representative. Consultant agrees that it will employ at its own expense, and will be solely responsible for, all personnel necessary to perform the Work, and that in no event shall such personnel be considered the employees of Client. Consultant assumes full and sole responsibility for the payment of all compensation for, and expenses incurred by, all of its personnel who are engaged in performing any part of the Work, and for all state and federal income tax, unemployment insurance, Social Security, disability insurance, workers' compensation insurance, as well as all other withholdings that may be applicable to the performance of the Work.
 - b. Except as Client may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of Client in any capacity as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind Client to any obligation, or to make any decision or promise, or to enter into any contract, oral or written, on behalf of Client.

- 6. Compensation**

- a. Client shall pay Consultant in accordance to the compensation schedule described in the Agreement. Such compensation shall be deemed to include overhead and incidental expenses, for which no additional compensation shall be paid by Client.
 - b. Prior to start of work, Client agrees to pay Consultant a retainer of 50% of the total contract amount. The retainer will be applied to the last invoice.
 - c. Consultant shall submit invoices to Client monthly, describing in reasonable and understandable detail the services rendered, fee charged, and expenses incurred by Consultant during the previous month.
 - d. Consultant's monthly invoices shall be paid within 30 days after their receipt by Client.
 - e. If payment on any of Consultant's invoices is not received within 60 days, Consultant may, at its sole discretion, and by written notice to Client, elect to stop work until all payments are received. Client agrees to pay all costs, including attorney's fees and court costs, incurred by Consultant to collect on past due invoices.

7. Time of Performance

- a. Consultant shall commence, perform, and complete the Work in accordance with the schedule for Consultant's performance described in the Agreement. If any of the project scope, required data, and/or comments to be provided by the Client is delayed, the due dates in this schedule will be extended accordingly.
- b. Consultant shall not be responsible for any delay due to factors not within Consultant's reasonable control whether or not such delay is foreseeable.

8. Ownership

- a. All of Consultant's electronic and hard-copy records, including all maps, files, reports, drawings, sketches, samples, photographs, film and videos, memoranda, notes, correspondence, emails, and other documents and communications, draft or final, as well as all of their contents, including all inventions, data, information, ideas, improvements, discoveries, methodologies, models, formats, software, algorithms, software, processes, schematics, programs, procedures, designs, calculations, details, specifications, assumptions, and findings, conclusions, summaries, interpretations of regulations, investigations, and sources of information, and all related information, that are developed, discovered, collected, produced, or created by Consultant and its contractors, vendors, and consultants in the course of its performance of the Work are considered Consultant's Work Product.
- b. All parts of the Work Product are instruments of the Consultant's service to be used solely for the purposes intended by this Agreement, within the Project, and the Consultant shall be deemed the author and owner of the Work Product, and shall retain all rights, titles, and interests, in the Work Product, including any and all property rights, ownership rights, intellectual property rights, copyrights and moral rights, as well as all rights under all trademarks, service marks, domain names, and trade dress, that arise from the creation of the Work Product. Client shall be permitted to retain copies, including reproducible copies, of the Work Product for information and reference in connection with the Client's use on the Project. Client shall not use, or permit to be used, the Work Product on other projects, or for changes to this Project without the express written consent of the Consultant. Consultant shall not be liable or responsible for any use, reuse, or modification of, or derivation from, any of its Work Product made without Consultant's written consent other than for purposes intended by this Agreement. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication or violation of copyright.
- c. Consultant grants Client an irrevocable, non-exclusive, royalty-free, worldwide, right and license in perpetuity to publish, analyze, translate, reproduce, deliver, perform, derive from, display, transfer, and use the Work Product.
- d. Consultant shall not have, and shall not claim, any right, title, or interest, in any Client Materials, other than a non-exclusive license to use such materials, but solely for the particular purpose for which such materials are provided to Consultant.

9. Confidentiality, Data Security

- a. Private Data is the privacy and sensitive information of individuals, or any confidential, sensitive, or personal data that alone or in conjunction with other information identifies any individual, including the individual's name, address, license plate information, mobile phone information, license plate information, and any information on the individual's uniquely identifying movements and activities.
- b. Notwithstanding any provision in this Agreement, Consultant shall not deliver to Client in any form or medium, nor shall it incorporate into any information, data, document, or work product to be delivered to Client, any Private Data that Subconsultant may collect or use in performing its services, or that may otherwise be in Consultant's possession or control, and none of such Private Data shall be a work for hire or belong to Client.
- c. Consultant agrees to maintain as confidential all information that Client labels in writing as confidential or privileged with a standard of care at least as rigorous as that exercised by Consultant in protecting and maintaining the security of its own proprietary or confidential information.
- d. Pursuant to a court order, Consultant may disclose any information that Consultant is obligated to keep confidential, or that Consultant is prohibited from disclosing. However, before seeking any such court order, or immediately upon receiving any court order requiring the disclosure of any such information, Consultant shall notify Client and reasonably cooperate with Client in the event Client seeks any legal protective order.

10. Consultant's Insurance

a. Consultant shall procure and maintain for the term of this Agreement the following insurance coverage at the following limits specified for each.

i.	Commercial General Liability Insurance	\$ 1 million per occurrence \$ 2 million aggregate
ii.	Automobile Liability Insurance	\$ 1 million per occurrence
iii.	Workers' Compensation Insurance	Per statutory requirements
iv.	Employer's Liability Insurance	\$ 1 million policy limit
v.	Professional Liability Insurance	\$ 1 million per claim \$ 2 million aggregate

b. Prior to commencing Work under this Agreement, Consultant shall provide Client with a Certificate of Insurance evidencing such coverage and limits, and specifying that the insurer shall give the Client an unqualified thirty day's advance written notice prior to any cancellation of the policy.

11. Abiding With Laws

a. Consultant shall comply with all federal, state, and local laws, regulations, and ordinances applicable to the Work, Consultant, Consultant's employees, or those engaged by Consultant or its employees in the performance of the Work.

b. Consultant and its subconsultants and subcontractors, at their sole cost and expense, shall keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that they are each required to provide the Work.

12. Non-discrimination in Employment

In connection with the performance of this contract, Consultant agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

13. Notices

Any notice or demand to be given under this Agreement shall be in writing and be deemed given when personally delivered or sent by certified or registered mail, and addressed to the parties as set forth above or to such other address as either party shall have previously designated by such a notice. Any notice so delivered personally shall be deemed to be received on the date of delivery, and any notice so mailed shall be deemed to be received five days after the date on which it was mailed.

14. Waivers

Waiver of any breach or default hereunder shall not constitute a continuing waiver or a waiver of any subsequent breach either of the same or of another provision of this Agreement. Any provision of this Agreement determined to be unenforceable shall be severed from the Agreement, and the remainder of the Agreement shall be given full force and effect.

15. Termination

Consultant and Client may terminate this Agreement for convenience at any time upon seven days' written notice to the other. Client shall pay Consultant in accordance with the provisions of this Agreement for the part of the Work performed up to the day notice of termination is given.

16. Modification

No waiver, alteration, modification of this Agreement shall be valid unless made in writing and executed by both parties.

17. Interpretation

The provisions of this Agreement shall be interpreted to give effect to their fair meaning and shall be construed as though prepared by both parties.

18. Governing Law

This Agreement shall be governed by the governing law specified in the Prime Contract, or if there is no such provision in the Prime Contract, the law of the State in which the Project is located, excluding its conflicts of laws provisions.

19. Multiple Counterparts; Electronic Copies; Electronic Signature

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original. Upon execution of such counterparts, all counterparts together shall constitute the entire Agreement. Electronic transmission (e.g., by facsimile or email) of an executed counterpart of this Agreement shall be as effective as delivery of an original executed counterpart. In addition, pursuant to the Electronic Signatures in Global and National Commerce Act and the Uniform Electronic Transaction Act, both parties agree to accept an electronic signature as a valid replacement of an ink and paper signature for all business transactions related to this Agreement.

20. Successors and Assigns

This Agreement shall be binding upon Client and Consultant, their successors and assigns. Neither party shall assign, subcontract, transfer, or otherwise dispose of any interest in this Agreement without the prior written approval of the other, which shall not be unreasonably withheld.

21. Third-party Beneficiaries

This Agreement confers or creates no rights or benefits in anyone other than Consultant and Client, and it has no third-party beneficiaries.

22. Attorneys' Fees

In the event, and only in the event, it is necessary to take legal action to collect monies due and owing pursuant to this Agreement, the prevailing party will be entitled to attorneys' fees and expenses incurred, in addition to any other relief sought. In the event such action is necessary to collect monies due pursuant to this Agreement, Consultant shall also be awarded the reasonable value of its time and expenses spent for such collection action, calculated according to Consultant's prevailing fees schedule and expense policies.

23. Entire Agreement

This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and merges all prior discussions, negotiations, letters of understanding or other promises, whether oral or in writing.

PAYMENT ESTIMATE #1

Name of Contractor: Pronghorn Construction		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 31-Dec-25	Original: \$81,820.00	From: 1-Nov-25
Revised:	Revised: \$81,820.00	To: 1-Dec-25
Description of Job:	ADA Handicap Ramp Project - 2025	
Amount	This Period	Total To Date
Amount Earned	\$40,085.89	\$40,085.89
Retainage Being Held	\$2,004.29	\$2,004.29
Retainage Being Released	\$0.00	\$0.00
Previous Payments		\$0.00
Amount Due	\$38,081.60	\$38,081.60

Contractor's Construction Progress is on schedule

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

Recommended by Alpine City Engineer

Date: 12/5/2025



Jason Judd P.E.
City Engineer

Accepted by: **Pronghorn Construction**

Date: _____

Jimmy Banasky
Project Manager

Approved By: **Alpine City**

Date: _____

Carla Merril
Mayor

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	200 North Main ADA Ramps Remove and Replace								
1	Curb and Gutter Remove and Replace	128	LF	\$40.00	\$5,120.00	58.70	58.70	\$2,348.00	\$2,348.00
2	Sidewalk Remove and Replace (5" thick)	650	SF	\$13.00	\$8,450.00	293.00	293.00	\$3,809.00	\$3,809.00
3	Asphalt Remove and Replace	176	SF	\$9.50	\$1,672.00	0.00	0.00		\$0.00
4	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	2.00	2.00	\$800.00	\$800.00
	100 North Main ADA Ramps Remove and Replace								
5	Curb and Gutter Remove and Replace	112	LF	\$40.00	\$4,480.00	74.00	74.00	\$2,960.00	\$2,960.00
6	Sidewalk Remove and Replace (5" thick)	620	SF	\$13.00	\$8,060.00	296.85	296.85	\$3,859.05	\$3,859.05
7	Waterway Transition Remove and Replace	140	SF	\$22.00	\$3,080.00	66.50	66.50	\$1,463.00	\$1,463.00
8	Asphalt Remove and Replace	96	SF	\$9.50	\$912.00	0.00	0.00		\$0.00
9	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	3.00	3.00	\$1,200.00	\$1,200.00
	Center and Main ADA Ramps Remove and Replace								
10	Curb and Gutter Removal	167	LF	\$12.00	\$2,004.00	107.00	107.00	\$1,284.00	\$1,284.00
11	Curb and Gutter Install	185	LF	\$28.00	\$5,180.00	125.00	125.00	\$3,500.00	\$3,500.00
12	Sidewalk Removal	830	SF	\$3.50	\$2,905.00	599.41	599.41	\$2,097.94	\$2,097.94
13	Concrete Install (5" thick)	1,022	SF	\$10.00	\$10,220.00	732.91	732.91	\$7,329.10	\$7,329.10
14	Waterway Transition Remove and Replace	105	SF	\$22.00	\$2,310.00	0.00	0.00		\$0.00
15	4' Waterway Remove and Replace	128	SF	\$22.00	\$2,816.00	53.90	53.90	\$1,185.80	\$1,185.80
16	6" Curb Wall Install	10	LF	\$40.00	\$400.00	172.50	172.50	\$6,900.00	\$6,900.00
17	Asphalt Removal	170	SF	\$2.50	\$425.00	60.00	60.00	\$150.00	\$150.00
18	Asphalt Install	36	SF	\$7.50	\$270.00	0.00	0.00		\$0.00
19	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	3.00	3.00	\$1,200.00	\$1,200.00
	120 South 100 West ADA Ramp Remove and Replace								
20	Curb and Gutter Remove and Replace	57	LF	\$40.00	\$2,280.00	0.00	0.00		\$0.00
21	Sidewalk Remove and Replace (5" thick)	352	SF	\$13.00	\$4,576.00	0.00	0.00		\$0.00
22	Asphalt Remove and Replace	206	SF	\$10.00	\$2,060.00	0.00	0.00		\$0.00
23	Detectable Warning Surface	2	EA	\$400.00	\$800.00	0.00	0.00		\$0.00
	Miscellaneous								
24	Mobilization (not to exceed 5%)	1	LS	\$4,000.00	\$4,000.00				
25	Traffic Control	1	LS	\$5,000.00	\$5,000.00	0.00	0.00		\$0.00

Subtotal

\$81,820.00

\$40,085.

\$40,085.89

CO#1					\$0.00	0.000	0.000	\$0.00	\$0.00
CO#2					\$0.00	0.00	0.00	\$0.00	\$0.00

Subtotal

\$0.00

\$0.00

\$0.00

Total

\$81,820.00

\$0.00

TOTAL	\$40,085.89	\$40,085.89
AMOUNT RETAINED	\$2,004.29	\$2,004.29
RETAINAGE RELEASED		
PREVIOUS RETAINAGE		\$0.00
PREVIOUS PAYMENTS		\$0.00
AMOUNT DUE	\$38,081.60	\$38,081.60

PAYMENT ESTIMATE #2 - FINAL

Name of Contractor: Pronghorn Construction		
Name of Owner: Alpine City		
Date of Completion:	Amount of Contract:	Dates of Estimate:
Original: 31-Dec-25	Original: \$81,820.00	From: 1-Dec-25
Revised:	Revised: \$106,069.00	To: 31-Dec-25
Description of Job:	ADA Handicap Ramp Project - 2025	
Amount	This Period	Total To Date
Amount Earned	\$74,225.42	\$114,311.31
Retainage Being Held	\$0.00	\$2,004.29
Retainage Being Released	\$2,004.29	\$2,004.29
Previous Payments		\$38,081.60
Amount Due	\$76,229.71	\$76,229.71

Contractor's Construction Progress is on schedule

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

Recommended by Alpine City Engineer

Date: 12/31/2025



Jason Judd P.E.
City Engineer

Accepted by: **Pronghorn Construction**

Date: _____

Jimmy Banasky
Project Manager

Approved By: **Alpine City**

Date: _____

Carla Merril
Mayor

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS				QUANTITY		EARNINGS	
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
	200 North Main ADA Ramps Remove and Replace								
1	Curb and Gutter Remove and Replace	128	LF	\$40.00	\$5,120.00	71.25	129.95	\$2,850.00	\$5,198.00
2	Sidewalk Remove and Replace (5" thick)	650	SF	\$13.00	\$8,450.00	398.00	691.00	\$5,174.00	\$8,983.00
3	Asphalt Remove and Replace	176	SF	\$9.50	\$1,672.00	62.00	62.00	\$589.00	\$589.00
4	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	2.00	4.00	\$800.00	\$1,600.00
	100 North Main ADA Ramps Remove and Replace								
5	Curb and Gutter Remove and Replace	112	LF	\$40.00	\$4,480.00	72.75	146.75	\$2,910.00	\$5,870.00
6	Sidewalk Remove and Replace (5" thick)	620	SF	\$13.00	\$8,060.00	369.15	666.00	\$4,798.95	\$8,658.00
7	Waterway Transition Remove and Replace	140	SF	\$22.00	\$3,080.00	27.05	93.55	\$595.10	\$2,058.10
8	Asphalt Remove and Replace	96	SF	\$9.50	\$912.00	0.00	0.00		\$0.00
9	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	3.00	6.00	\$1,200.00	\$2,400.00
	Center and Main ADA Ramps Remove and Replace								
10	Curb and Gutter Removal	167	LF	\$12.00	\$2,004.00	84.00	191.00	\$1,008.00	\$2,292.00
11	Curb and Gutter Install	185	LF	\$28.00	\$5,180.00	84.00	209.00	\$2,352.00	\$5,852.00
12	Sidewalk Removal	830	SF	\$3.50	\$2,905.00	341.62	941.03	\$1,195.67	\$3,293.61
13	Concrete Install (5" thick)	1,022	SF	\$10.00	\$10,220.00	341.62	1074.53	\$3,416.20	\$10,745.30
14	Waterway Transition Remove and Replace	105	SF	\$22.00	\$2,310.00	0.00	0.00		\$0.00
15	4' Waterway Remove and Replace	128	SF	\$22.00	\$2,816.00	138.00	191.90	\$3,036.00	\$4,221.80
16	6" Curb Wall Install	10	LF	\$40.00	\$400.00	0.00	172.50		\$6,900.00
17	Asphalt Removal	170	SF	\$2.50	\$425.00	0.00	60.00		\$150.00
18	Asphalt Install	36	SF	\$7.50	\$270.00	60.00	60.00	\$450.00	\$450.00
19	Detectable Warning Surface	4	EA	\$400.00	\$1,600.00	3.00	6.00	\$1,200.00	\$2,400.00
	120 South 100 West ADA Ramp Remove and Replace								
20	Curb and Gutter Remove and Replace	57	LF	\$40.00	\$2,280.00	66.45	66.45	\$2,658.00	\$2,658.00
21	Sidewalk Remove and Replace (5" thick)	352	SF	\$13.00	\$4,576.00	332.00	332.00	\$4,316.00	\$4,316.00
22	Asphalt Remove and Replace	206	SF	\$10.00	\$2,060.00	162.75	162.75	\$1,627.50	\$1,627.50
23	Detectable Warning Surface	2	EA	\$400.00	\$800.00	2.00	2.00	\$800.00	\$800.00
	Miscellaneous								
24	Mobilization (not to exceed 5%)	1	LS	\$4,000.00	\$4,000.00	1.00	1.00	\$4,000.00	\$4,000.00
25	Traffic Control	1	LS	\$5,000.00	\$5,000.00	1.00	1.00	\$5,000.00	\$5,000.00

Subtotal \$81,820.00 \$49,976.42 \$90,062.31

CO#1	100 West Center Addition	1	LS	\$24,249.00	\$24,249.00	1.00	1.00	\$24,249.00	\$24,249.00
CO#2					\$0.00	0.00	0.00	\$0.00	\$0.00

Subtotal \$24,249.00 \$24,249.00 \$24,249.00

Total		\$106,069.00	TOTAL	74,225.42	114,311.31
AMOUNT RETAINED				2,004.29	
RETAINAGE RELEASED				2,004.29	2,004.29
PREVIOUS RETAINAGE				2,004.29	
PREVIOUS PAYMENTS				38,081.60	
AMOUNT DUE				76,229.71	76,229.71

RESOLUTION NO. 2026-01

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF INDIVIDUALS TO THE TRAIL COMMITTEE OF ALPINE CITY

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 3.24.020 Code of Ordinances of Alpine City to appoint individuals to various committees; and

WHEREAS, the Mayor has appointed individuals to serve as a members of the Trail Committee for a term as specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 3.24.020 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Trail Committee for a term as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Will Jones	January 13, 2026	December 31, 2028
Breezy Anson	January 13, 2026	December 31, 2028
Trent Edwards	January 13, 2026	December 31, 2027
Heather Peper	January 13, 2026	December 31, 2027
Shellie Butterfield	January 13, 2026	December 31, 2026

CURRENTLY SERVING

Everett Williams	July 9, 2024	December 31, 2026
------------------	--------------	-------------------

PASSED AND APPROVED this 13th day of January, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummler	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

RESOLUTION NO. R2026-02

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE APPOINTMENT OF RESIDENTS TO THE PRIME-TIME CITIZENS ADVISORY COMMITTEE

WHEREAS, the Mayor has the responsibility and authority pursuant to Alpine City Code of Ordinances to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed or reappointed the following individuals to serve as members of the Prime-Time Citizens Advisory Committee for a term not to exceed three (3) years; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Alpine City that it gives its advice and consent to the appointment of the following individuals to the Prime-Time Citizens Advisory Committee for terms as specified. Said terms shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Wendy Call	January 13, 2026	December 31, 2028
Markea Funk	January 13, 2026	December 31, 2028
Jan Vincent	January 13, 2026	December 31, 2027
Connie Goeckeritz	January 13, 2026	December 31, 2026
Brenda _____	January 13, 2026	December 31, 2026
CURRENTLY SERVING		
Bethany Sorensen	January 1, 2025	December 31, 2027

PASSED AND APPROVED this 13th day of January, 2026.

ALPINE CITY

Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummel	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-03: Approval of Amended Consolidated Fee Schedule – TSSD Impact Fee

FOR CONSIDERATION ON: January 13, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and Approve Resolution R2026-03 amending the consolidated fee schedule for the TSSD Impact Fee.

BACKGROUND INFORMATION:

At their September 18, 2025, board meeting, the Timpanogos Special Service District (TSSD) adopted a technical memorandum to its Impact Fee Facilities Plan, Technical Memorandum and Impact Fee Analysis. As a result, the District's sewer impact fee increased from \$5,931 per Equivalent Residential Unit (ERU) to \$7,023 per ERU, effective January 1, 2026. Alpine City approved an amendment to the consolidated fee schedule on December 9 to address this change.

On December 29, 2025, TSSD held a special meeting and approved a reduction in the impact fee, effective January 1, 2026. The new impact fee will be \$5,793. See letter from TSSD included in the packet.

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 the City Council review and approve Resolution R2026-03, amending the consolidated fee schedule to reduce the TSSD impact fee.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-03 adopting the consolidated fee schedule with additions as outlined.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2026-03 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 2026-03 based on the following:

insert finding



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
REDUCTION IN IMPACT FEE TO BE COLLECTED

Dear Mayor and City Manager,

At its September 18, 2025, board meeting, the Administrative Board of the Timpanogos Special Service District ("TSSD") approved a Technical Memorandum to its Impact Fee Facilities Plan (the "2025 TMIFFP") and its Impact Fee Analysis ("the "2025 IFA").¹ Based on the 2025 TMIFFP and 2025 IFA, on September 18, 2025, TSSD adopted a resolution to increase its impact fee from \$5,931 to \$7,023/ERU (the "September 18, 2025 Resolution"). The effective date of the increase was set for January 1, 2026.²

TSSD engaged Bowen, Collins and Associates in February 2025 to prepare a new CFP and IFFP (the "2025 CFP" and "2025 IFFP"). A detailed TSSD asset management needed to be completed by Brown and Caldwell before the CFP/IFFP could be completed. These efforts have taken most of the year and was completed in December 2025. Zions Public Finance followed with their "2025 IFA". The CFP/IFFP/IFA were completed in December 2025 and resulted in a calculation that reduced the TSSD impact fee. Immediate actions have been taken to implement the new lower rate. *Based on these new studies and analyses, it was determined that the TSSD impact fee should be reduced to \$5,793/ERU.*³

TSSD will hold a public hearing on January 22, 2026, to consider and approve the 2025 CFP, the 2025 IFFP and the 2025 IFA. Upon approval of those materials, TSSD anticipates adopting an impact fee enactment (the "2026 Impact Fee Resolution") to approve the reduced impact fee, the effective date of which will be 90 days after the resolution.⁴

Obviously, this creates a period (nearly 4 months) during which, unless an adjustment is made, the applicable impact fee will be \$7,023/ERU, when the current data of TSSD shows that the fee should be \$5,793/ERU.

To resolve this inconsistency, on December 29, 2025, the TSSD board met and approved an amendment to the September 18, 2025, Resolution (the "Amended Resolution"). The Amended Resolution ensures consistency with TSSD's new data; as a result, **effective January 1, 2026, at 12:01 a.m., the TSSD impact fee will be \$5,793/ERU.**⁵

The District formulas for calculating the new impact fees are provided in the Excel file – "TSSD Impact Fee Form "20260101" which is provided to you with this communication, has been

¹ These materials were prepared by Bowen, Collins and Associates (TMIFP) and Zions Bank (IFA).

² The appropriate members each city's staff were told of this change shortly after September 18, 2025.

³ The reduction is due to various factors, including completion of projects and changes in the scope of current and anticipated projects.

⁴ Assuming the resolution is adopted on January 22, 2026, the effective date of the reduced impact fee will be April 22, 2026.

⁵ As described in communications from and training provided by TSSD the impact fee to be charged and collected for each unit of a residential multi-unit development will continue to be the fee based on one ERU.



Timpanogos Special Service District

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

copied to members of your staff today. 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 TSSD provided formulas, as they will not be honored.

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

ALPINE
RESOLUTION NO. 2026-03
A RESOLUTION ADOPTING THE AMENDED CONSOLIDATED FEE SCHEDULE FOR 2026

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 January 13th, 2026, 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 January 13th, 2026.

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

PASSED AND APPROVED this 13th day of January 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummller	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

EXHIBIT A

Consolidated Fee Schedule

EXHIBIT A

ALPINE CITY CONSOLIDATED FEE SCHEDULE

January 13, 2026

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
(3) Open Space Cash Bond	\$5,000 cash bond for corner lots or regular lots with more than 150 feet of frontage
	\$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 <i>Base Rate and Usage Rates below</i>)
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

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	\$5,793
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	(2008 International Building Code)	Type of Construction								
		IA	IB	IIA	IB	IIA	IB	IV	VA	VB
A-1	Assembly, theaters, with stage	207.88	201.27	188.59	188.35	177.31	172.68	182.33	161.78	155.82
	Assembly, theaters, without stage	189.37	181.86	178.07	188.72	167.73	182.50	162.70	142.19	136.23
A-2	Assembly, nightclubs	160.95	155.84	151.97	148.10	137.40	133.58	140.99	124.59	120.41
A-2	Assembly, restaurants, bars, banquet halls	159.36	154.84	149.87	145.10	135.40	132.58	139.99	122.59	119.41
A-3	Assembly, churches	131.73	126.01	120.33	172.08	161.65	163.82	165.06	145.52	139.65
A-3	Assembly, general, community halls, libraries, museums	182.11	165.39	149.71	142.46	129.82	126.20	135.44	114.89	109.93
A-4	Assembly, arenas	187.37	180.65	174.97	167.72	158.73	151.50	161.70	140.19	135.23
B	Business	161.10	165.30	160.33	143.24	130.94	125.39	137.93	114.22	109.47
E	Educational	176.25	170.31	165.47	169.26	148.32	140.74	163.03	130.84	128.61
F-1	Factory and industrial, moderate hazard	97.65	93.20	87.88	84.98	76.10	72.71	81.54	62.67	59.24
F-2	Factory and industrial, low hazard	98.89	92.20	87.88	89.08	78.10	71.71	80.94	62.67	58.24
H-1	High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	68.71	75.36	57.87	N.P.
H-2	High Hazard	91.50	87.02	82.70	78.78	71.10	68.71	75.36	57.87	53.24
H-5	HPM	101.10	155.30	150.33	143.24	130.34	125.39	137.93	114.22	109.47
I-1	Institutional, supervised environment	151.92	155.79	151.61	148.46	135.61	132.09	146.81	122.94	118.11
I-2	Institutional, hospitals	271.13	265.33	260.35	253.27	239.08	N.P.	247.80	223.51	N.P.
I-2	Institutional, nursing homes	189.55	183.75	178.78	171.89	159.17	N.P.	168.09	143.65	N.P.
I-3	Institutional, restrained	165.18	179.37	174.39	167.30	155.88	149.72	161.89	130.55	132.80
I-4	Institutional, day care facilities	161.32	155.78	151.81	146.46	135.81	132.09	148.81	122.94	118.11
M	Mercantile	116.24	114.73	109.76	104.89	95.84	93.10	99.88	83.13	79.95
R-1	Residential, hotels	163.43	157.80	155.72	147.56	137.69	133.97	149.88	124.81	119.86
R-2	Residential, multiple family	136.97	131.44	127.26	121.11	111.85	107.93	122.34	98.47	93.65
R-3	Residential, one- and two-family	129.98	126.37	123.27	120.01	116.81	112.81	118.02	108.33	101.85
R-4	Residential, care/assisted living facilities	161.32	155.78	151.81	146.46	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	86.02	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	48.14	55.08	41.81	39.61

a. Private Garages use Utility, miscellaneous

b. Unfinished increments (off use group) = \$16.00 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
Plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Total value $\frac{\text{Total value}}{100} = \text{_____} - 5 = \text{_____} \times \$3 = \text{_____}$	
Building Permit Fee	
Total Value from \$2,001 to \$40,000	
First \$2,000	\$69
Plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 2 = \text{_____} \times \$11 = \text{_____}$	
Building Permit Fee	
Total Value from \$40,001 to \$100,000	
First \$40,000	\$487
Plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 40 = \text{_____} \times \$9 = \text{_____}$	
Building Permit Fee	
Total Value from \$100,001 to \$500,000	
First \$100,000	\$1,027
Plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 100 = \text{_____} \times \$7 = \text{_____}$	
Building Permit Fee	
Total Value from \$500,001 to \$1,000,000	
First \$500,000	\$3,827
Plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 500 = \text{_____} \times \$5 = \text{_____}$	
Building Permit Fee	
Total Value from \$1,000,001 to \$5,000,000	
First \$1,000,000	\$6,327
Plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 1,000 = \text{_____} \times \$3 = \text{_____}$	
Building Permit Fee	
Total Value from \$5,000,001 and over	
First \$5,000,000	\$18,327
Plus \$1 for each additional \$1,000 or fraction thereof	
Total value $\frac{\text{Total value}}{1,000} = \text{_____} - 5,000 = \text{_____} \times \$1 = \text{_____}$	
Building Permit Fee	

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

$$\text{Base Rate} = 0.35 \times \$42.44 = \$14.85$$

Step 2 – Calculate the Usage Rate

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

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

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

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

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

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

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

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

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

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

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

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

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

$$\text{Tier 6} = \text{None left over, no gallons used in this tier in this example}$$

Step 4 – Calculate cost per tier

$$\text{Tier 1 cost} = \$0.129 \times 39,900 / 1000 = \$5.15$$

$$\text{Tier 2 cost} = \$0.368 \times 13,300 / 1000 = \$4.89$$

$$\text{Tier 3 cost} = \$0.459 \times 26,600 / 1000 = \$12.21$$

$$\text{Tier 4 cost} = \$0.734 \times 26,600 / 1000 = \$19.52$$

$$\text{Tier 5 cost} = \$1.102 \times 18,600 / 1000 = \$20.50$$

$$\text{Tier 6 cost} = \$1.396 \times 0 = \$0.00$$

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 Bill = \$77.12

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-04 Appointment of Lone Peak Public Safety District Board Member

FOR CONSIDERATION ON: 13 January 2026

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Appointment of Lone Peak Public Safety District Board members.

BACKGROUND INFORMATION:

The Lone Peak Public Safety District Board is made up of five board members, including the chairman. Both Highland and Alpine appoint two regular board members, with each city also appointing an alternate board member. As per the approved interlocal agreement, the chairman is appointed from the alternate board members annually by a majority vote of the regular members of the Board and shall alternate annually between the cities. Since Highland City's alternate was the board chair for 2025, Alpine City's alternate will be the chair for 2026. The chair only has a vote to break a tie, when voting to appoint or dismiss a district chief, or when filling in for an absent regular member.

For 2026 City Council assignments, Mayor Merrill is presenting the following name for appointment to the Lone Peak Public Safety District Board:

- Councilmember Brent Rummler – Board Member
- Councilmember Chrissy Hanneman – Alternate Board Member

The term of office for the board members is the shorter of four years from the date of appointment or when the board member leaves the elected or appointed office held with the represented city. For the purposes of this resolution, the end of the board member's elected term is listed as the end of their term on the board.

STAFF RECOMMENDATION:

Approve Resolution R2026-04 appointing Councilmember Brent Rummler as the board member and Chrissy Hanneman as the alternate board member for Alpine City to the Lone Peak Public Safety District.

SAMPLE MOTION TO APPROVE:

I move that Resolution R2026-04 be approved appointing Councilmember Brent Rummler as the board member and Councilmember Chrissy Hanneman as the alternate board member for Alpine City on the Lone Peak Public Safety District Board.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointment be tabled or denied based on the following:

- ***Insert Finding***

RESOLUTION NO. R2026-04
A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY
COUNCIL FOR THE APPOINTMENT OF
BRENT RUMMLER AND CRISSY HANNEMAN
TO THE LONE PEAK PUBLIC SAFETY DISTRICT BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.02.010 Code of Ordinances of Alpine City to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed Brent Rummler to serve as a board member and Chrissy Hanneman to serve as an alternate board member of the Lone Peak Public Safety District for a term as specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.02.010 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider this appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Brent Rummler to serve as a board member and Chrissy Hanneman to serve as an alternate board member for the Lone Peak Public Safety District for a term as specified. Said term shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Brent Rummler	January 13, 2026	Until further notice
Chrissy Hanneman	January 13, 2026	Until further notice

PASSED AND APPROVED this 13th day of January, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummler	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

RESOLUTION NO. R2026-05

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL FOR THE APPOINTMENT OF SHANE L. SORENSEN TO THE TIMPANOGOS SPECIAL DISTRICT BOARD

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 10-3b-104 of the Utah Code to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed Shane L. Sorensen to serve as a board member at Timpanogos Special District representing Alpine City for a term as specified below; and

WHEREAS, the City Council has the responsibility to give advice and consent on all appointments to City boards and commissions; and

WHEREAS, the City Council has met in regular session to consider these appointments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Shane L. Sorensen to serve as a board member of Timpanogos Special Service District representing Alpine City for the term specified below:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Shane L. Sorensen	January 13, 2026	Until further notice

PASSED AND APPROVED this 13th day of January, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummel	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-06: Appointing a Director and an Alternate to a Director on the Central Utah 911 Agency Board

FOR CONSIDERATION ON: January 13, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve Resolution R2026-06 – Appointing Ryan Robinson as a Director and Mayor Carla Merrill as an Alternate Director on the Central Utah 911 Agency Board.

BACKGROUND INFORMATION:

Alpine City is a member of the Central Utah 911 Agency Board, which provides dispatch services to the City and the Lone Peak Public Safety District. The City Administrator, Shane Sorensen, has been serving as the director on the board for Alpine City, while Ryan Robinson has been serving as the alternate board member. Due to some other changes in responsibilities, it is recommended that Ryan Robinson be appointed as the director and board member to represent the City and Mayor Carla Merrill be appointed as the alternate board member.

STAFF RECOMMENDATION:

Review and approve Resolution R2026-06, appointing Ryan Robinson as the director and Mayor Carla Merrill as an alternate on the Central Utah 911 Agency Board.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-06, appointing Ryan Robinson as the director and Mayor Carla Merrill as an alternate on the Central Utah 911 Agency Board.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2026-06, appointing Ryan Robinson as the director and Mayor Carla Merrill as an alternate on the Central Utah 911 Agency Board with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2026-06 based on the following:

- **insert finding**

ALPINE CITY

RESOLUTION NO. R2026-06

**A RESOLUTION APPOINTING DIRECTOR AND AN ALTERNATE TO
A DIRECTOR ON THE CENTRAL UTAH 911 AGENCY BOARD**

WHEREAS, Alpine City, Utah (the “*City*”) is a party to an interlocal agreement, as amended, that establishes the Central Utah 911 Agency (the “*Agency*”) to provide dispatch services to a service area within Utah and Juab Counties (the “*Interlocal Agreement*”);

WHEREAS, the Interlocal Agreement requires each Member (as defined in the Interlocal Agreement) to appoint a director to serve on the Agency’s board of directors;

WHEREAS, the Interlocal Agreement also requires each Member to appoint an alternate director to serve in the absence of the director appointed by the Member;

WHEREAS, the City Council finds it in the best interest of the City and the general health, safety, and welfare of its residents to appoint Ryan Robinson as the director and Mayor Carla Merrill to serve as the alternate director, to serve in Robinson’s absence.

NOW THEREFORE, BE IT RESOLVED by the City Council of Alpine City that Ryan Robinson be, and hereby is, appointed to serve as the director and Mayor Carla Merrill to serve as the alternate director of the Central Utah 911 Agency, effective immediately, and until their successor is appointed.

PASSED AND APPROVED this 13th day of January, 2026.

By: _____
Carla Merrill, *Mayor*

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummel	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2026-01: Adopting the 2006 Utah Wildland-Urban Interface Code

FOR CONSIDERATION ON: January 13, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve Ordinance 2026-01 – Adopting the 2006 Utah Wildland-Urban Interface Code.

BACKGROUND INFORMATION:

House Bill 48 (HB 48), titled “Wildland Urban Interface Modifications”, was passed during the 2025 General Legislative Session in Utah. HB 48’s primary intent is to increase awareness of wildfire risk and encourage property owners to share the responsibility of reducing that risk in the wildland urban interface (“WUI”). Under this bill, property owners in the high-risk WUI may request lot assessments to develop personalized risk mitigation strategies. A property fee will help support these assessments.

Insurance availability and affordability are concerns for property owners in Utah, and many are already experiencing increased premiums or losing coverage as insurers respond to wildfire risk. This bill mandates that property insurers use the State’s high-risk WUI boundary when determining a property’s wildfire risk. If an insurer raises rates by 20% or more, or drops coverage due to wildfire risk, it must provide notice and justification based on the facts underlying the decision, if requested by the property owner.

Counties and municipalities that participate in the Cooperative Wildfire System (“CWS”) are now required to adopt and enforce Utah’s WUI code under this bill, which addresses vegetation management around structures and ignition-resistant new construction in wildfire-risk areas. The State has suggested that the 2006 Utah Wildland-Urban Interface be the required code. In addition to adopting the WUI code, municipalities are required to identify a WUI zone that will identify any current or future development that might be affected by wildfire. The city is required to enforce the WUI code in the WUI zone. City staff are working with the Lone Peak Fire Department to identify the WUI zone in Alpine. This has been delayed slightly since the state just published their high risk WUI map in late December, which will be used as a resource in recommendations for adopting a WUI zone.

STAFF RECOMMENDATION:

Review and approve Ordinance 2026-01 adopting the 2006 Utah Wildland-Urban Interface Code.

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2026-01, adopting the 2006 Utah Wildland-Urban Interface Code.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Ordinance 2026-01, adopting the 2006 Utah Wildland-Urban Interface Code with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Ordinance 2026-01 based on the following:

- **insert finding**

ALPINE CITY

ORDINANCE NO. 2026-01

AN ORDINANCE ADOPTING THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE

WHEREAS, in 2025 the Utah Legislature passed House Bill 48 which addresses efforts to oversee wildfire risks associated with wildland urban interface (WUI) property; and

WHEREAS, by this legislation, municipalities that participate in the Cooperative Wildfire System (“CWS”) are now required to adopt and enforce Utah’s WUI code under this bill, which addresses vegetation management around structures and ignition-resistant new construction in wildfire-risk areas; and

WHEREAS, there are areas of WUI property within Alpine City; and

WHEREAS, the City Council finds it is in the best interest of the municipality and the general health, safety and welfare of the public that this Ordinance should be passed.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF ALPINE CITY AS FOLLOWS:

The 2006 Utah Wildland-Urban Interface Code is hereby adopted and is included herein as Exhibit A.

EFFECTIVE DATE. This Ordinance shall take effect immediately upon passing.

PASSED AND APPROVED this 13th day of January, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummler	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Sarah Blackwell	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Andrew Young	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January, 2026.

RECORDED this 13th day of January, 2026.

Exhibit A
2006 Utah Wildland-Urban Interface Code

2006 UTAH WILDLAND-URBAN INTERFACE CODE



2006 Utah Wildland-Urban Interface Code

First Printing: July 2006
Second Printing: October 2006
Third Printing: March 2007
Fourth Printing: February 2008
Fifth Printing: June 2008

COPYRIGHT © 2006
by
INTERNATIONAL CODE COUNCIL, INC.

ALL RIGHTS RESERVED. This 2006 *Utah Wildland-Urban Interface Code* contains substantial copyrighted material from the 2003 *International Wildland-Urban Interface Code*, which is a copyrighted work owned by the International Code Council, Inc. Without advance written permission from the copyright owner, no part of this book may be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5771. Phone 1-888-ICC-SAFE (422-7233).

Trademarks: "International Code Council," the "International Code Council" logo and the "International Residential Code" are trademarks of the International Code Council, Inc.

PRINTED IN THE U.S.A.

PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*™, in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*® and *International Fire Code*® by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*™ (“I-Codes”™) published by the International Code Council® (ICC®), including the *International Building Code*®, *ICC Electrical Code*™, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Mechanical Code*®, *ICC Performance Code*™, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*® and *International Zoning Code*®.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Authority

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE*

ORDINANCE NO. _____

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. _____ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 3. That Ordinance No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the JURISDICTION'S KEEPER OF RECORDS is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

Section 8. Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]

TABLE OF CONTENTS

CHAPTER 1 ADMINISTRATION.....	1	CHAPTER 6 FIRE-PROTECTION REQUIREMENTS	19
Section		Section	
101 General	1	601 General	19
102 Authority of the Code Official	1	603 Defensible Space.....	19
103 Compliance Alternatives.....	2	604 Maintenance of Defensible Space.....	20
104 Appeals	2	605 Spark Arresters	20
105 Permits	2	606 Liquefied Petroleum Gas Installations	20
106 Plans and Specifications	3	607 Storage of Firewood and Combustible Materials	20
107 Inspection and Enforcement	4		
108 Certificate of Completion	5		
CHAPTER 2 DEFINITIONS	7	APPENDIX A GENERAL REQUIREMENTS.....	21
Section		Section	
201 General	7	A101 General	21
202 Definitions.....	7	A102 Vegetation Control	21
CHAPTER 3 WILDLAND-URBAN INTERFACE AREAS.....	9	A103 Access Restrictions.....	22
Section		A104 Ignition Source Control.....	22
301 Wildland-Urban Interface Area Designations.....	9	A105 Control of Storage.....	23
CHAPTER 4 WILDLAND-URBAN INTERFACE AREA REQUIREMENTS	11	A106 Dumping	23
Section		A107 Protection of Pumps and Water Storage Facilities.....	23
401 General	11	A108 Land Use Limitations	24
402 Applicability	11		
403 Access.....	11		
404 Water Supply.....	12		
405 Fire Protection Plan.....	13		
CHAPTER 5 SPECIAL BUILDING CONSTRUCTION REGULATIONS	15	APPENDIX B VEGETATION MANAGEMENT PLAN.....	25
Section		APPENDIX C FIRE HAZARD SEVERITY FORM.....	27
501 General	15		
502 Fire Hazard Severity	15		
503 Ignition-resistant Construction	15		
504 Class 1 Ignition-resistant Construction	15		
505 Class 2 Ignition-resistant Construction	16		
506 Class 3 Ignition-resistant Construction	17		
507 Replacement or Repair of Roof Coverings.....	18		
		INDEX.....	29

CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2 Objective. The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

101.4 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.5 Maintenance. All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102 AUTHORITY OF THE CODE OFFICIAL

102.1 Powers and duties of the code official. The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

102.2 Interpretations, rules and regulations. The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

102.3 Liability of the code official. The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

102.4 Other agencies. When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

SECTION 103 COMPLIANCE ALTERNATIVES

103.1 Practical difficulties. When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

103.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

103.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

SECTION 104 APPEALS

104.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

104.2 Limitations of authority. The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

SECTION 105 PERMITS

105.1 General. When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

105.2 Permits required. Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

105.3 Work exempt from permit. Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m^2) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

105.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

105.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

105.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

105.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

105.8 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

105.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

105.10 Revocation of permits. Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 PLANS AND SPECIFICATIONS

106.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-

censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

106.2 Information on plans and specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

106.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

106.4 Vegetation management plans. When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

106.5 Fire protection plan. When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

106.6 Other data and substantiation. When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

106.7 Vicinity plan. In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

SECTION 107 INSPECTION AND ENFORCEMENT

107.1 Inspection.

107.1.1 General. All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

107.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

107.1.3 Reinspections. To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

107.2 Enforcement.

107.2.1 Authorization to issue corrective orders and notices. When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

107.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

107.3 Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

107.4 Compliance with orders and notices.

107.4.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

107.4.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

107.4.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

107.4.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

107.4.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

SECTION 108 CERTIFICATE OF COMPLETION

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

APPROVED. Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

BRUSH, SHORT. Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

BRUSH, TALL. Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

DRIVEWAY. A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

FIRE AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FLAME SPREAD RATING. As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

FUEL BREAK. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

FUEL, HEAVY. Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

FUEL, LIGHT. Vegetation consisting of herbaceous and round wood less than $\frac{1}{4}$ inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be $\frac{1}{2}$ ton to 2 tons per acre.

FUEL, MEDIUM. Vegetation consisting of round wood $\frac{1}{4}$ to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistant vegetation or altering the type of vegetation to reduce the fuel load.

DEFINITIONS

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

GREENBELT. A fuel break designated for a use other than fire protection.

HAZARDOUS MATERIALS. As defined in the *International Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *International Building Code*.

INSURANCE SERVICES OFFICE (ISO). An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

LEGISLATIVE BODY. The governing body of the political jurisdiction administering this code.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over $\frac{1}{8}$ inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

NONCOMBUSTIBLE ROOF COVERING. One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

WILDFIRE. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND URBAN INTERFACE. The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

SECTION 301

WILDLAND-URBAN INTERFACE

AREA DESIGNATIONS

301.1 Declaration. The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

301.2 Mapping. In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

301.3 Review of wildland-urban interface areas. The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401 GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402 APPLICABILITY

402.1 Subdivisions.

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

SECTION 403 ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

403.4 Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with $\frac{1}{2}$ inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

403.6 Address markers. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

SECTION 404 WATER SUPPLY

404.1 General. When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 Water sources. The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

404.3 Draft sites. Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

404.6 Fire department. The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

404.7 Obstructions. Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

404.10 Reliability.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

Exceptions: When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

SECTION 405 FIRE PROTECTION PLAN

405.1 Purpose. The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

405.3 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

405.4 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

405.5 Plan retention. The fire protection plan shall be retained by the code official.

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

SECTION 501 GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 120 square feet (11 m²) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

SECTION 503 IGNITION-RESISTANT CONSTRUCTION

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.

504.2 Roof covering. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than $1\frac{3}{4}$ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

SECTION 505 CLASS 2 IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Section 505.

505.2 Roof covering. Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

505.3 Protection of eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of $\frac{3}{4}$ inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

505.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than $1\frac{3}{4}$ -inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

505.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m^2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

SECTION 506

CLASS 3 IGNITION-RESISTANT CONSTRUCTION

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Section 506.

506.2 Roof covering. Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

506.3 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m^2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch (6.4 mm).

SECTION 507

REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

SECTION 603 DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

603.2 Fuel modification. In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistant vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

TABLE 603.2
REQUIRED DEFENSIBLE SPACE

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

603.3 Community fuel modification zones. Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.

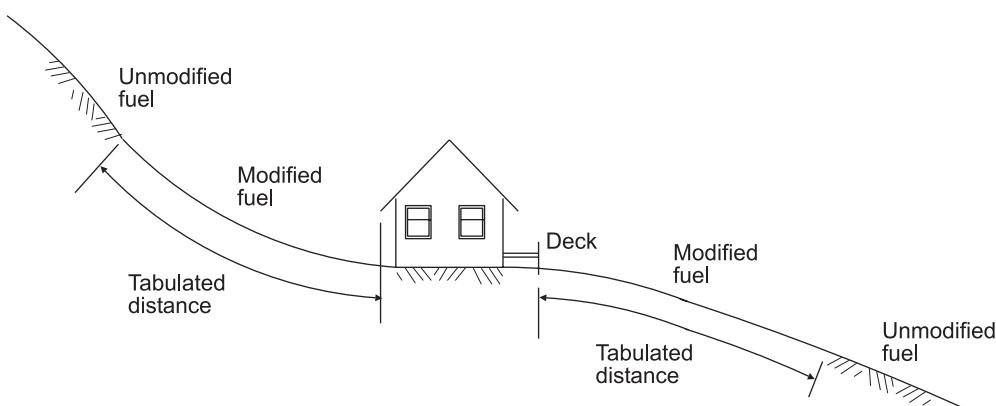


FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE

603.3.1 Land ownership. Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

603.3.2 Fuel modification zone plans. Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

604.1 General. Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

604.2 Modified area. Nonfire-resistant vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistant vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding $\frac{1}{2}$ inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

SECTION 606

LIQUEFIED PETROLEUM GAS INSTALLATIONS

606.1 General. The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

606.2 Location of containers. LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

APPENDIX A

GENERAL REQUIREMENTS (optional)

SECTION A101 GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

A101.2 Objective. The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wildfire in an urban-wildland interface area and improve the capability of controlling such fires.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with this section.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistant vegetation growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.

A102.3.1 General. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

Exception: Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.2 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.3 Electrical distribution and transmission line clearances.

A102.3.3.1 General. Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

A102.3.3.2 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

TABLE A102.3.3.2
**MINIMUM CLEARANCES BETWEEN VEGETATION
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

A102.3.3.3 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

TABLE A102.3.3.3
**MINIMUM CLEARANCES BETWEEN VEGETATION AND
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

A102.3.3.4 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103 ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property.

A103.2.1 General. When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

A103.2.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be in accordance with Section A104.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

A104.4 Smoking. When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

Exception: Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in urban-wildland interface areas.

Exception: Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires.

A104.7.1 General. No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistant vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

Exception: When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

A105.4 Combustible materials.

A105.4.1 General. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.2 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m²) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m³) in volume or 10 feet (3048 mm) in height.

A105.4.3 Separation. A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistant vegetation.

SECTION A106 DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistant vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistant vegetation or structures.

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Section A107.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistant vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistant vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

Exception: A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

APPENDIX B

VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"
Utah State University Extension, 2002*

Grasses

Agropyron cristatum (Crested Wheatgrass)
Agropyron smithii (Western Wheatgrass)
Buchloe dactyloides (Buffalograss)
Dactylis glomerata (Orchardgrass)
Festuca cinerea and other species (Blue Fescue)
Lolium species (Rye Grass)
Poa pratensis (Kentucky Bluegrass)
Poa secunda (Sandberg Bluegrass)

Herbaceous Perennials

Achillea clavennae (Silvery Yarrow)
Achillea filipendulina (Fernleaf Yarrow)
Achillea - other species & hybrids (Yarrow)*
Aquilegia - species & hybrids (Columbine)
Armeria maritime (Sea Pink, Sea Thrift)
Artemisia stelleriana (Beach Wormwood, Dusty Miller)
Artemisia - other species & hybrids (Various names)*
Bergenia - species & hybrids (Bergenia)
Centranthus ruber (Red Valerian, Jupiter's Beard)
Cerastium tomentosum (Snow-in-summer)
Coreopsis auriculata var. *Nana* (Dwarf Mouse Ear Coreopsis)
Coreopsis – other perennial species (Coreopsis)
Delosperma nubigenum (Hardy Ice Plant)
Dianthus plumarius & others (Pinks)
Erigeron hybrids (Fleabane)*
Gaillardia X grandiflora (Blanket Flower)
Geranium cinereum (Hardy Geranium)
Geranium sanguineum (Bloody Cranesbill, Bloodred Geranium)

Geranium species (Geranium)

Hemerocallis species (Daylily)
Heuchera sanguinea (Coral Bells, Alum Root)
Iberis sempervirens (Evergreen Candytuft)
Iris species & hybrids (Iris)
Kniphofia species & hybrids (Red-hot Poker)
Lavandula species (Lavender)
Leucanthemum X superbum (Shasta Daisy)
Limonium latifolium (Sea-lavender, Statice)
Linum species (Flax)
Liriope spicata (Lily-turf)
Lupinus species & hybrids (Lupine)*
Medicago sativus (Alfalfa)
Oenothera species (Primrose)
Papaver species (Poppy)
Penstemon species & hybrids (Penstemon)
Perovskia atriplicifolia (Russian Sage, Azure Sage)
Potentilla nepalensis (Nepal Cinquefoil)
Potentilla tridentata (Wineleaf Cinquefoil)
Potentilla verna (*tabernaemontani*) (Spring Cinquefoil; Creeping Potentilla)
Potentilla – other non-shrubby species & hybrids (Cinquefoil, Potentilla)*
Salvia species & hybrids (Salvia, Sage)*
Sedum species (Stonecrop, Sedum)
Sempervivum tectorum (Hen and Chicks)
Stachys byzantina (Lamb's Ear)
Yucca filamentosa (Yucca)

continued

Shrubs and Woody Vines

Atriplex species (Saltbush)
Ceanothus americanus (New Jersey Tea)
Ceanothus ovatus & others (Ceanothus)
Cistus species (Rock-rose)
Cotoneaster dammeri (Bearberry Cotoneaster)
Cotoneaster horizontalis (Rockspray or Rock Cotoneaster)
Cotoneaster – other compact species (Cotoneaster)
Hedera helix (English Ivy)
Lonicera species & hybrids (Honeysuckle)
Mahonia repens (Creeping Oregon Grape)
Parthenocissus quinquefolia (Virginia Creeper)
Prunus besseyi (Sand Cherry)
Purshia tridentata (Bitterbrush, Antelope Bitterbrush)
Pyracantha species (Firethorn, Pyracantha)
Rhamnus species (Buckthorn)
Rhus trilobata (Skunkbush Sumac)
Rhus – other species (Sumac)
Ribes species (Currant, Gooseberry)
Rosa rugosa & other hedge roses (Rugosa Rose)
Shepherdia canadensis (Russet Buffaloberry)
Syringa vulgaris (Lilac)
Vinca major (Large Periwinkle)
Vinca minor (Dwarf Periwinkle, Common Periwinkle)

Trees

Acer species (Maple)
Betula species (Birch)
Cercis canadensis (Eastern Redbud)
Populus tremuloides (Quaking Aspen)
Populus – other species (Poplar, Cottonwood)
Salix species (Willow)

** Plants or groups of plants marked with an asterisk (*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.*

Note: Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

APPENDIX C

FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design

1. Ingress/Egress

Two or more primary roads

Points

1

One road

10

One-lane road in, one-lane road out

15

2. Width of Primary Road

20 feet or more

1

Less than 20 feet

5

3. Accessibility

Road grade 5% or less

1

Road grade 5-10%

5

Road grade greater than 10%

10

4. Secondary Road Terminus

Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater

1

Cul-de-sac turnaround

5

Dead-end roads 200 feet or less in length

8

Dead-end roads greater than 200 feet in length

10

5. Street Signs

Present but unapproved

3

Not present

5

B. Vegetation (IUWIC Definitions)

1. Fuel Types

Surface

Lawn/noncombustible

1

Grass/short brush

5

Scattered dead/down woody material

10

Abundant dead/down woody material

15

Overstory

Deciduous trees (except tall brush)

3

Mixed deciduous trees and tall brush

10

Clumped/scattered conifers and/or tall brush

15

Contiguous conifer and/or tall brush

20

2. Defensible Space

70% or more of lots completed

1

30% to 70% of lots completed

10

Less than 30% of lots completed

20

C. Topography

Located on flat, base of hill, or setback at crest of hill

1

On slope with 0-20% grade

5

On slope with 21-30% grade

10

On slope with 31% grade or greater

15

At crest of hill with unmitigated vegetation below

20

D. Roofing Material

Class A Fire Rated

1

Class B Fire Rated

5

Class C Fire Rated

10

Nonrated

20

E. Fire Protection—Water Source

500 GPM hydrant within 1,000 feet

1

Hydrant farther than 1,000 feet or draft site

5

Water source 20 min. or less, round trip

10

Water source farther than 20 min., and 45 min. or less, round trip

15

Water source farther than 45 min., round trip

20

F. Siding and Decking

Noncombustible siding/deck

1

Combustible siding/no deck

5

Noncombustible siding/combustible deck

10

Combustible siding and deck

15

G. Utilities (gas and/or electric)

All underground utilities

1

One underground, one aboveground

3

All aboveground

5

Total for Subdivision

Moderate Hazard

50-75

High Hazard

76-100

Extreme Hazard

101+

INDEX

A	DEFINITIONS	202
	DUMPING	Appendix A, Section A106
ACCESS	F	
Applicability	402	
Driveways	403.2	
Fire apparatus	403.2	
Grade	403.7	
Individual structures	402.2	
Marking of roads	403.4	
Restricted	403.1	
Subdivisions	402.1	
ADDITIONS OR ALTERATIONS	101.4	
ALTERNATIVE MATERIALS OR METHODS	103.3	
AUTOMATIC FIRE SPRINKLER SYSTEMS	602	
C	G	
CERTIFICATE OF COMPLETION	108	
CLASS 1 IGNITION-RESISTANT CONSTRUCTION	504	
Detached accessory structures	504.11	
Exterior doors	504.9	
Exterior walls	504.5	
Protection of eaves	504.3	
Roof covering	504.2	
Vents	504.10	
Windows	504.8	
CLASS 2 IGNITION-RESISTANT CONSTRUCTION	505	
Detached accessory structures	505.11	
Exterior doors	505.9	
Exterior walls	505.5	
Protection of eaves	505.3	
Roof covering	505.2	
Vents	505.10	
Windows	505.8	
CLASS 3 IGNITION-RESISTANT CONSTRUCTION	506	
Roof covering	506.2	
Unenclosed underfloor protection	506.3	
Vents	506.4	
CONTROL OF STORAGE	Appendix A, Section A105	
D	I	
DEFENSIBLE SPACE	603	
Fuel modification	603.2	
DEFINITIONS		
DUMPING		
FIRE HAZARD SEVERITY	502	
FIRE HAZARD SEVERITY FORM	Appendix C	
GENERAL REQUIREMENTS	Appendix A	
IGNITION SOURCE CONTROL	Appendix A, Section A104	
INSPECTION AND ENFORCEMENT	J	
Authority to inspect	107.1.2	
Citations	107.4.4	
Enforcements	107.2	
Reinspections	107.1.3	
Right of entry	107.3	
Unsafe conditions	107.4.5	
L	K	
LAND USE LIMITATIONS	Appendix A, Section A108	
LIABILITY OF THE CODE OFFICIAL	102.3	
LPG INSTALLATIONS	606	
M	L	
MAINTENANCE	101.6	
MAINTENANCE OF DEFENSIBLE SPACE	604	
Modified area	604.2	
Responsibility	604.3	
Trees	604.4	
M	M	
PERMITS	N	
Application	105.4	
Approval	105.5	
Expiration	105.8	
Issuance	105.6	
Required	105.2	
Retention	105.9	
Revocation	105.10	
Validity	105.7	
P	O	
PERMITS	P	
Application	105.4	
Approval	105.5	
Expiration	105.8	
Issuance	105.6	
Required	105.2	
Retention	105.9	
Revocation	105.10	
Validity	105.7	

INDEX

Work exempt from permit	105.3
PLANS AND SPECIFICATIONS	106
Information on plans and specifications	106.2
Vegetation management plans	106.4
POWERS AND DUTIES OF THE CODE OFFICIAL	102.1
PRACTICAL DIFFICULTIES	103.1
PROTECTION OF PUMPS AND WATER STORAGE FACILITIES	Appendix A, Section A107

R

REPLACEMENT OR REPAIR OF ROOF COVERINGS	507
RETROACTIVITY	101.4

S

SPARK ARRESTERS	605
STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS	607

T

TECHNICAL ASSISTANCE	103.2
---------------------------------------	-------

U

URBAN-WILDLAND INTERFACE AREA DESIGNATIONS	301
Declaration	301.1
Mapping	301.2
Review	301.3

V

VEGETATION CONTROL	Appendix A, Section A102
VEGETATION MANAGEMENT PLAN	Appendix B

W

WATER SUPPLY	
Adequate water supply	404.5
Applicability	402
Draft sites	404.3
Hydrants	404.4
Identification	404.8
Individual structures	402.2
Obstructions	404.7
Reliability	404.10
Subdivisions	402.1

Testing and maintenance	404.9
Water sources	404.2

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approve Proposed Consultant for a Parks Masterplan.

FOR CONSIDERATION ON: January 13th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approval of Proposed Consultant for Parks Masterplan.

Review Type: Legislative

BACKGROUND INFORMATION:

The current Alpine City Parks and Master Plan was created in 2004 and needs to be updated to meet the current needs and demands of the city. A Parks Master Plan is a long-range planning document that guides how a city will develop, improve, and manage its parks, trails, and recreational facilities over time. It evaluates existing park assets, identifies current and future community needs, and establishes goals, standards, and priorities for land acquisition, facility improvements, and maintenance. The plan will serve as a policy framework to help elected officials and staff make consistent decisions, coordinate capital improvement projects, and ensure that park investments align with population growth, recreation demand, and the community's overall vision.

Three consulting firms submitted bids for this project, with bids ranging from \$50,000 (with additional options and costs) to \$199,130. Staff reviewed each proposal in detail and checked with multiple references for each firm submitted and is recommending that Council approve Landmark Design for the Alpine City Parks Master Plan. Their bid came in at a base price of \$50,635 with additional optional services not to exceed a total of \$93,795.

Public Notice:

No public hearing is required for this agenda item.

General Plan Reference:

Pages 20-27 of the Alpine General Plan covers high level goals and policies associated with the various parks.

City Code Reference:

- Alpine Development Code 3.23.060- Guest Houses

STAFF RECOMMENDATION:

Approve Landmark Design as the consultant for the Alpine City Parks Masterplan.

Motion to Approve:

I move to approve Landmark Design for the Alpine City Parks Masterplan with a not-to-exceed amount of \$93,795.

Motion to Approve with Conditions:

I move to approve Landmark Design for the Alpine City Parks Masterplan with a not-to-exceed amount of \$93,795 with the following conditions:

*Insert Proposed Conditions

Motion to Deny:

I move to deny Landmark Design for the Alpine City Parks Masterplan with a not-to-exceed amount of \$93,795 for the following reasons:

*Insert Reasons.

PROPOSED SCHEDULE

The **Landmark Design Team** proposes a **12-month schedule** to complete this project, including two months to adopt the plan, as illustrated below. We believe this schedule provides adequate time to complete the tasks required while also maintaining project impetus. Assuming we receive a notice-to-proceed by January, we will commence efforts in January 2026, finishing the Draft Final Plan by October 2026. Adoption will follow immediately afterwards in November and December 2026. Please note that we are flexible and are more than happy to discuss scope and schedule adjustments to meet your needs.

TASKS		2026											
MONTHS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Task 1 Community Engagement & Outreach													
A.	Regular Staff Coordination Meetings (online)												
B.	Steering Committee Meetings (3 total - two online, one in-person)		◆			◆				◆			
C.	Project Website (Standard Project Website or inclusion of OPTIONAL Online Interactive Map)												
D.	Community Survey (Online Open Access or OPTIONAL Statistically-Valid Survey Process)												
E.	Public Meetings (2 total - 1 Scoping / 1 Draft Plan Open House)	*								*			
F.	Leadership Briefing (1 total) (Joint City Council & Planning Commission - in-person)					*							
Task 2 Needs Assessment & Analysis													
A.	Kick-Off Meeting & Tour	★											
B.	Review Existing Documentation												
C.	Demographic Analysis												
D.	Parks, Trails, & Recreation Inventory & Analysis												
Task 3 Draft Master Plan													
A.	Development of Draft Parks, Trails, Recreation & Open Space Master Plan & Financial Analysis												
Task 4 & 5 Final Master Plan & Adoption													
A.	Revisions/Finalization of Master Plan												
B.	Adoption Presentations / Final Plan Edits (2 Total - 1 City Council, 1 Planning Commission)									■			
Task 6 IFFP/IFA Implementation													
A.	IFFP & Analysis												
B.	IFA (Proportionate Share Analysis)												
C.	Implementation												

— Plan Development ————— Plan Adoption —————

★ Project Kick-Off

★ Leadership Briefing

* Public Meeting

■ Adoption Presentations

◆ Steering Committee Meeting

PROPOSED BUDGET

As illustrated in the table below, the **Landmark Design Team** proposes to complete the **BASIC SERVICES** described above for **\$50,635**. This includes all anticipated planning and design fees and reimbursable costs. If all three of the optional services are included, the total fee is \$93,795. As described in the RFP, we anticipate finalizing the scope and associated fee with Alpine City.

Firm	Landmark Design			LRB		Y2		Hours by Tasks	Fees by Task			
Staff	Sam	Lisa	Staff	Fred	Staff	Kyr.	Staff					
Hourly Rate	\$175	\$135	\$110	\$250	\$180	\$170	\$140					
TASKS												
Project Management	8	8	0	0	0	0	0	16	\$2,600			
Task 1 Community Engagement & Outreach												
A. Staff Coordination Meetings (online)	8	12	0	0	0	0	0	20	\$3,200			
B. Steering Committee Meetings (3 total - two online, one in-person)	0	8	8	0	0	0	0	16	\$2,040			
C. Project Website	0	2	8	0	0	0	0	10	\$1,140			
D. Online Open Access Survey	0	4	12	0	0	0	0	16	\$1,860			
E. Public Meetings (2 total - 1 Scoping / 1 Draft Plan Open House)	0	8	16	0	0	0	0	24	\$2,880			
F. Leadership Briefings (1 joint PC/CC)	2	4	0	0	0	0	0	6	\$950			
Subtotal Task 1									\$12,070			
Task 2 Needs Assessment & Analysis												
A. Kick-Off Meeting & Tour	3	3	0	3	0	0	0	9	\$1,725			
B. Review Existing Documentation	0	4	2	0	2	0	0	8	\$1,170			
C. Analysis	0	2	4	1	2	0	0	9	\$1,330			
D. Parks, Trails, Recreation & Open Space Inventory & Analysis	2	18	26	0	0	0	0	46	\$5,780			
Subtotal Task 2									\$10,005			
Task 3 Draft Master Plan												
A. Development of Draft Parks, Trails, Recreation & Open Space Master Plan & Financial Analysis	4	36	50	0	0	0	0	90	\$11,350			
Subtotal Task 3									\$11,350			
Task 4 & 5 Final Master Plan & Adoption												
A. Revisions/Finalization of Master Plan	4	18	24	1	3	0	0	50	\$6,710			
B. Adoption Presentations / Final Plan Edits (2 Total - 1 CC, 1 PC)	4	4	0	0	0	0	0	8	\$1,300			
Subtotal Task 4 & 5									\$8,010			
Task 6 IFFP/IFA Implementation												
A. IFFP & Analysis	0	0	0	6	12	0	0	18	\$3,660			
B. IFA (Proportionate Share Analysis)	0	0	0	6	8	0	0	14	\$2,940			
Subtotal Task 6									\$6,600			
TOTAL STAFF HOURS - BASE SERVICES	35	131	150	17	27	0	0	566	\$50,635			
SUBTOTAL BY FIRM - BASE SERVICES	\$41,525			\$9,110								
GRAND TOTAL - BASE SERVICES	\$50,635											
OPTIONAL SERVICES												
Statistically-Valid Community Survey Process	0	0	0	0	0	40	85	125	\$18,700			
Online Interactive Map	2	4	24	0	0	0	0	30	\$3,470			
Parks Related Financing & Funding Analysis	0	0	0	25	38	0	0	63	\$13,090			
Operations & Management (O&M) Plan	4	20	40	0	0	0	0	64	\$7,900			
STAFF HOURS - OPTIONAL SERVICES	6	24	64	25	38	40	85	282	\$43,160			
SUBTOTAL BY FIRM - OPTIONAL SERVICES	\$11,370			\$13,090			\$18,700					
GRAND TOTAL WITH ALL SERVICES	\$93,795											



ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-07: Approval of an Amendment to the Lone Peak Public Safety District Interlocal Agreement

FOR CONSIDERATION ON: January 13, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approval of Resolution R2026-07, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement.

BACKGROUND INFORMATION:

Over the last several months, the City has been working with Highland City, through the Lone Peak Public Safety District (LPPSD) board to address some of Highland's concerns with the LPPSD Interlocal Agreement (ILA), particularly with the fire funding formula. Late last year, an ILA amendment was approved by both cities clarifying the process for changing the funding formula.

Once the ILA was amended to clarify the process for changing the funding formula, the LPPSD board considered a new fire funding formula at their November 19 board meeting. Three options were considered. The options that were considered, all of which are based on the taxable value of all real property with the City in comparison to the aggregate taxable value of all real property with the District, are summarized as follows:

- Option 1 – based on taxable value with the change going into effect July 1, 2026 (FY2027).
- Option 2 – allows for a transition into the new formula over a two fiscal year period, with a 50% step in for year one and the full amount in year two.
- Option 3 – allows for a transition into the new formula over a two fiscal year period, but uses LPPSD fund balance to make up the difference of Alpine's assessment in year one and provides a payout to Highland in year one in a proportionate amount to the fund balance used by Alpine in that year. (Note: Pending the conclusion of the FY2025 audit, there is approximately \$3.4M in the fund balance, with \$830,000 being assigned to administration. Even with next year's budget numbers not being known, it appears that sufficient funds are available from the fund balance for this option.)

After a lengthy discussion by the board, Option 1 was approved. Based on the current FY2026 fire budget, this option would be an increase of \$281,251 for Alpine City, with a decrease of the same amount for Highland City. Highland City did mention that there is some support from their council for Option 3 and that it could still be an option.

With option 1 and based on this year's fire budget, the funding allocation to each city would be as follows:

City	Old Assessment	New Assessment	Difference
Alpine	\$1,529,294	\$1,810,544	\$281,251
Highland	\$2,817,049	\$2,535,799	(\$281,251)

The Highland City Council approved option 1 at their December 2 city council meeting. The proposal is now being presented to the Alpine City Council for consideration. The 2026 Amended and Restated Interlocal agreement that has previously been approved by the LPPSD Board and the Highland City Council is included in the packet.

STAFF RECOMMENDATION:

Review and consider approval of Resolution R2026-07, approving an amendment to the Lone Peak Public Safety District Interlocal agreement, changing the fire funding formula to be based on taxable value of property.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-07, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement, changing the fire funding formula to be based on the taxable value of property.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2026-07, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement, changing the fire funding formula to be based on the taxable value of property, subject to the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny approval of Resolution R2026-07 based on the following:

- ***Insert Finding***

ALPINE CITY
RESOLUTION NO. 2026-07

**A RESOLUTION APPROVING THE 2026 AMENDED AND RESTATED INTERLOCAL AGREEMENT
BETWEEN ALPINE AND HIGHLAND CITIES FOR THE CREATION AND OPERATION OF THE LONE
PEAK PUBLIC SAFETY DISTRICT**

WHEREAS, Alpine City and Highland City (collectively, the “*Cities*”) entered into an Interlocal Agreement dated January 1, 1996, for the creation and operation of the Lone Peak Public Safety District (the “*District*”); and

WHEREAS, the District has provided fire, EMS, police and other public safety services to the Cities since that time; and

WHEREAS, the Cities have amended the interlocal agreement from time to time since the District was first created; and

WHEREAS, the Cities desire to amend the Interlocal Agreement to clarify, among other things, certain provisions regarding the fire funding formula of the District, and have prepared a 2026 Amended and Restated Interlocal Agreement in the form of the attached Exhibit A (the “*Restated Agreement*”) for that purpose; and

WHEREAS, the City Council finds that entering into the Restated Agreement is in the best interest of the health, safety and welfare of the residents and properties located within Alpine City.

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

1. The Restated Agreement in the form of the attached **Exhibit A** is hereby approved.
2. The Mayor is hereby authorized to execute the Restated Agreement, deliver the Restated Agreement to Highland City for its approval and carry out the provisions of the Restated Agreement.

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

PASSED AND APPROVED this 13th day of January 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea <u> </u>	Nay <u> </u>	Absent <u> </u>
Brent Rummeler	Yea <u> </u>	Nay <u> </u>	Absent <u> </u>
Chrissy Hannemann	Yea <u> </u>	Nay <u> </u>	Absent <u> </u>
Sarah Blackwell	Yea <u> </u>	Nay <u> </u>	Absent <u> </u>
Andrew Young	Yea <u> </u>	Nay <u> </u>	Absent <u> </u>

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 13th day of January 2026.

RECORDED this 13th day of January 2026.

EXHIBIT A

***2026 Amended and Restated Interlocal Agreement
for Lone Peak Public Safety District***

RESOLUTION NO: R-2025-29

**A RESOLUTION OF THE HIGHLAND CITY COUNCIL, HIGHLAND CITY, UTAH
APPROVING AND ADOPTING AMENDMENTS TO THE INTERLOCAL
COOPERATION AGREEMENT BETWEEN ALPINE CITY AND HIGHLAND CITY
GOVERNING THE LONE PEAK PUBLIC SAFETY DISTRICT**

WHEREAS, the Lone Peak Public Safety District (“District”) is an interlocal entity created by and between Highland City and Alpine City (“Member Cities”) pursuant to an interlocal agreement first entered into January 1996 (“Interlocal Agreement”);

WHEREAS, the District has provided fire, EMS, police and other public safety services to the Cities since that time; and

WHEREAS, the Member Cities have amended the interlocal agreement from time to time since the District was first created; and

WHEREAS, the Highland City Council finds that the proposed amendments to the Interlocal Agreement will assist with the operations of the District for the benefit of the Member Cities’ residents.

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

1. The City Council approves of amending the Amended 2023 Interlocal Agreement between Alpine City and Highland City, which amended agreement is attached hereto.
2. This resolution, and the version of the agreement attached hereto, supersedes and replaces all prior resolutions, approvals, and agreements, including Resolution 2025-25.
3. The City Council authorizes the Mayor and City Staff, as necessary, to execute and carry out the Interlocal Agreement according to the terms set forth therein.
4. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this resolution and to the interlocal agreement referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the Alpine and Highland City Councils.
5. This resolution shall take effect immediately upon adoption.

PASSED and ADOPTED by Highland City Council this 2nd day of December 2025.

HIGHLAND CITY, UTAH

Kurt Ostler, Mayor



ATTESTED:


Stephanie B. Cottle, City Recorder

2026 AMENDED AND RESTATED INTERLOCAL AGREEMENT

This Agreement amending and restating that certain interlocal agreement first entered into January 1996 and amended January 1999, January 2000, June 2007, March 2020, August 2023, November 2025, and January 2026 under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City and the City of Highland, hereinafter “City” or “Cities,” all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population, and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the “Lone Peak Public Safety District,” hereinafter the “District.” The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition, the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

- a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.
- b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be solely that of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by the Governing Board with four members voting in favor.
- c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or

other sources of revenue generated by the District. Such assignment or pledge must be approved by the Governing Board with four members voting in favor.

- d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.
- e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.
- f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.
- g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.
- h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.
- i. The District may sue and be sued in its own name and shall claim such privileges and immunities from liability to which it may be entitled as a political subdivision of the State of Utah, as allowed by Title 63G, Chapter 7, of the Utah Code.
- j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.
- k. The District may exercise the right of eminent domain but only if approved by the Governing Board with four members voting in favor.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the "Board" or "Governing Board"). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a minimum of THREE VOTES of the Board members.

The Board shall be made up of five members including the Chair. All regular members may vote on all matters that may come before the Board. The Chair votes as a voting member of the Board on each matter for which there is a tie vote of the other board members present at a board meeting, when the Board is voting on whether to appoint or dismiss a District Chief, or

when the Chair would otherwise be entitled to vote due to the Chair's status as an alternate member of the Board. Alpine City and Highland City shall each appoint two regular members and one alternate member to the Board. The Chair shall be appointed annually from the alternate members by a majority vote of the regular members of the Board and shall alternate annually between the Cities. If the Chair is absent, one of the regular members from the same City as the Chair shall act as Chair.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

Each Board member appointed by a City must be a currently serving elected or appointed officer of the City making the appointment. The term of each Board member shall be four years from the date of appointment; provided, that the term will sooner terminate if the Board member leaves elected or appointed office held with the represented City or the represented City removes the Board member in accordance with the City's procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Notwithstanding any provision of this Agreement to the contrary, alternate Board members may vote only in the absence of the regular Board member(s) from the same City as the alternate member. Unless a regular Board member from the same City as the alternate member is absent, the alternate Board member shall have no more right to participate in meetings and deliberations than would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act. A quorum of the Board is defined as a minimum of three voting Board members, including regular and alternate members. A quorum cannot be constituted unless at least one voting Board member, including regular and alternate members, from each City is present.

3. Management Committee. The Management Committee shall consist of the City Administrators of Highland City and Alpine City and the Finance Director of Highland City. The Executive Director shall be the City Administrator from Highland City and the Assistant Executive Director shall be the City Administrator from Alpine City, unless otherwise appointed by the Board.

The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall meet with the District Chiefs regularly as needed but no less than bimonthly. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follows:

Executive Director Duties:

To approve expenditures;

To attend Management Committee meetings and keep the Management Committee informed;
To keep the Governing Board informed;
To perform evaluations of direct reports;
To represent the District with outside agencies;
To provide day to day oversight of District department heads and administrative staff;
To develop policy for Management Committee review and Board action;
To ensure compliance with Board policy;
To ensure that all personnel actions meet legal and procedural requirements;
To sign payroll and warrants;
To attend Board meetings.

Assistant Executive Director:

To act when the Executive Director is absent;
To attend Board meetings;
To attend Management Committee meetings;
To review agendas;
To review personnel actions and evaluations.

Finance Director and Administrative Assistant to the Management Committee:

To administer all accounting functions related to District finances;
To manage all administrative clerical functions;
To maintain a record of Board meetings;
To attend Management Committee meetings;
To maintain all administrative personnel and compensation records;
To oversee all employee benefits;
To counter sign payroll and warrants.

Highland City, through the Highland City Administrator, shall be responsible for all administrative functions of the District, including but not limited to: human resource, financial, accounting, recorder, treasurer, and clerical functions, including but not limited to: maintaining Board meetings records, maintaining administrative personnel and compensation records, overseeing all employee benefits, and counter signing payroll and warrants. These functions may be assigned to appropriate Highland City employees in addition to those individuals on the Management Committee.

4. District Chiefs. The department heads of the District shall be the District's police and fire chiefs. The District Chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. District Chiefs shall be considered at-will employees as defined in Section 10-3-1105 of Utah State Code, as amended. The District Chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The employment terms and conditions of the District Chiefs and other employees, as approved and designated by the Governing Board, may be further defined or adjusted by way of employment contracts approved by the Board.

The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The responsibilities and duties of the Chiefs shall be determined by the Governing Board and Management Committee. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include at a minimum three district budget departments, fire and EMS, police services, and administration. The Executive Director shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Governing Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and direct assessment and payment from the Cities. The direct assessment and payment from the Cities shall be calculated according to the formulae stated below.

Beginning with fiscal year 2027, the portion of the annual budget for fire, ambulance, and emergency medical services (“EMS”) that is not funded by other sources of revenue shall be funded by direct assessment and payment from the Cities, which assessment and payment shall be calculated as follows: Each City shall be assessed a pro rata portion of the fire, ambulance, and EMS services budget based on the ratio of the aggregate taxable value of all real property within the City to the aggregate taxable value of all real property within the District. The Management Committee shall determine the amount assessed to each City based on the property valuations provided by the Utah County Assessor for the most recent calendar year ending prior to the adoption of the annual budget.

For fiscal year 2026, which began July 1, 2025, and ends June 30, 2026, the direct assessment and payment from the Cities for the fire, ambulance, and EMS budget shall be calculated according to the formulae set forth in the version of this Agreement that was in effect at the time the fiscal year 2026 annual budget was adopted.

The portion of the annual budget for administration and police services that is not funded by other sources of revenue shall be funded by direct assessment and payment from the Cities, which assessment and payment shall be calculated based on the population of the Cities receiving police services. Each City receiving police services shall be assessed a pro rata portion of the police services budget based on the percent of the City’s total population compared to the District’s population receiving police services. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. In all cases each City shall pay for its respective dispatch services incurred.

The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease of both Cities' budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.

Once the calculations have been made in accordance with the formulae set forth above, and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment.

The Governing Board may recommend, as part of the annual budget or otherwise, changes to the formulae used to calculate direct assessment and payment from the Cities. Unless the Cities agree otherwise, changes to the formulae shall not take effect or be used to calculate the Cities' assessments until the first fiscal year after the new formulae are approved by the Cities by way of amendment of this Agreement.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the

District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996, and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. Upon any agreement of the Cities to terminate this Agreement and dissolve the District, the District's Executive Director shall prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, at the end of the fiscal year of the dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

13. Integration and Amendments. This Agreement constitutes the entire understanding and agreement between the Cities regarding its subject matter. The Cities hereby represent that the undersigned are authorized to hereby bind each City to this Agreement. The Cities may amend this Agreement by mutual consent, provided that any such amendment must be made in writing and approved and executed by the Cities in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

Signed and dated this ____ day of _____, 2026.

ATTEST:

ALPINE CITY

DeAnn Parry
CITY RECORDER

By: _____
Carla Merrill
MAYOR

Approved as to form:

BENNETT TUELLER JOHNSON &
DEERE

Stephen B. Doxey
City Attorney

Signed and dated this 30 day of December, 2025.

ATTEST:


Stephannie Cottle
CITY RECORDER

CITY OF HIGHLAND

By: 
Kurt Ostler
MAYOR

Approved as to form:


Rob Patterson
City Attorney



ALPINE CITY COUNCIL AGENDA

SUBJECT: Annexation Petition

FOR CONSIDERATION ON: January 6th, 2026

PETITIONER: Berg Engineering

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

Review Type: Legislative

BACKGROUND INFORMATION:

Ken Berg with Berg Engineering has submitted an annexation petition to annex four parcels totaling 153.09 acres into Alpine City limits. The area is included in the city's annexation declaration area. Because this area is located in our annexation declaration area does not mean the City is required to annex it, only that it is eligible because of past studies and decisions made by City Councils that it can be considered for annexation.

The decision by the Council at this time, in accordance with *Alpine Development Code 5.03 City Council Review and Action* is to decide if they would like to send the application to the Planning Commission, Staff, and/or Consultants for recommendations. If approved for further study and review, the Planning Commission will hold a public hearing before making a recommendation to the City Council to accept or deny the annexation.

As part of the review done by the Planning Commission, a concept plan is typically submitted for review as to how the subdivision will layout after a review of needed infrastructure (roads) and a slope analysis to determine the minimum lot size and frontage requirements can be met. The surrounding area is zoned CR-40,000 so it is anticipated that is what this property will also be zoned if approved.

NOTICING:

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

STAFF RECOMMENDATION:

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

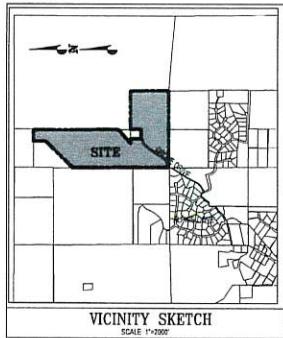
SAMPLE MOTION TO APPROVE:

I move to accept the petition for further study to annex parcels 49:810:0200, 49:764:0003, 11:043:0015, and 49:764:001 to send the application to the Planning Commission for further review.

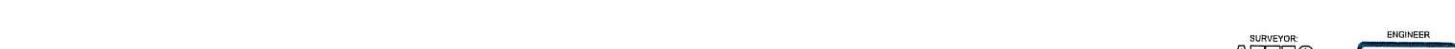
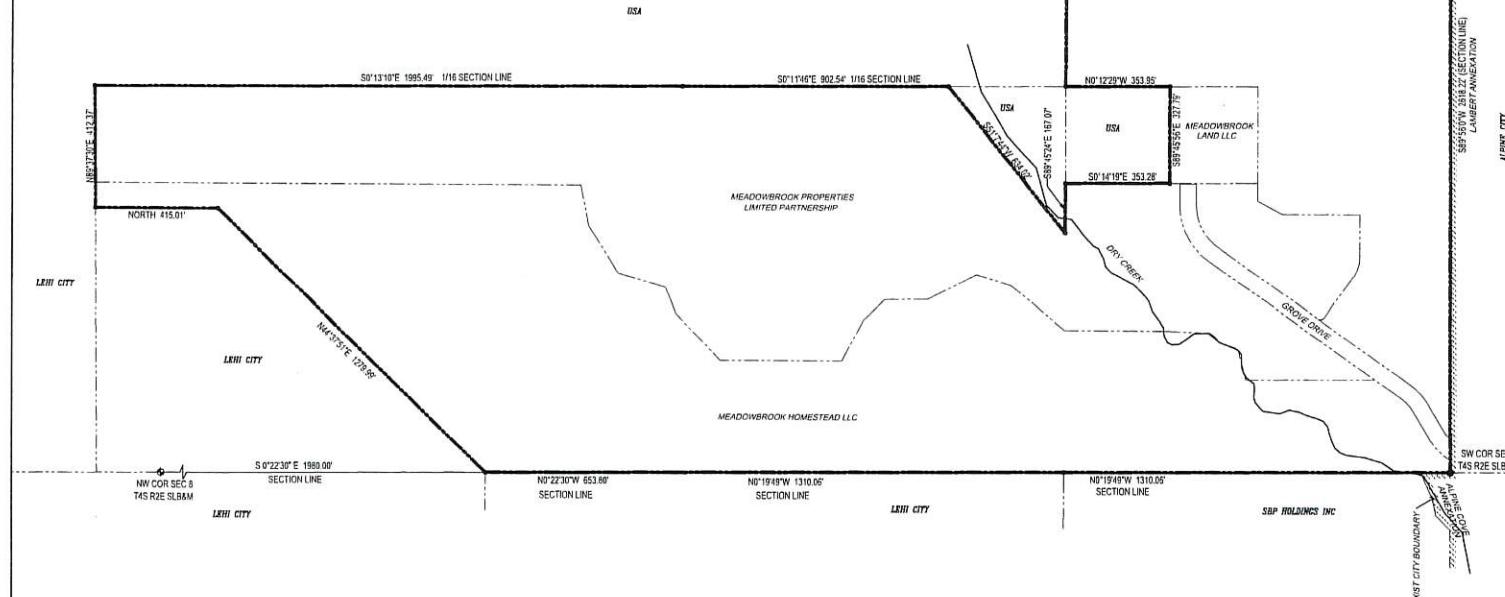
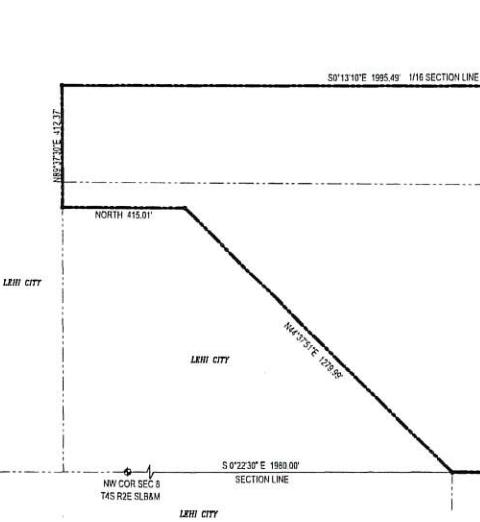
SAMPLE MOTION TO TABLE/DENY:

I move to deny the petition to annex parcels 49:810:0200, 49:764:0003, 11:043:0015, and 49:764:001 based on the following:

insert finding



SCALE 1"=200'



SURVEYOR'S CERTIFICATE

I, AARON THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 541629, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO AMERICAN FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 0°19'49" W 1310.06 FEET ALONG SECTION LINE; THENCE N 89°19'49" W ALONG SECTION LINE 1310.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE N 0°22'30" W ALONG SECTION LINE 653.80 FEET; THENCE N 44°37'51" E 1278.99 FEET; THENCE NORTH 415.01 FEET; THENCE N 89°37'30" E 412.37 FEET TO THE 1/16 SECTION LINE; THENCE S 50°13'10" E ALONG THE 1/16 SECTION LINE 1959.49 FEET; THENCE S 51°10'44" W ALONG DRY CREEK 634.02 FEET; THENCE S 89°45'24" E 167.07 FEET; THENCE S 0°14'19" E 353.28 FEET; THENCE S 89°45'36" E 327.79 FEET; THENCE N 0°12'29" W 353.95 FEET; THENCE S 89°41'12" E 1312.81 FEET TO THE 1/16 SECTION LINE; THENCE S 0°02'47" E ALONG THE 1/16 SECTION LINE 1254.81 FEET TO THE SECTION LINE AND THE EXISTING BOUNDARY LINE OF THE LAMBERT ANNEXATION; THENCE ALONG SAID ANNEXATION FOLLOWING COURSE: S 89°58'00" W ALONG SECTION LINE 2510.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING: 154.68 ACRES

BASIS OF BEARING: N0°19'49" W ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

SURVEYOR

DATE

ACCEPTANCE OF LEGISLATIVE BODY

WE, THE DIA ELECTED COUNCIL OF AMERICAN FORK CITY, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES A PORTION OF AN EXISTING AND ORIGINALLY A NONINCORPORATED AREA OF THE CITY, AND DO HEREBY APPROVE THE CONCURRENCE OF THE APPROVED AMENDMENT SETTING FORTH IN ITEN TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCT HEARINGS ON THE MATTER, AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY, ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-2-118 UTAH CODE ANNOTATED, AS AMENDED, AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND APPROVE THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF AMERICAN FORK CITY, TO BE KNOWN HEREAFTER AS THE HARBOR ROAD ANNEXATION PLAT E.

DATED THIS ____ DAY OF ____ 20____

MAYOR _____ COUNCIL MEMBER _____

COUNCIL MEMBER _____ COUNCIL MEMBER _____

COUNCIL MEMBER _____ COUNCIL MEMBER _____

ATTEST: _____ RECORDER _____

UTAH COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT PURSUANT TO UTAH CODE
ANN 17-23-29 AS AMENDED.

SURVEYOR

DATE

FINAL LOCAL ENTITY PLAT

CHIPMAN CANYON ANNEXATION PLAT "A"

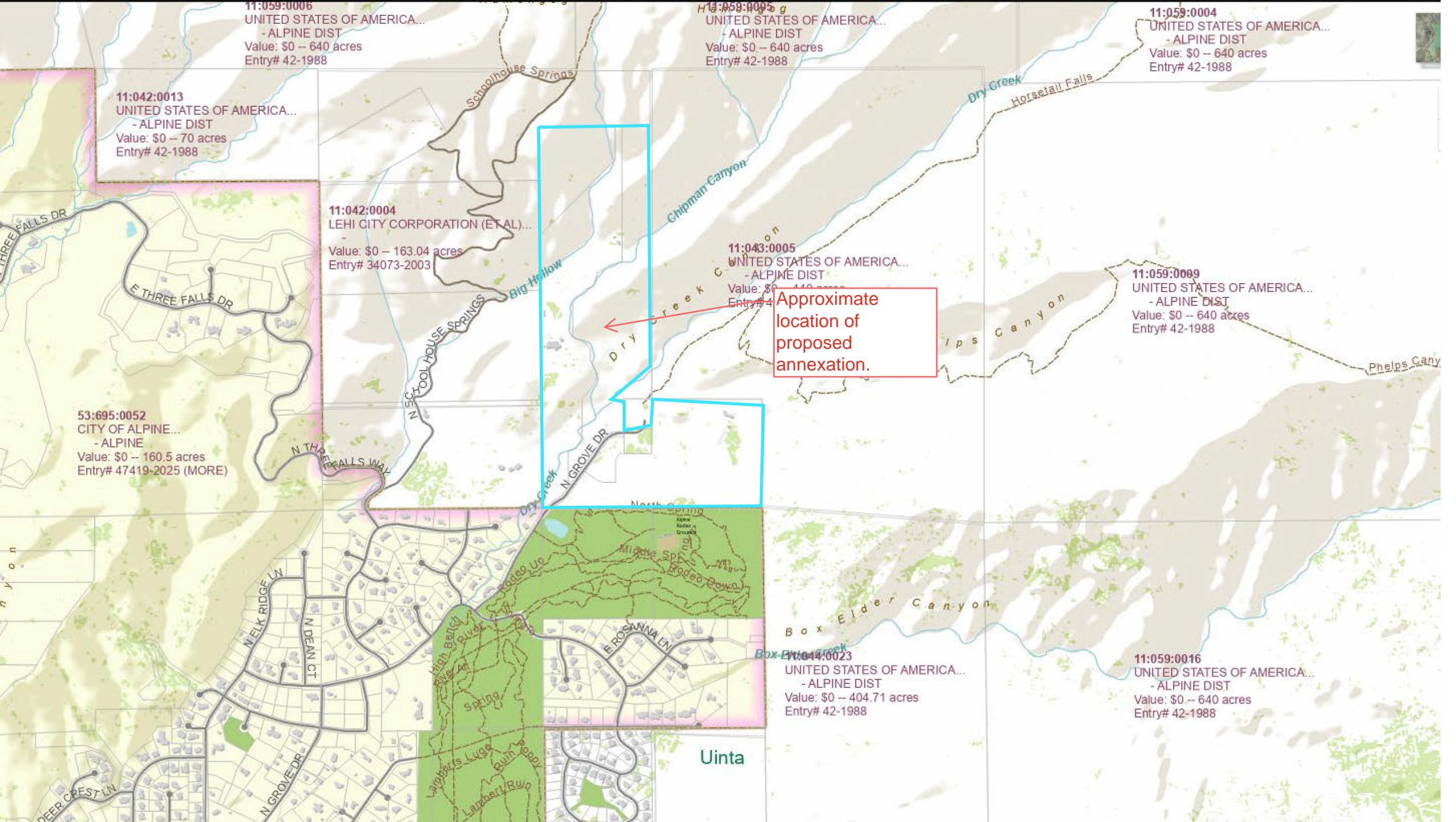
ALPINE CITY

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH

SCALE: 1"=200'

SURVEYOR:
AZTEC
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT, 84003
aztecreengineering@gmail.com

ENGINEER:
Berg
CIVIL ENGINEERING
1119 N DEER CREEK LANE
BLUFF, UTAH





Annexation Policy Plan & Map

Adopted May 23, 2017
Ordinance No. 2017-06

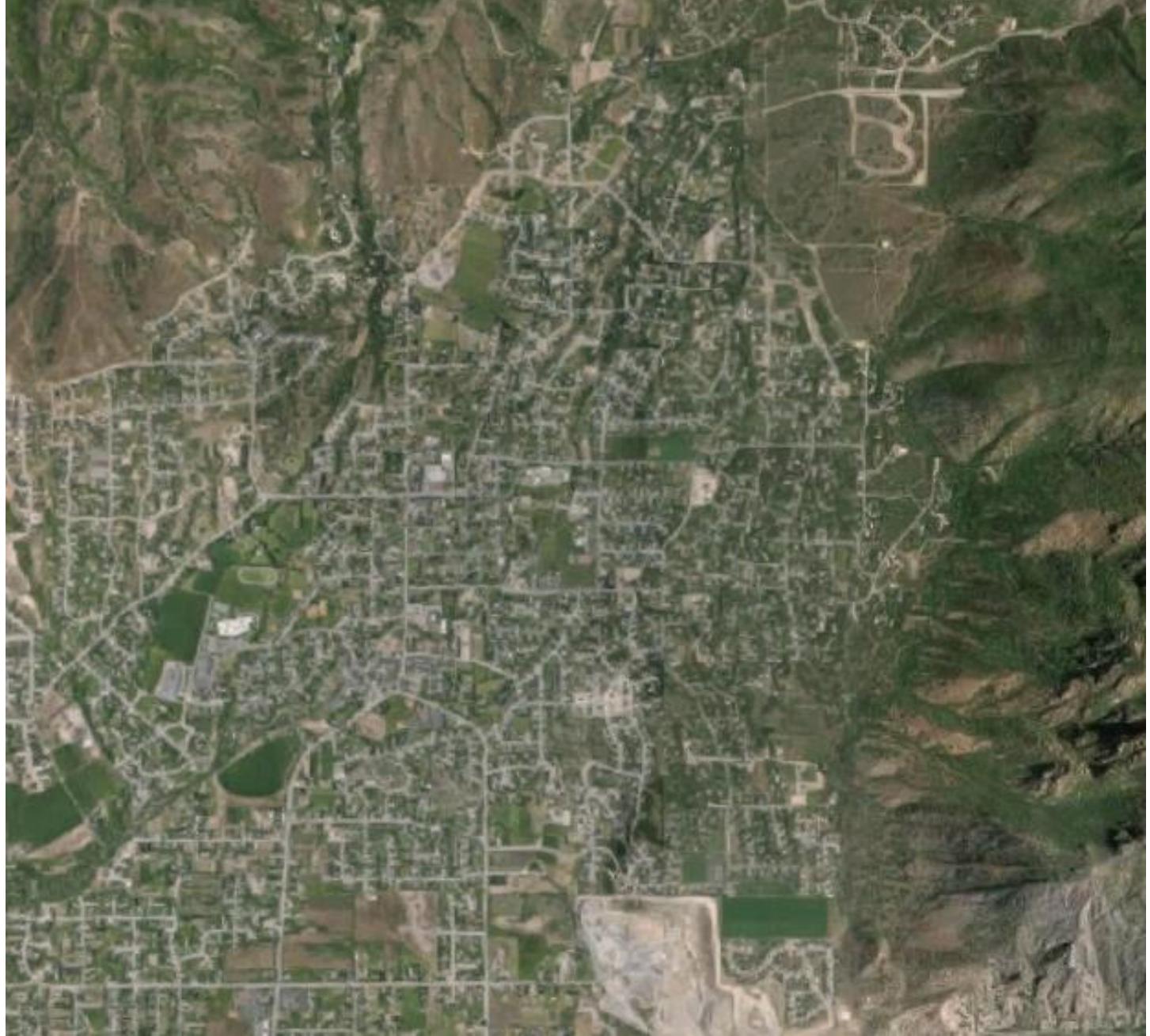


TABLE OF CONTENTS

INTRODUCTION.....	2
EXPANSION AREA MAP	2
STATEMENT OF CRITERIA	3
A. CHARACTER OF THE COMMUNITY.....	3
B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS	4
C. THE MUNICIPALITY'S PLANS FOR EXTENSION OF MUNICIPAL SERVICES.....	4
D. HOW THE SERVICES WILL BE FINANCED	4
E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS	4
F. THE INTERESTS OF ALL AFFECTED ENTITIES.....	5
JUSTIFICATION FOR EXCLUDING AREAS	6
COMMENTS BY AFFECTED ENTITIES	6
PLANNING COMMISSION AND CITY COUNCIL DUTIES.....	6
EXHIBIT A: ANNEXATION MAP	
EXHIBIT B: LAND USE MAP	
EXHIBIT C: MASTER PLAN	
EXHIBIT D: TAX RATE ANALYSIS	
EXHIBIT E: PROJECTED ANNEXATION GROWTH	
EXHIBIT F: INTERLOCAL COOPERATION AGREEMENT	
EXHIBIT G: UTAH STATE CODE 10-2-401.5	

INTRODUCTION

In accordance with Section 10-2-401.5, Utah State Code (Exhibit G), “no municipality may annex unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan.” An Annexation Policy Plan is created by a city to guide decision making regarding future annexations and helps a city plan for future expansion in conjunction with neighboring political entities. Open communication between a city and other political entities, particularly the County, is a priority in the process of developing an Annexation Policy Plan. The following document addresses the requirements outlined in Section 10-2-401.5.

EXPANSION AREA MAP

Alpine City shall adopt and maintain an expansion area or a proposed annexation map (Exhibit A) that represents the growth boundary which includes territories outside, but adjacent to the community, that may be annexed into the City. This map is consistent with the Alpine City Land Use Map (Exhibit B). The annexation area plan shall incorporate the long-range planning objectives contained in the land use plan of the community and shall represent a graphic representation of the areas for which the City intends to provide services. The Alpine City Annexation Policy Plan anticipates the annexation of the following areas:

Chart 1 – Annexation Areas

Alpine Cove	76.21 acres	62 lots
South of Box Elder	41.00 acres	59 lots
East Area	20.29 acres	≈ 12 lots
Schoolhouse Springs Area	280.56 acres	0 lots
North Area	70.72 acres	≈ 31 lots
Pine Grove	157.86 acres	≈ 24 lots
TOTAL	646.64 acres	188 Lots

Chart 1: See Exhibit C for a review of each area. This plan does not grant nor guarantee any number of lots.

Even though the proposed properties may lie within the expansion area, there is no guarantee that the annexation request will be approved by the City. The petition for annexation may require additional requirements than those contained in the current Annexation Policy Plan, which include:

1. Areas to be annexed must be contiguous to the corporate limits of Alpine City at the time of submission of the annexation request.
2. Alpine City shall avoid gaps between or overlaps with the expansion areas of other municipalities.

STATEMENT OF CRITERIA

The following is a statement of the criteria Alpine City will use in determining whether or not to approve future annexation petitions.

A. CHARACTER OF THE COMMUNITY

Alpine City was settled in 1850 in the northeast corner of Utah County. In 1855, the settlement was officially incorporated as the City of Alpine. The City highly values its history and reputation as a great place to live and raise a family. An overwhelming majority of its residents chose to live in Alpine because of the family oriented, small town feel of the City and the stunning beauty of the surrounding mountains. Alpine is an excellent location for individuals and families interested in an outdoor lifestyle surrounded by a scenic environment. A primary focus of the City is to preserve and maintain these characteristics and a high quality of life.

The City should also consider annexing lands identified in its Annexation Policy Plan. Annexation of areas along the foothills can assist in preserving and protecting sensitive and critical lands, preserving the natural beauty of the foothills, and encouraging consistent development policy along the foothills. When the annexed property is developed, it should be done in accordance with the Annexation Policy Plan and the Alpine City General Plan.

POLICY STATEMENT: Development in Annexed Areas to Conform to Master Plan

All annexations accepted by Alpine City shall be found in conformance with the Alpine City Land Use Plan. Alpine City may exercise its initiative to prepare and adopt a Master Plan for future development in those extraterritorial areas of interest for future annexation as indicated in this Policy Plan. This Master Plan will define proposed land uses as well as the nature and potential density of development desired in each particular area. Once adopted, any proposed development in an area to be annexed must conform to the Master Plan, notwithstanding the said Master Plan may be amended from time to time as deemed necessary and appropriate. See Exhibit C for details of the Master Plan.

POLICY STATEMENT: Planning Commission to Review Annexation

In order to facilitate orderly growth and development in Alpine City, the Planning Commission shall review all proposed annexations and make recommendations to the City Council (as set forth in State statute) concerning the parcel(s) to be annexed, effects on the City's Land Use Plan, and the recommended zoning designation for the proposed annexed area.

POLICY STATEMENT: Islands and Peninsulas of Unincorporated Areas to be Annexed

Alpine City encourages islands and peninsulas of unincorporated territory located within the incorporated area of the City to become annexed.

B. THE NEED FOR MUNICIPAL SERVICES IN DEVELOPED AND UNDEVELOPED UNINCORPORATED AREAS

All areas included in the Annexation Policy Plan will need the municipal services shown below in Chart 2 based on the information outlined in the Master Plan in Exhibit C. Utah County policy is that municipal services should be provided by cities and not by the county.

Chart 2 – Need for Municipal Services

Annexation Area	Streets	Water	Sewer	Storm Drainage	Parks & Trails	Pressurized Irrigation
Alpine Cove	Streets Need to be Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would Not be Included	Will Not be Provided
South of Box Elder	Streets Already Improved to Alpine City Standards	Already Completed	Already Completed	Already Completed	Trails would be Included	Will Not be Provided
East Area	Extend Country Manor Lane and High Mountain Dr.	Extend from Lambert Park	Extend from High Mountain Dr.	Detention basin required and storm drain tied into City system	Trails would be Included	Pressurized Irrigation Line Runs across Bennett Farms
Schoolhouse Springs Area	Need for Improved Streets Not Expected	Need for Water Service Not Expected	Need for Sewer Service Not Expected	Need for Storm Drainage Not Expected	Trails would be Included	Will Not be Provided
North Area	Extend Aspen Dr. and Oak Ridge Dr.	Need to Develop Water System	Extend Aspen Dr. and Oak Ridge Dr.	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided
Pine Grove	Improve Grove Drive and Build New Local Streets	Need to Develop Water System	Extend from Grove Drive	Storm Drain Plan will Need to be Developed	Trails would be Included	Will Not be Provided

C. THE MUNICIPALITY'S PLANS FOR EXTENSION OF MUNICIPAL SERVICES

Alpine City has developed Capital Facilities Master Plans for water, sewer, streets, parks, and storm drainage. These plans include the areas outlined in the Annexation Policy Plan. The systems have been master planned to provide sufficient capacity to include the proposed annexation areas.

D. HOW THE SERVICES WILL BE FINANCED

The services will be financed by the developer installing the improvements and by impact fees.

E. AN ESTIMATE OF THE TAX CONSEQUENCES TO RESIDENTS BOTH CURRENTLY WITHIN THE MUNICIPAL BOUNDARIES AND IN THE EXPANSION AREA FOR THE NEXT FIVE YEARS

It is not anticipated that tax rates would change when an annexation takes place. The burden on existing residents would be off-set by the increase in property tax revenue paid on new buildings and by increased sales tax received because of the increase in population.

Chart 3 – Present & Five-Year (Fiscal Year) Projections of the Cost of Municipal Services in the Proposed Annexation Area

MUNICIPAL SERVICES	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
General Government	\$ 1,877	\$ 1,938	\$ 1,999	\$ 2,061	\$ 2,122	\$ 2,183
Water	\$ 263	\$ 265	\$ 267	\$ 268	\$ 270	\$ 272
Sewer	\$ 379	\$ 384	\$ 388	\$ 392	\$ 397	\$ 401
Garbage	\$ 161	\$ 162	\$ 163	\$ 164	\$ 165	\$ 167
Pressurized Irrigation	\$ 327	\$ 331	\$ 335	\$ 339	\$ 343	\$ 347
Storm Drain	\$ 71	\$ 72	\$ 73	\$ 74	\$ 75	\$ 76
TOTAL	\$ 3,078	\$ 3,152	\$ 3,225	\$ 3,298	\$ 3,372	\$ 3,446

Chart 3: Projected cost of services is based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected costs are calculated by multiplying the projected number of households in the annexation area by the cost per household.

Chart 4 – Present & Five-Year (Fiscal Year) Revenue to the Annexing Municipality

REVENUE SOURCE	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Property Taxes	\$ 684	\$ 695	\$ 705	\$ 715	\$ 725	\$ 736
Sales Taxes	\$ 407	\$ 411	\$ 415	\$ 418	\$ 422	\$ 426
Other Taxes & Fees	\$ 1,723	\$ 1,772	\$ 1,822	\$ 1,871	\$ 1,921	\$ 1,971
Water	\$ 265	\$ 270	\$ 275	\$ 281	\$ 286	\$ 291
Sewer	\$ 407	\$ 413	\$ 419	\$ 426	\$ 432	\$ 438
Garbage	\$ 195	\$ 197	\$ 198	\$ 199	\$ 200	\$ 201
Pressurized Irrigation	\$ 388	\$ 391	\$ 393	\$ 396	\$ 399	\$ 401
Storm Drain	\$ 113	\$ 116	\$ 119	\$ 122	\$ 126	\$ 129
TOTAL	\$ 4,182	\$ 4,265	\$ 4,346	\$ 4,428	\$ 4,511	\$ 4,593

Chart 4: The tax rates used in the calculations and projected revenues for the property taxes (which are based on the assessed valuations of the properties in the proposed annexation areas) are shown in Exhibit D. Projected revenues are based on the FY2016 Alpine City Budget. According to the 2015 Census, the population of Alpine is approximately 10,235. The number of households is approximately 2,699 with an average of 3.8 persons per household. Projected revenues are calculated by multiplying the projected number of households in the annexation area by the revenues generated per household

F. THE INTERESTS OF ALL AFFECTED ENTITIES

Highland City, Alpine and Highland share a common boundary. In April 2000, both cities signed an agreement that all land west of the current Alpine boundary would be annexed and serviced by Highland. In 2004, and again in 2009, Highland City and Alpine City agreed to adjust the boundary line to accommodate parcels that were split by the southwestern boundary line.

Utah County. Utah County's policy is that municipal type development should take place in cities. Alpine

City would be able to serve all of the land shown in the Alpine City Annexation Policy Area.

US Forest Service. Several of the annexations proposed in the Alpine Annexation Policy Area are adjacent to Forest Service lands. It is anticipated that the development of these proposed annexation lands would be compatible with the Forest Service land in preserving open space and not having a negative impact on the Forest Service land.

Draper City. Draper City abuts Alpine City in the northwest corner. It is anticipated that the Timpanogos Special Service District will provide sewer service to the undeveloped property in Draper that lies within Utah County. Alpine City has no intention to include any lands currently within Draper City boundaries in its Annexation Policy Plan.

Alpine School District. Alpine City is located within the boundaries of the Alpine School District and it is anticipated that Alpine School District will provide school service to the area.

Timpanogos Special Service District (TSSD). The Timpanogos Special Service District provides sewage treatment for Alpine, Lehi, Pleasant Grove, Highland, Cedar Hills, and American Fork. District facilities have been sized to accommodate the growth of member cities.

North Utah County Water Conservancy District (NUCWD). The North Utah County Water Conservancy District controls run-off into Dry Creek and requires detention facilities so that run-off does not exceed historic flows.

Alpine Cove Special Service District. The Alpine Cove Special Service District provides water to the Alpine Cove area.

JUSTIFICATION FOR EXCLUDING AREAS

Utah State law requires the City to justify the exclusion from the expansion area any area containing urban development within ½ mile of the municipality's boundary. No such areas are excluded from the expansion area.

COMMENTS BY AFFECTED ENTITIES

Utah State law requires the City to include a statement addressing any comments made by affected entities at or within ten days after the public meeting under Subsection (2)(a)(ii) of Section 10-2-401.5. When the Annexation Policy Plan and Map were amended in 2009, Draper City submitted a letter asking Alpine City to consider several properties adjacent to Alpine City's western boundary that are currently incorporated into Draper City. Draper City's contention was that it would be easier for Alpine City to provide municipal services to these properties. Upon review of this request, Alpine City does not intend to include these properties in its Annexation Policy Plan. No other entities commented.

PLANNING COMMISSION AND CITY COUNCIL DUTIES

While developing, considering, and adopting the Annexation Policy Plan, the Planning Commission and City Council shall do the following:

- A. Attempt to avoid gaps between, or overlaps with, the expansion areas of other municipalities.**

Alpine City has reached an agreement with Highland City on the annexation area so there will be no gaps created. All of the unincorporated land west and south of the current and proposed Alpine City limits is planned to be annexed by Highland City.

B. Consider population growth projections for the municipality and adjoining areas for the next 20 years.

Alpine's growth projections, including the areas included in the Annexation Policy Plan, are as follows:

Chart 5 – Projected Population Growth in Alpine for the Next Twenty Years

YEAR	POPULATION	ANNEXATION AREAS	YEAR	POPULATION	ANNEXATION AREAS
2017	10,509	4	2027	12,963	4
2018	10,960	251	2028	13,075	12
2019	11,278	118	2029	13,179	4
2020	11,554	76	2030	13,291	12
2021	11,815	61	2031	13,395	4
2022	12,027	12	2032	13,457	12
2023	12,231	4	2033	13,511	4
2024	12,443	12	2034	13,573	12
2025	12,647	4	2035	13,627	4
2026	12,859	12	2036	13,689	12

Chart 5: "Population" refers to total Alpine City Population. "Annexation Areas" refers to Alpine City population growth from annexation areas. This chart assumes +200 residents per year growth rate for 2017-2026 plus growth from annexation areas, +100 residents per year growth rate for 2027-2031 plus growth from annexation areas and +50 residents per year growth rate for 2032-2036 plus growth from annexation areas.

Chart 6 – Projected Number of Homes in Annexation Areas for the Next Five Years

ANNEXATION AREA	2017	2018	2019	2020	2021	2022	TOTAL
Alpine Cove	1	0	1	0	1	0	3
South of Box Elder	5	15	15	10	5	1	51
East Area	0	0	0	0	0	0	0
Schoolhouse Springs Area	0	0	0	0	0	0	0
North Area	0	0	10	5	5	1	21
Pine Grove	0	0	5	5	5	1	16
TOTAL	6	15	16	10	6	0	91

Chart 7 – Projected Population Growth in Annexation Areas for the Next Five Years

ANNEXATION AREA	2017	2018	2019	2020	2021	2022	TOTAL
Alpine Cove	3.8	0.0	3.8	0.0	3.8	0	11.4
South of Box Elder	19.0	57.0	57.0	38.0	19.0	3.8	193.8
East Area	0.0	0.0	0.0	0.0	0.0	0	0.0
Schoolhouse Springs Area	0.0	0.0	0.0	0.0	0.0	0	0.0
North Area	0.0	0.0	38.0	19.0	19.0	3.8	79.8
Pine Grove	0.0	0.0	19.0	19.0	19.0	3.8	60.8
TOTAL	22.8	57.0	117.8	76.0	60.8	11.4	345.8

Chart 7: Assuming growth rate of 3.8 persons per household.

C. Consider current and projected costs of infrastructure, urban services, and public facilities necessary to facilitate full development of the area within the municipality; and to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.

Alpine City has included costs of serving the Annexation Policy Plan areas in its capital facilities plans. The costs of over-sizing lines and facilities have been included in the City's impact fee analyses. The costs to install lines and facilities in the Annexation Policy Plan area itself will be borne by the developer.

Public Facilities Provided by Other Entities

Sewage Treatment - All of the Annexation Policy Plan area will be included in the Timpanogos Special Service District boundaries.

School - All the Annexation Policy Plan area is included in the Alpine School District boundaries.

Other Taxing Districts - The Annexation Policy Plan area will not affect any other taxing districts.

D. Consider in conjunction with the municipality's General Plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development.

Alpine City is surrounded by natural growth boundaries and neighboring municipalities. Draper City's boundary and Highland City's boundary directly abut on Alpine City's boundary. There are only a few areas left of unincorporated land that the City would consider annexing. It is assumed that if these areas are annexed by Alpine City, they would be residential in nature to blend in with existing neighborhoods.

E. Consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality.

Alpine City intends to promote development which will preserve open space, protect hillsides, and important recreational areas. The proposed expansion area is full of great resources and should be included in the overall land use plan.

F. Be guided by the following principles regarding each proposed annexation. If practical and feasible, the boundaries of an area proposed for annexation shall be drawn:

- *Along the boundaries of existing local districts and special service districts for sewer, water, and other services; along the boundaries of school districts whose boundaries follow city boundaries, or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities.*
- *To eliminate islands and peninsulas of territory that is not receiving municipal-type services.*

The Annexation Policy Plan will eliminate any existing islands or peninsulas, and will strive to prevent the creation of new peninsulas and islands.

- *To facilitate the consolidation of overlapping functions of local government.*

The Annexation Policy Plan will assure that one jurisdiction is providing services to an area.

- *To promote the efficient delivery of services.*

The Annexation Policy Plan will promote efficient delivery of service by clearly defining who will provide service to a particular area. The Annexation Policy Plan will consider areas that can be feasibly served.

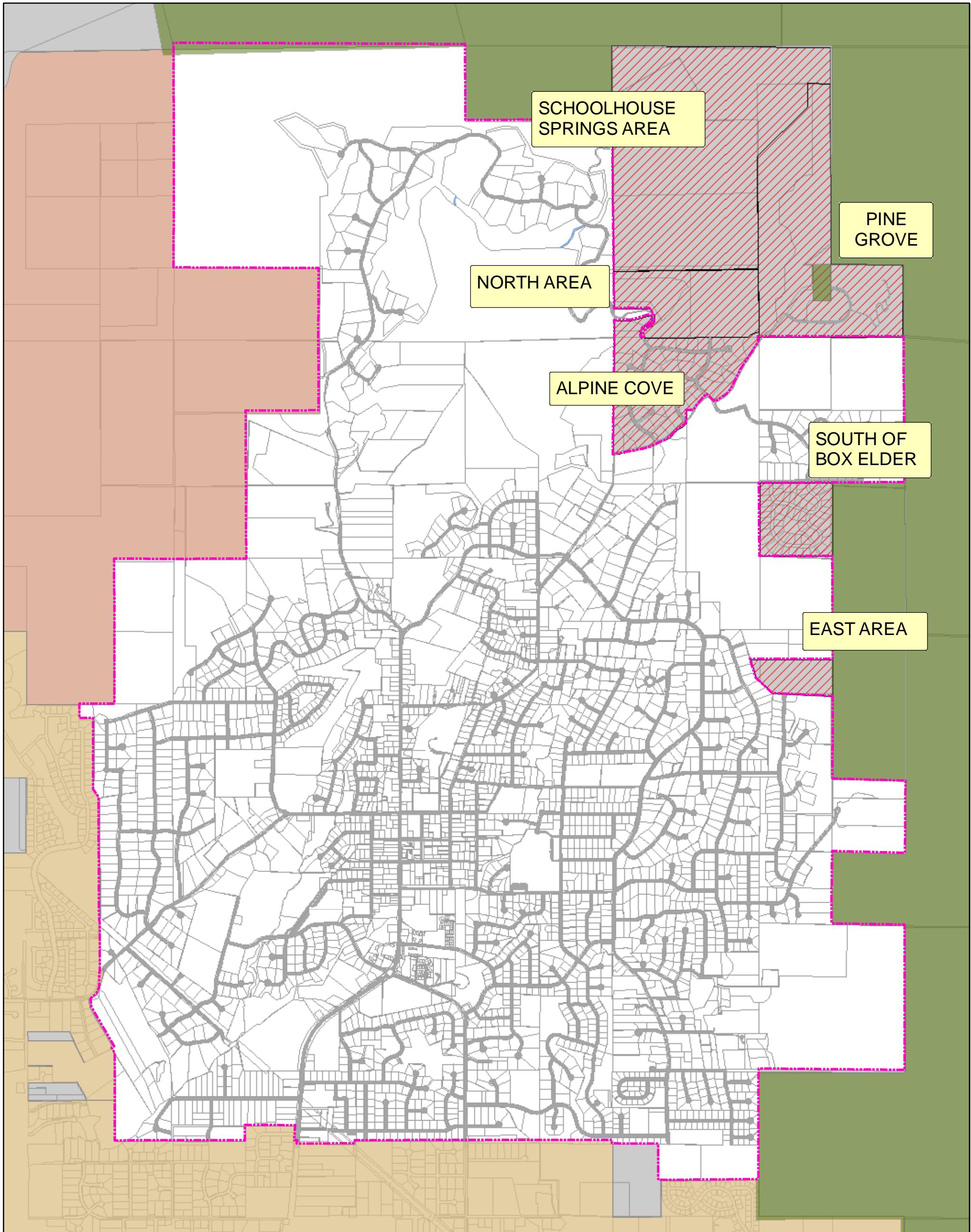
- *Encourage the equitable distribution of community resources and obligations.*

Alpine City's Capital Facilities Master Plans outline the provision of municipal services in the Annexation Policy Plan Areas and assure that the services will be equitably distributed.

G. Annexation Fees

Annexation fees shall be paid according to the Alpine City Consolidated Fee Schedule as adopted by the Alpine City Council. Off-site improvements may also need to be accomplished by the applicant as part of the Annexation Fee.

EXHIBIT A



Ordinance No. 2017-06
Adopted May 23, 2017

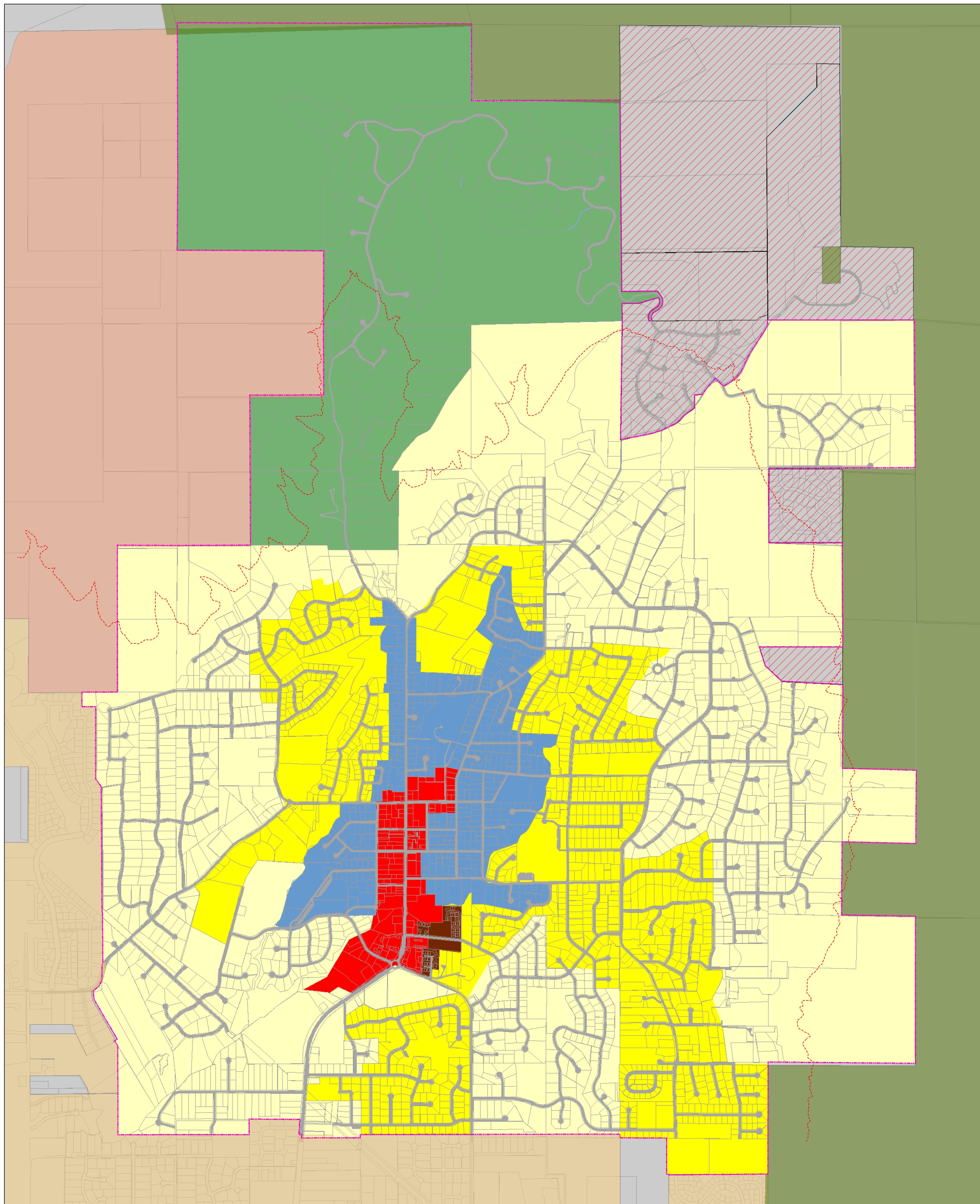


Alpine City Annexation Map

0 650 1,300 2,600 3,900 5,200 Feet

- US Forest Service
- Future Annexation Areas
- Draper City
- Highland City
- Unincorporated Utah County
- Alpine City Boundary

EXHIBIT B



ALPINE CITY LAND USE MAP

0 650 1,300 2,600 3,900 5,200
Feet

- US Forest Service
- Draper City
- Highland City
- Future Annexation Areas
- Unincorporated Utah County
- 5350
- Alpine City Boundary
- Business Commercial
- Senior Housing Overlay Zone
- High Density (1/4 acre)
- Medium Density (1/2 acre)
- Low Density (1 acre)
- Very Low Density (5 acre)



Exhibit C

MASTER PLAN

This review of the unincorporated areas surrounding the City analyzes in terms of environmental and land use issues as it relates to possible annexations. The environmental and land use issues that were analyzed are included in the Land Use Element of the General Plan.

Development in sensitive lands will be limited in order to protect and preserve environmentally and geologically sensitive lands in Alpine. New development shall be prohibited above the elevation of 5350 Mean Sea Level unless it is demonstrated that the development would not adversely impact or be impacted by the following:

- a. Fault and earthquake hazards
- b. Subsurface rock and soil types
- c. Slope of the land
- d. Groundwater recharge areas and local groundwater conditions
- e. Flood hazards and erosion types
- f. Viewscapes
- g. Flood Plains
- h. Elevation
- i. Cost of City Services
- j. Wildlife habitat
- k. Water quality

This review is divided into study areas as follows:

NOTE: The estimated number of lots shown in the study is an example of how many lots could possibly be developed under the proposed land use. It does not imply a commitment to a certain number of lots. The actual number of lots allowed will be determined by the ordinances in effect at the time of annexation and development. It will also depend on the terms of the annexation agreement. This plan does not grant nor guarantee any number of lots.

STUDY AREA

COMMENTS

SOUTH OF BOX ELDER- 41.0 ACRES

Located in the northeast area of the City

a. Fault & Earthquake Hazards	High - 1 fault through the area
b. Surface Rock & soil types	Medium
c. Slope of land	Moderate 0.58 acres above 25%
d. Groundwater recharge areas & local groundwater conditions	High- recharge
e. Flood hazards & erosion hazards	Low - groundwater conditions
f. Viewscapes	Medium - flood hazards
g. Flood plains	Medium - erosion hazards
h. Elevation	High
i. Water quality	Low
j. Cost of City Services	30.47 acres above 5350

k.	Wildlife Habitat	High
l.	Sensitive Lands	High 41.0 acres in sensitive lands
m.	Urban/ wildlands Interface	High

Land Use:

- a. Current County zoning
- b. Land Use Plan Designation
- c. Number of lots

TR-5
CR-40,000
59 (Already Approved)

EAST AREA – 20.29 ACRES

Located on the east side of the City

a.	Fault & Earthquake Hazards	Moderate - 2 faults on east side of property
b.	Subsurface rock and soil types	Moderate
c.	Slope of land	Moderate 6.8 acres above 25%
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater conditions
e.	Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	1.70 acres above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

- a. Current county zoning
- b. Land Use Plan designation
- c. Potential number of lots

TR-5 & CE-1
CR-40,000
12

ALPINE COVE – 76.21 ACRES

Located in the northeast area of the City

a.	Fault & Earthquake Hazards	Low
b.	Subsurface rock and soil types	Medium
c.	Slope of land	Moderate
d.	Groundwater recharge area & local groundwater conditions	High - recharge Low - groundwater
e.	Flood hazards and erosion hazards	Low - flood hazards Medium - erosion hazards
f.	Viewscapes	High
g.	Flood plains	Low
h.	Elevation	Approximately 30% above 5350
i.	Cost of city services	High
j.	Wildlife habitat	High
k.	Water quality	High
l.	Sensitive lands	High
m.	Urban Wildland Interface	High

Land Use:

a. Current county zoning	TR-5
b. Land Use Plan designation	CR-40,000
c. Number of lots	62 (Already Approved)

SCHOOLHOUSE SPRINGS AREA- 280.56 ACRES

Located in the north area of the City

a. Fault & Earthquake Hazards	High
b. Subsurface rock and soil types	High
c. Slope of land	High
d. Groundwater recharge area & local groundwater conditions	High - recharge Low – groundwater conditions
e. Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
f. Viewscapes	High
g. Flood plains	Low
h. Elevation	High
i. Cost of city services	Low
j. Wildlife habitat	High
k. Water quality	High
l. Sensitive lands	High
m. Urban Wildland Interface	High

Land Use:

a. Current county zoning	CE-1
b. Land Use Plan designation	CE-5 or CE-50
c. Number of lots	0

NORTH AREA- 70.72 ACRES

Located in the north area of the City

e. Fault & Earthquake Hazards	High
f. Subsurface rock and soil types	High
g. Slope of land	High
h. Groundwater recharge area & local groundwater conditions	High
f. Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
n. Viewscapes	High
o. Flood plains	Low
p. Elevation	High
q. Cost of city services	High
r. Wildlife habitat	High
s. Water quality	High
t. Sensitive lands	High
u. Urban Wildland Interface	High

Land Use:

a. Current county zoning	TR-5 and CE-1
b. Land Use Plan designation	CR-40,000
c. Number of lots	31

PINE GROVE AREA- 157.86 ACRES

Located in the northeast area of the City

i.	Fault & Earthquake Hazards	High
j.	Subsurface rock and soil types	High
k.	Slope of land	High
l.	Groundwater recharge area & local groundwater conditions	High
g.	Flood hazards and erosion hazards	Low - flood hazards High - erosion hazards
v.	Viewscapes	High
w.	Flood plains	High
x.	Elevation	High
y.	Cost of city services	High
z.	Wildlife habitat	High
aa.	Water quality	High
bb.	Sensitive lands	High
cc.	Urban Wildland Interface	High

Land Use:

a. Current county zoning	TR-5, CE-1 and CE-2
b. Land Use Plan designation	CR-40,000
c. Number of lots	24

Total acres in Annexation Study 646.64 acres

*Estimated # of lots is based on the slope analysis base density plus full density bonus. Hazards and sensitive lands were not taken into account which could result in fewer lots.

Exhibit D

2016 TAX RATE ANALYSIS

ENTITY	AREA TO BE ANNEXED	ALPINE CITY
Utah County	0.0008340	0.0008340
Central Utah Water Cons. Dist.	0.0004000	0.0004000
Alpine School District	0.0077180	0.0077180
State Assessed	0.0000110	0.0000110
County Assessed	0.0002040	0.0002040
Alpine City		0.0013880
North Utah County Water Dist.	0.0000230	0.0000230
Service Area 6 – Law, Zoning	0.0013790	
Service Area 7 – Fire Service	0.0008310	
Service Area 8 – Planning	0.0003090	
TOTAL RATE	0.0117090	0.0105780
TOTAL ASSESSED VALUE		\$ 72,593,000.00
- Alpine Cove		\$ 49,244,600.00
- South of Box Elder		\$ 15,837,600.00
- East Area		\$ 608,500.00
- Schoolhouse Springs Area		\$ 0.00
- North Area		\$ 2,077,000.00
- Pine Grove		\$ 4,825,300.00
UTAH COUNTY TAX		\$ 849,991.43
ALPINE CITY TAX		\$ 767,888.75

Exhibit E: Rates were obtained from the 2016 Tax Rate Analysis from the Utah County Treasurer's Department. The total rate is the sum of all rates listed. The Total Assessed Value was calculated by adding together the 2016 assessed values of all proposed annexation areas (Alpine Cove, South of Box Elder, East Area, Schoolhouse Springs Area, North Area and Pine Grove). The County Tax is calculated by multiplying the Total Assessed Value by the Total Rate for the Area to be Annexed. The Alpine Tax is calculated by multiplying the Total Assessed Value by the Total Rate for Alpine City.

Exhibit E

20 Year Projected Annexation Lot Growth

20 Year Projected Annexation Population Growth

Exhibit F

INTERLOCAL COOPERATION AGREEMENT ESTABLISHING AN ANNEXATION BOUNDARY LINE BETWEEN HIGHLAND AND ALPINE

This agreement is made by and between Alpine City and Highland City, municipalities organized and existing under the laws of the State of Utah.

WHEREAS, the boundaries of the two cities surround an island of unincorporated land in Utah County and

WHEREAS, the actual contour of the land makes providing of municipal services in some areas near this line more economical for Highland City and in other areas near the line more economical for Alpine City; and

WHEREAS, in order to avoid disputes between the parties over areas of annexation, it is desirable to agree upon and designate a line in which will represent Alpine's Western limits of annexation and Highland's northern limits of annexations; and

WHEREAS, the parties have been able to agree upon such a designated line:

NOW THEREFORE, the parties hereby agree, pursuant to the Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1 at seq. (1953 as amended) as follows:

- A. The duration of this agreement is as set forth in paragraph 5 below.
- B. No separate legal or administrative entity is required or created by this agreement
- C. The purpose of this agreement is as set forth in the preamble to this agreement
- D. This agreement does not give rise to a joint or cooperative undertaking
- E. The method of termination of this agreement is set forth in paragraph 5. Further, there will be no jointly owned property arising from this agreement
- F. No administrator or joint board is required to be appointed or established pursuant to this agreement
- G. There will be no real personal property acquired, held or disposed of pursuant to this agreement.

1. The boundary line described as Exhibit "A" attached hereto shall constitute the westernmost boundary of the area covered by the Alpine City General Plan for Land Use and Annexation and the northernmost boundary of the area covered by Highland City General Plan for Land Use and Annexation. Exhibit "B" attached hereto plots said boundary line on a map of the area.
2. From and after the date of this agreement and during the term thereof, Alpine City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located west of the line described above without the prior written consent of Highland City. From and after the date of this agreement and during the term thereof, Highland City shall not annex, or encourage, entertain, or accept a petition for annexation of any land located east of the line described above without the prior written consent of Alpine City.

3. The written consent described in paragraph 2 above shall not be unreasonably withheld if the petitioning property owner requests annexation across said boundary line and it appears to the city council of the city whose consent is required that the city to whom the property owner wishes to be annexed can reasonable provide services to said property without adversely affecting existing, planned, or potential services of the consenting city during the term of this agreement.
 - A. The intended purpose of this paragraph is to accommodate annexation requests by single household and small-parcel property owners whose properties are situated adjacent to said boundary line.
 - B. It is not intended to apply to large parcels of primarily undeveloped property or to properties not situated adjacent to the boundary line established herein (or as subsequently modified). Owners and/or developers of such other properties may request consent from a city to allow annexation of their properties to the city situated on the opposite side of the boundary line, but the city from whom consent is sought need not justify any refusal to render the desired consent.
 - b. This agreement shall be binding upon the parties for a period of fifteen years from the date hereof. Thereafter, it shall automatically be extended for successive periods of six years each unless either party shall give written notice of termination to the other party at least 60 days prior to the expiration of the original term or any extension thereof.
 - c. This agreement supersedes any oral or written discussions, negotiations, or agreements concerning the annexation boundary line of each city. This document may be amended only by written agreement of the parties hereto.
 - d. This agreement shall not take effect until it has been approved by the city councils of Alpine and Highland City and has been approved as to form and compatibility with the laws of the State of Utah by each municipality's city attorney. Thereafter, an original of this agreement shall be filed with each municipality's city recorder.
 - e. A violation of this agreement constitutes valid and sufficient grounds for a protest before the Utah County Boundary Commission in addition to any judicial action deemed necessary to enforce this agreement and to protect the municipality offended or injured by such violation
 - f. In the even of a breach of this agreement, the breaching party shall be obligated and responsible to pay the reasonable attorney's fees and costs of the non-breaching party, whether or not litigation is commenced, including but not limited to any court costs and other costs of litigation, and any costs associated with a protest which may be occasioned as a result of breach.

IN WITNESS WHEREOF, the parties have executed this agreement by authority of motions of their respected city councils this 25th day of April 2000.

Exhibit G

UTAH STATE CODE

10-2-401.5. Annexation policy plan.

- (1) After December 31, 2002, no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided in this section.
- (2) To adopt an annexation policy plan:
 - (a) the planning commission shall:
 - (i) prepare a proposed annexation policy plan that complies with Subsection (3);
 - (ii) hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
 - (iii) provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
 - (iv) accept and consider any additional written comments from affected entities until ten days after the public meeting under Subsection (2)(a)(ii);
 - (v) before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within ten days after the public meeting under Subsection (2)(a)(ii);
 - (vi) hold a public hearing on the proposed annexation policy plan;
 - (vii) provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
 - (viii) make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing; and
 - (ix) submit its recommended annexation policy plan to the municipal legislative body; and
 - (b) the municipal legislative body shall:
 - (i) hold a public hearing on the annexation policy plan recommended by the planning commission;
 - (ii) provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
 - (iii) after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
 - (iv) adopt the recommended annexation policy plan, with or without modifications
- (3) Each annexation policy plan shall include:
 - (a) a map of the expansion area which may include territory located outside the county in which the municipality is located;
 - (b) a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
 - (c) justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - (d) a statement addressing any comments made by affected entities at or within ten days

after the public meeting under Subsection (2)(a)(ii).

- (4) In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:
 - (a) attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
 - (b) consider population growth projections for the municipality and adjoining areas for the next 20 years;
 - (c) consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (i) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - (d) consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
 - (e) consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
 - (f) be guided by the principles set forth in Subsection **10-2-403(5)**.
- (5) Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.
- (6) Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Enacted by Chapter 206, 2001 General Session

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposed Code Amendment to Reduce the Minimum Lot Size for a Guest House.

FOR CONSIDERATION ON: January 13th, 2026

PETITIONER: Ezra Lee

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Amendment.

Review Type: Legislative

BACKGROUND INFORMATION:

The petitioner, Ezra Lee, has submitted a request for a text amendment to Alpine Development Code (ADC) 3.23.060 – Guest Houses, specifically regarding the minimum lot size on which a Guest House may be constructed. The current standard requires a minimum lot size of five (5) acres for a Guest House.

The proposed amendment would allow Guest Houses on lots as small as two (2) acres within the CE-5 Zone only (see attached zoning map), subject to additional standards intended to address potential impacts associated with smaller lots:

1. A Guest House may not be subdivided from the primary residence.
2. The Guest House must share the same address as the primary residence.

After reviewing the proposal, staff recommends adding the following additional requirement:

3. For any Guest House located on a lot smaller than five (5) acres, the Guest House shall not exceed forty percent (40%) of the square footage of the primary dwelling or 1,500 square feet, whichever is smaller.

These standards are intended to maintain neighborhood compatibility, preserve the low-density character of the CE-5 Zone, and ensure accessory units remain subordinate to the primary residence.

A public hearing was held during the December 2nd, 2025 Planning Commission meeting. During the public hearing, the applicant described his situation involving a permitted accessory structure on his 2.49-acre property that he would like to use as a guest space, noting the current five-acre requirement restricts reasonable use despite minimal anticipated neighborhood impacts. Public comment and commission discussion raised concerns regarding consistency with HOA CC&Rs, potential increases in density, traffic, short-term rentals, and possible impacts to infrastructure such as sewer capacity.

Commissioners also discussed how the amendment could affect other properties citywide and whether reducing the lot size requirement could better position the City for potential future state mandates related to accessory dwelling units. The following motion was made:

MOTION: *Planning Commission member Jeff Davis moved to recommend Denial of the proposed amendment to Alpine Development Code 3.23.060 Guest Houses.*

Michelle Schirmer seconded the motion. There were 4 Ayes and 3 Nays (recorded below). The motion passed.

Ayes:

- Michelle Schirmer
- Greg Butterfield
- Susan Whittenburg
- Jeff Davis

Nays:

- John Mackay

- Troy Slade
- Alan Macdonald

Public Notice:

This item required a public hearing to take place, and was noticed according to State and City requirements. This hearing was conducted by the Planning Commission.

General Plan Reference:

Land zoned as CE-5) shall consist of areas primarily located in mountainous areas of the City considered appropriate for very low density residential development. These areas, as a result of the presence of steep slope, adverse soil characteristics, flood hazard, mud flow, earthquake potential, wildfire hazard or similar critical and sensitive natural conditions, are considered environmentally fragile. As a result of the large amount of area that is considered environmentally fragile, development will be clustered and interspersed with large and undisturbed open space areas.

City Code Reference:

- Alpine Development Code 3.23.060- Guest Houses

STAFF RECOMMENDATION:

As this is a legislative decision, the Council should evaluate whether the proposed amendment aligns with City policies and maintains consistency with the Development Code.

If the Council chooses to approve, staff recommends that the additional standards listed above be included in the final ordinance language. Further standards could be put in place to restrict potential impact, such as a requirement that the property abut land dedicated as public or private open space, a max height requirement (no taller than 20' in height), and increased setbacks or restrictions on location from neighboring homes (no closer than 50' from neighboring main dwelling units).

Motion to Approve:

I move to approve O2026-02 the proposed amendments to Alpine Development Code 3.23.060 – Guest Houses.

Motion to Approve with Conditions:

I move to approve O2026-02 of the proposed amendments to Alpine Development Code 3.23.060 with the following conditions:

*Insert Proposed Conditions

Motion to Table:

I move to table the proposed amendments to ADC 3.23.060 to a future meeting to allow time for the following:

*Insert additional information needed.

Motion to Deny:

I move to deny the proposed amendments to ADC 3.23.060 based on the following findings:

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

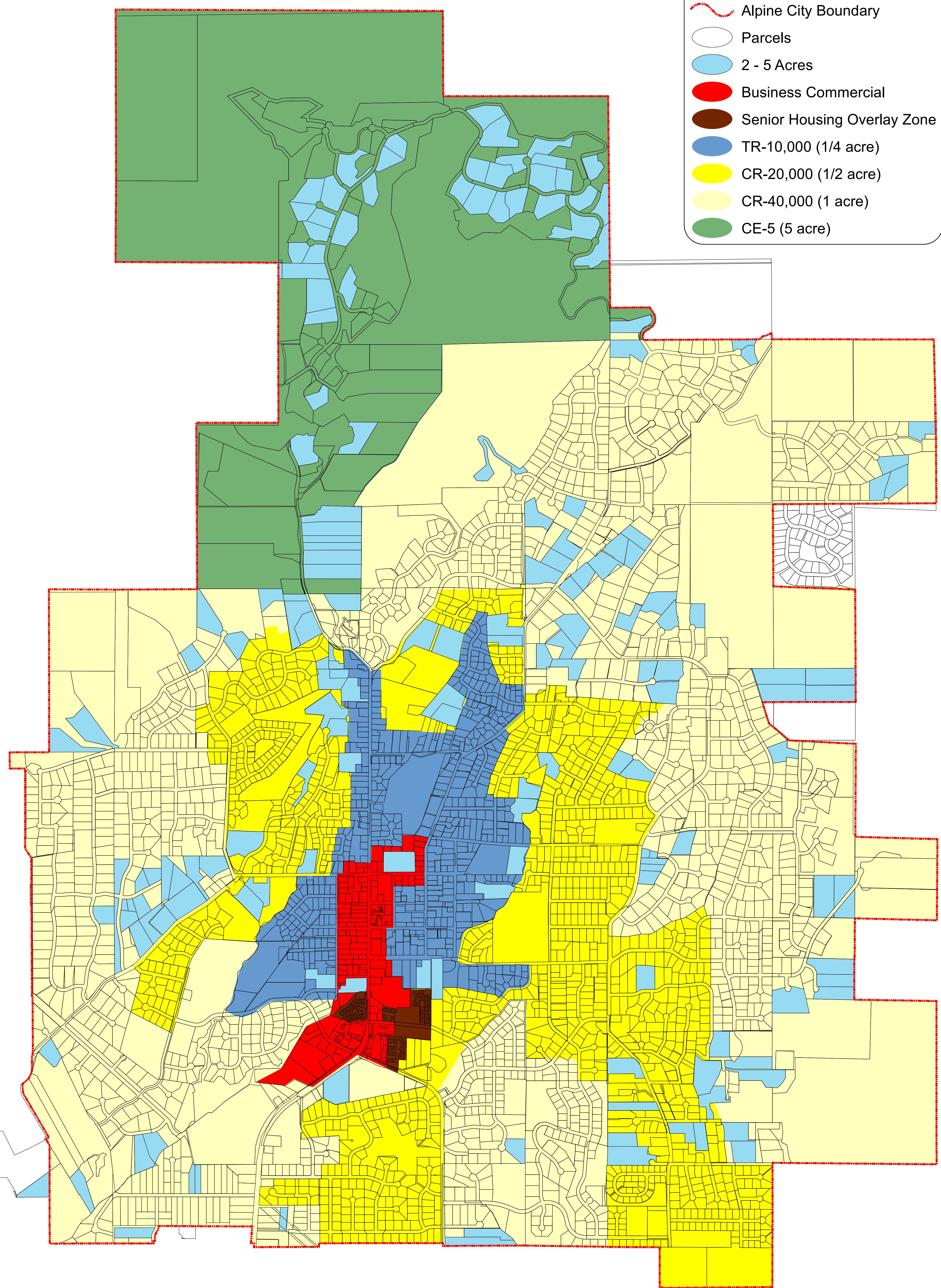
A M E N D M E N T

3.23.060 Review Conditions And Criteria For Certain Conditional Uses

1. **Guest Houses** (Ord. 94-06, 5/24/94). Guest houses may be allowed as a conditional use, upon approval of the designated land use authority and subject to compliance with the following:
 - a. Guest Houses are listed as a conditional use within the zone.
 - b. The lot or parcel upon which the guesthouse is proposed to be placed shall have a lot area of not less than five (5) acres. Lots located in the CE-5 Zone shall not be less than two (2) acres.
 - c. The guesthouse shall be located not less than 30 ft. to the rear of the primary dwelling and not closer than twelve (12) ft. to any side or rear property line.
 - d. The water and sewer service shall be the same as for the principal dwelling.
 - e. The hookup fees for a single-unit dwelling with a guest house shall be one and one- half (1 and 1/2) times the rate for a single family dwelling.
 - f. The guesthouse shall be an integral part of the site plan for the principle dwelling and attendant lot area. Vehicular access to the guest house shall be over the same driveway as for the primary dwelling, unless a secondary driveway can be accessed from another public right of way.
 - g. Prior to approval, a site plan showing the proposed location of the guesthouse and provision for utilities, vehicular access and other standards and conditions shall be submitted and approved by the Planning Commission.
 - h. Any person desiring to construct a guest house shall convey to the City water rights in the amount of 1/2 acre foot.
 - i. A guesthouse shall not be subdivided from the primary residence
 - j. The guesthouse must share the same address as the primary residence
 - k. For any guesthouse located on a lot smaller than five (5) acres, the guesthouse shall not exceed forty percent (40%) of the square footage of the primary dwelling or 1,500 square feet, whichever is smaller.
2. **Home Occupations** (Ord. 95-04, 2/28/95. Amended Ord. 08-18, 12/16/08; Ord. 2009- 14, 9/22/09; Ord. 2010-07, 5/11/10; Ord. 2010-11, 10/12/10; Ord. 2013-04, 3/12/13; Ord. 2014-06, 3/25/14; Ord. 2016-23, 11/09/16). Home occupations may be allowed as a conditional use, upon approval by the designated land use authority. All home occupations will be subject to compliance with the following:
 - a. Terms and Conditions.
 - i. Home occupations are listed as a conditional use in the zone.
 - ii. The home occupation is conducted entirely within the livable area of a

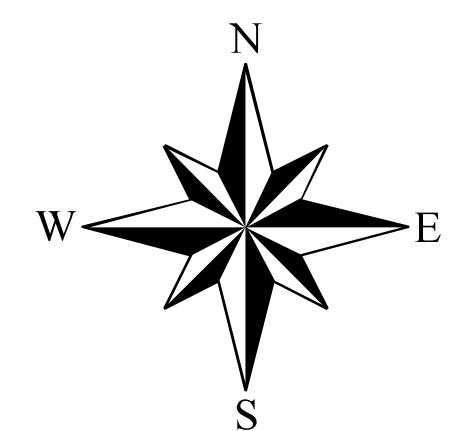
Map Legend

- Alpine City Boundary
- Parcels
- 2 - 5 Acres
- Business Commercial
- Senior Housing Overlay Zone
- TR-10,000 (1/4 acre)
- CR-20,000 (1/2 acre)
- CR-40,000 (1 acre)
- CE-5 (5 acre)



2 - 5 Acres

0 0.15 0.3 0.6 0.9 1.2 Miles



ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment to Create a Farm Stand Use and Definition in the CR-40,000 Zone
FOR CONSIDERATION ON: January 6th, 2026

PETITIONER: Paul Gu & Derek Rowley

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Code Amendment

Review Type: Legislative

BACKGROUND INFORMATION:

The owners and operators of Burgess Orchards have submitted an application requesting the creation of a new conditional use “Farm Stand” within the CR-40,000 Zone. This code amendment would create a formal definition for “Farm Stand,” identify the land use authority for future applications, and set forth required development standards for the use. At this stage, the request is only to create the land-use category, definition, and accompanying standards. If the Planning Commission recommends approval and the City Council adopts the amendment, the applicant must then submit a separate Conditional Use Permit (CUP) application for their specific farm stand proposal. Because this use would be added to the CR-40,000 Zone as a conditional use, any property meeting the minimum requirements in this zone would be eligible to apply for a CUP for a farm stand.

To implement the proposed land use, amendments are required in the following sections of the Alpine Development Code:

- ADC 3.01.110 – Definitions: Add a definition for “Farm Stand.”
- ADC 3.04.030 – Conditional Uses in the CR-40,000 Zone: Add “Farm Stand” as a conditional use.
- ADC Chapter 3.23 – Conditional Use Permits: Establish specific standards for the use and designate the land use authority.

The draft ordinance language reflecting these changes is included in the meeting packet. Public comment raised questions regarding the scope of the definition, agricultural qualifications, potential impacts to surrounding properties, permitting and enforcement, and traffic and safety concerns. One resident spoke in favor of the farm stand concept, citing its contribution to Alpine’s rural character and community identity.

Following the public hearing, the Commission discussed the differences between a produce stand and the proposed farm stand, expressing concern that the new definition was overly broad and could resemble a commercial retail or food service use within a residential zone. Key issues included potential food preparation, increased traffic and visitor stay times, and the lack of detailed analysis on safety impacts.

The Planning Commission voted 6–1 to recommend denial of the proposed amendments. The recommendation for denial was based on findings that the proposal expanded too far into a residential zone, raised safety concerns, and that the language allowing baked goods, meats, and food handling and preparation could lead to restaurant-type uses inconsistent with the intent of the zone. The following Motion was made:

MOTION: Planning Commission member Jeff Davis moved to recommend Denial of the proposed amendments to the Alpine Development Code 3.01.110, 3.04.030, and Chapter 3.23 to create a “Farm Stand” use in the CR-40,000 Zone as proposed, for the following reasons:

1. It expands too much on a residential zone.
2. It carries with it increased safety concerns which have not been mitigated or studied.

3. The language of products including baked goods and meats; and the handling and preparation of fresh food could lead to the possibility of restaurant food being prepared and sold

Public Notice:

This item required a public hearing by the Planning Commission and took place and was noticed according to State and City requirements.

General Plan Reference:

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

City Code Reference:

- Alpine Development Code 3.01.110 Definitions
- Alpine Development Code 3.04.030 Conditional Uses in the CR-40,000 Zone
- Alpine Development Code 3.23 Conditional Use Permits

STAFF RECOMMENDATION:

Because this request is legislative in nature, the Council should consider whether the proposed code amendment is consistent with General Plan policies supporting rural character, and whether the amendment aligns with the purpose and standards of the Development Code.

Staff recommends that the Council review the proposed language and determine whether creation of the “Farm Stand” conditional use appropriately supports agricultural operations and rural preservation within the CR-40,000 Zone.

Motion to Approve:

I move to approve O2026-03 the proposed amendments to Alpine Development Code 3.01.110, 3.04.030, and Chapter 3.23 to create a “Farm Stand” use in the CR-40,000 Zone as proposed.

Motion to Approve with Conditions:

I move to approve O2026-03 of the proposed amendments with the following conditions:

*Insert Proposed Conditions

Motion to Table:

I move to table the proposed code amendments to a future meeting to allow time for the following additional information:

*Insert additional information needed.

Motion to Deny:

I move to deny the proposed code amendments based on the following findings:

*Insert findings

5. Farm Stands. Farm Stands may be allowed as a conditional use, upon approval by the designated land use authority and subject to compliance with the following:

- a) Intent. This section intends to allow the operation of farm stands that supply the local market with fresh food and agricultural products. The majority of the property shall be used for the cultivation of the agricultural products offered for sale.
- b) Terms and Conditions.
 - a. Farm Stands are listed as a conditional use in the zone.
 - b. The property includes a minimum of five (5) acres.
 - c. Products offered for sale should be consistent with the definition of Farm Stands; see DC 3.01.110.
 - d. The Farm stand shall provide sufficient off-street parking space to safely accommodate the anticipated level of patrons and employees.
 - i. The required off-street parking shall be in addition to the spaces required to meet the parking requirements for Intensive Retail uses as identified in DC 3.24.040.
 - ii. An additional number of parking spaces must be added in addition to the base requirement for the maximum number of employees allowed on a single shift.
 - iii. Parking areas shall be designed to allow safe circulation, access, and emergency vehicle access.
 - e. Each farm stand shall be entitled to one sign. Said sign shall have not more than thirty-two (32) sq. ft. of sign area and shall advertise only products of the lot. The sign shall not extend into the road right-of-way. Additional signage may be approved for parking and other items not related to advertising.
 - f. An annual business license to operate the produce stand shall be obtained from the City.
 - g. The application shall include a detailed site plan showing the location of all dwellings and other buildings on the site and also all facilities and areas intended for use in the production, processing, storage and sales of the products intended to be offered for sale on the premises.
 - h. Hours of operation may be limited by the land use authority to reduce potential impacts on neighboring properties.

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

A M E N D M E N T

3.01.110 Definitions

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

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

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

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

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

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

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

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

1. The area contains no territory having a natural slope of twenty (20) percent or greater;
2. The area contains no territory which is located in any identified flood plain or within any recognized inundation zone, mud flow zone or zone of deformation, or lands subject to earth slippage, landslide or rockfall;
3. The engineering properties of the soil provide adequate structural support for the intended use;
4. The area does not possess any other recognized natural condition, which renders it unsafe for building purposes;

movement, (12) noise, (13) aesthetics and cultural, (14) land use, (15) open space and trails, (16) recreational facilities. The study recommends measures which, if undertaken, will mitigate or obviate acts resulting from development of the proposed subdivision, and discusses the benefits to be gained from such subdivision. The study also evaluates the potential area-wide economic impact of the subdivision on both private and public economic sectors and the potential impact on school systems.

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

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

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

FARM STAND. Any temporary or permanent structure, that abuts an arterial road as identified on the most current Alpine City Transportation Master Plan Map, used for the sale of agricultural products, that is located on the property on which the majority of land is used for the growing of agricultural products being offered for sale. Agriculture-based products produced off-site may also be sold if included in this definition. Permitted items include, fresh produce and products derived from fruits or vegetables, flowers, eggs, products from bees, dairy based products, or baked goods. Meat may also be sold packaged, but no meat shall be prepared on-site. In addition no sandwiches, hamburgers, or hot dogs will be sold. All food products sold must be handled and prepared in a manner meeting all required health and safety standards. In addition, food-prep-related, incidental farm merchandise or seasonal household goods such as canning jars, preserving supplies, apparel branded with the farm stand, or holiday decor may be sold.

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

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

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

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

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

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

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

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

SECTION 2: AMENDMENT “3.04.030 Conditional Uses” of the Alpine City Development Code is hereby *amended* as follows:

A M E N D M E N T

3.04.030 Conditional Uses

The following buildings, structures and uses of land may be allowed upon compliance with the standards and conditions set forth in this ordinance and after approval has been given by the designated review body. However, no development will be allowed where any part of the zoning lot is above an elevation of 5350 feet mean sea level except as noted in DCA 3.12.

1. Single family dwellings (Conventional construction) when proposed for placement on a lot not in a recorded subdivision, subject to compliance with the applicable conditions within the zone and approval of a site plan by the Planning Commission.
2. Subdivisions projects, subject to compliance with the applicable requirements of the

subdivision ordinance, except that:

- a. where any portion of the area included within the subdivision shall lie within the territory designated within the Sensitive Lands Overlay Zone (SLO zone) or
- b. as the City may designate, the subdivision shall be developed only under the provisions of DCA 3.09 Code relating to Planned Residential Developments.
3. Planned Residential Developments (PRD), subject to compliance with the provisions of DCA 3.09.
4. Water, sewer and utility transmission lines and facilities required as an incidental part of development within the zone, and subject to the approval of a site plan by the planning commission.
5. Motor vehicle roads and rights-of-way subject to compliance with City standards for design and construction for such uses and upon approval of a site plan by the planning commission.
6. Home Occupations, subject to the provisions of DCA 3.23.060 Part 2.
7. Guest Houses, subject to the applicable provisions of DCA 3.23.060 Part 1.
8. Churches, Hospitals (Human Care) and similar quasi public buildings.
9. Incidental Produce Stands, subject to the provisions of DCA 3.23.060 Part 4. (Ord 96-05, 4/10/96)
10. Buildings and other structures for the storage and keeping of agricultural products and machinery.
11. Plant nurseries and tree farms, but not doing retail sale of materials on site.
12. Civic Buildings.
13. Shooting Galleries, subject to the applicable provisions of MCA 9.17
14. Farm Stands subject to the provisions of DCA 3.23.060 Part 5.

(CR-1 Created by Ord. 91-01, 4/9/91 and amended by Ord. 95-04, 2/3/95; Ord. 2014-11, 6/24/14)

SECTION 3: AMENDMENT “3.23.070 Approval Process” of the Alpine City Development Code is hereby *amended* as follows:

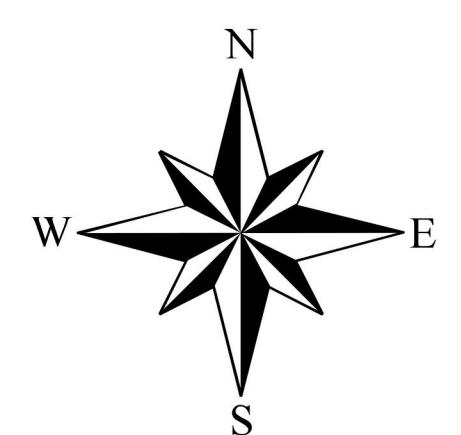
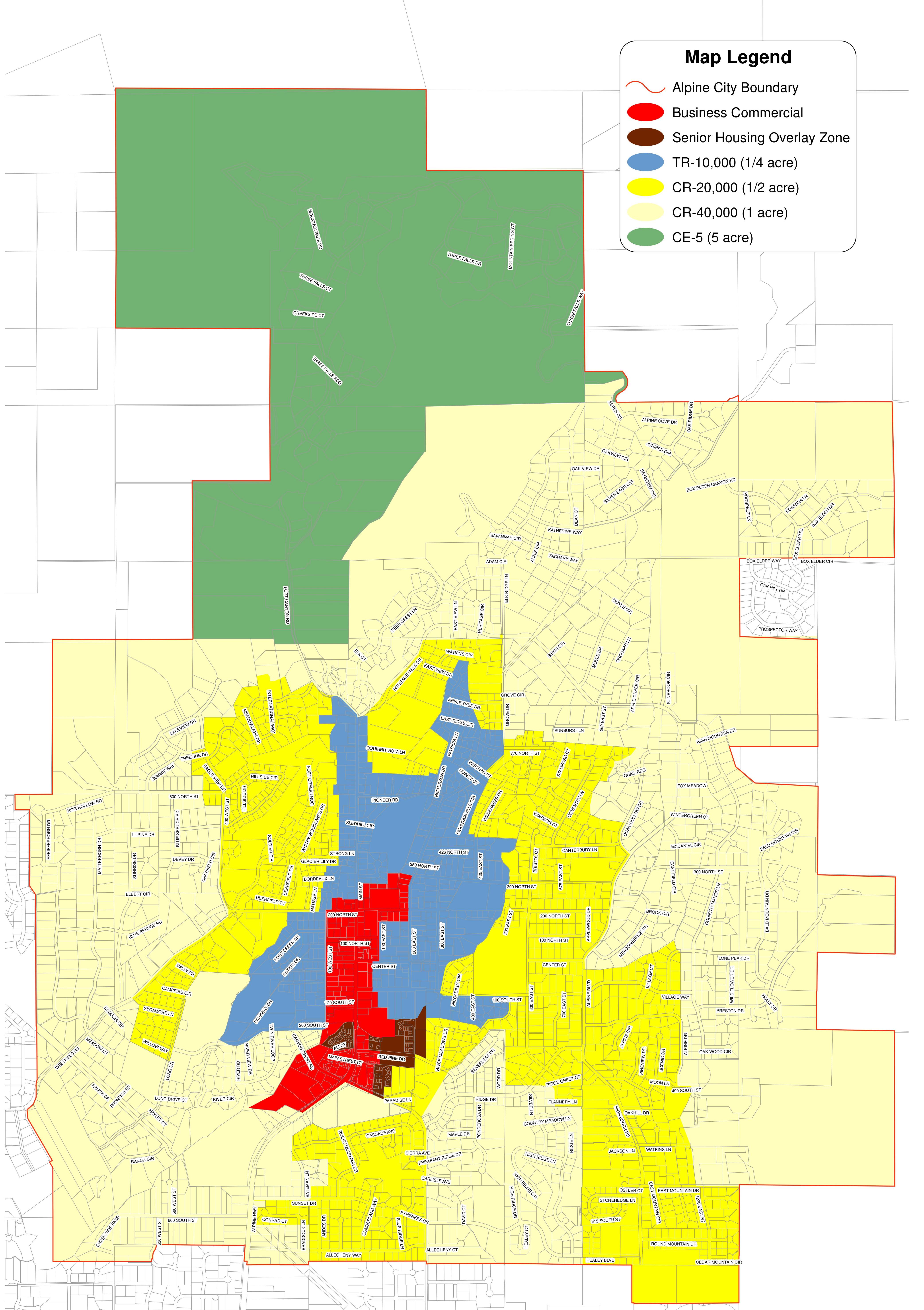
A M E N D M E N T

3.23.070 Approval Process

The designated land use authority may approve, approve with conditions, or reject the permit as set forth:

1. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
2. If the reasonably anticipated detrimental effects of a proposed conditional use cannot

<p>7. Shall provide daily disposal of all animal feces and wastes.</p> <p>8. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11). There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.</p> <p>9. Operator shall bear full responsibility for recapturing and controlling any escaped animal.</p> <p>10. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.</p> <p>11. Facility shall be located not less than one hundred fifty (150) feet from the nearest neighboring dwelling structure.</p>		
<u>Farm Stands</u>	<u>City Council</u>	<u>CR-40,000</u>
Guest House subject to the provisions of DCA 3.23.070 Part 1.	City Council	CR-20,000 CR-40,000 CE-5
Home occupations subject to the provisions of DCA 3.23.060 Part 2.	Planning Commission	TR-10,000 CR-20,000 CR_40,000 CE-5 CE-50 B-C
Incidental Produce Stands, subject to the provisions of DCA 3.23.070 Part 4	Planning Commission	TR-10,000 CR-20,000 CR-40,000 CE-5
Mechanical Automotive Repair Shops <ul style="list-style-type: none"> 1. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property. 2. There shall be no more than 5 automobile bays. 3. No automobiles shall be stored on the property for more than 14 days. 4. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and Environmental Protection Agency. 5. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or 	City Council	B-C



ALPINE CITY COUNCIL AGENDA

SUBJECT: Setback Exception Side Yard 333 S Main Street

FOR CONSIDERATION ON: January 13th, 2026

PETITIONER: Larry Hilton

ACTION REQUESTED BY PETITIONER: Approval of Proposed Setback Exception.

REVIEW TYPE: Administrative

BACKGROUND INFORMATION:

Larry Hilton has submitted a request for a reduced side yard setback for the property located at 333 S Main Street.

The request involves expanding the existing balcony across a drive-thru lane to provide weather protection for patrons and an extended balcony for the second floor. The project also includes the construction of a new outdoor staircase to create an alternative access point to the second floor.

Applicable Code: Alpine Development Code §3.07.050 – *Location Requirements* provides that in commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks shall not be less than ten (10) feet, unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

- The current side yard setback is approximately 20 feet (measured from the property line to the building foundation).
- If approved, the proposed setback exception would reduce the setback to approximately zero feet, with the building expansion located on or near the property line.

The Planning Commission reviewed this item during their October 7th meeting. The Commission members expressed concerns about the setbacks proposed and the potential impact of placing a solid wall along the property line, which could create an undesirable alleyway effect. The Commission noted that the proposal did not meet the city's requirement of a justified circumstance for the reduced setbacks. Following discussion, Jeff Davis moved to recommend denial of the requested side yard setback exception, and John MacKay seconded. The motion passed unanimously, with all seven members voting in favor of denial.

The applicant has submitted two options to consider based on the feedback from the Planning Commission. Option A is what was reviewed by the Planning Commission. Option B is a smaller version, with a reduced landing off the balcony that will also be extended.

This application came before the City Council on October 28th, 2025 and was tabled for the following reasons:

- a recorded document that will transfer with property ownership and title,
- and to bring the building up to current sign code guidelines for the Main Street Historic District,
- and that the property owner to the north will be notified and their input sought.

The applicant has submitted a form from the ownership of the development stating they approve this extension. Staff has also reviewed the existing signs on the building and found them to currently comply with the sign ordinance for business commercial buildings. The building to the north has also been contacted and made aware of this request on the agenda.

ALPINE CITY CODE:

- Alpine City Code 3.07.050 Location Requirements.

GENERAL PLAN:

- Gateway Historic District Guidelines
 - *Orientation of new construction should be to the street to establish a pedestrian-friendly quality- Chapter 1 pg. 3 Design Standards*
 - *The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material. Chapter 3 pg. 5*

- *The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.- Chapter 7 pg. 9*
- The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings. Chapter 7 pg. 9

PUBLIC NOTICE:

City and State Code do not require a public hearing or additional notice for this agenda item.

STAFF RECOMMENDATION:

The City Council should review the proposal and determine whether circumstances justify the reduced setback.

SAMPLE MOTION TO APPROVE:

I move to approve the requested side yard setback exception at 333 S Main Street, as presented, based on the findings that the circumstances justify the reduced setback under Alpine City Code 3.07.050.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

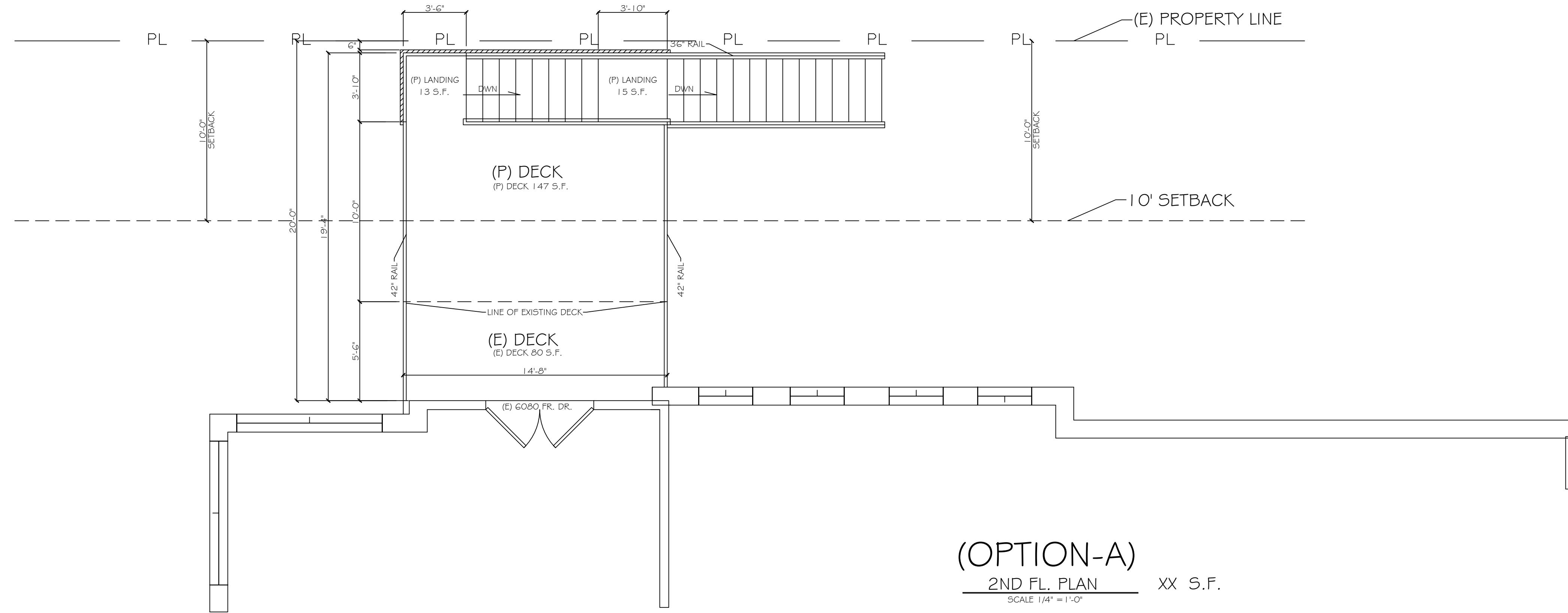
I move to approve the requested side yard setback exception at 333 S Main Street, subject to the following condition:

*Insert Conditions

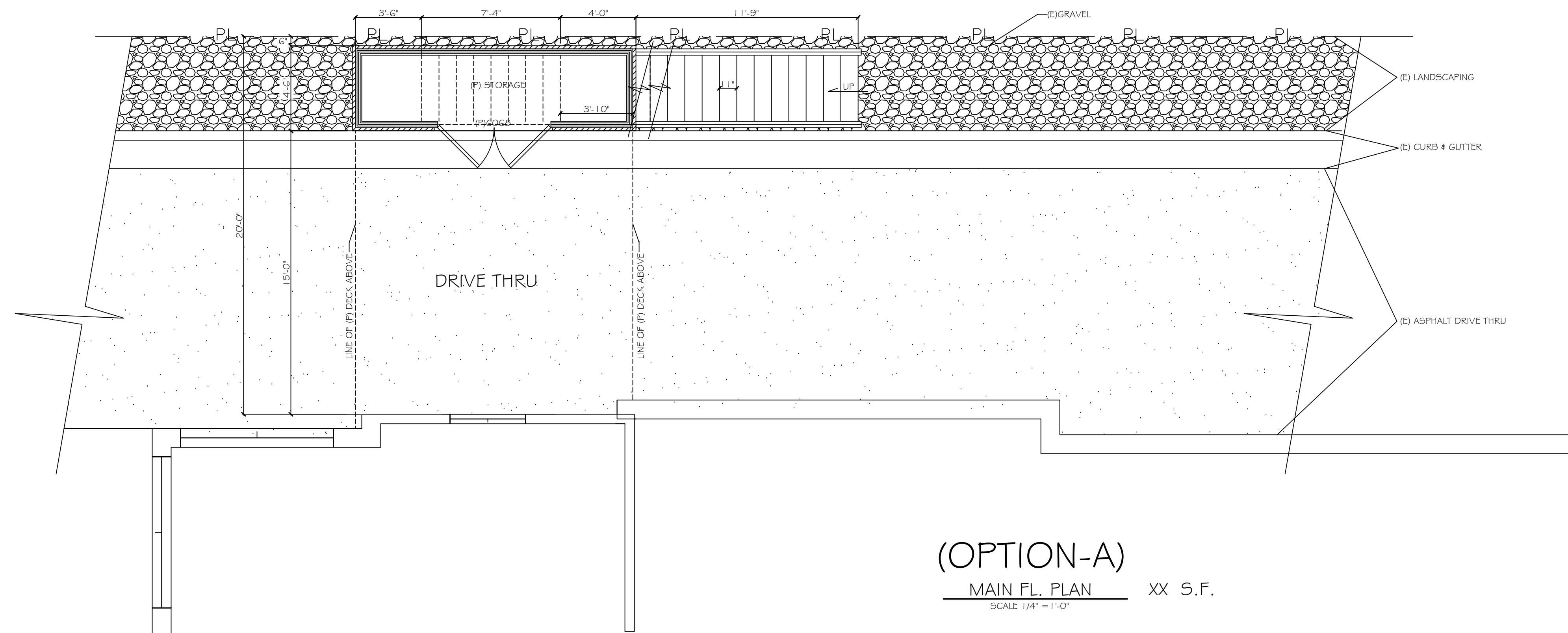
SAMPLE MOTION TO TABLE/DENY

"I move to table/deny the requested side yard setback exception at 333 S Main Street, based on the finding that the proposal does not sufficiently justify a reduction from the required 10-foot setback standard under Alpine City Code 3.07.050."

*Insert additional findings.



(OPTION-A)
2ND FL. PLAN XX S.F.
 SCALE 1/4" = 1'-0"



(OPTION-A)

ARMODEL FOR:
DOMINION INSURANCE OFFICE BUILDING
 LOCATION:
 341 S. MAIN ST., ALPINE, UT

PLANS

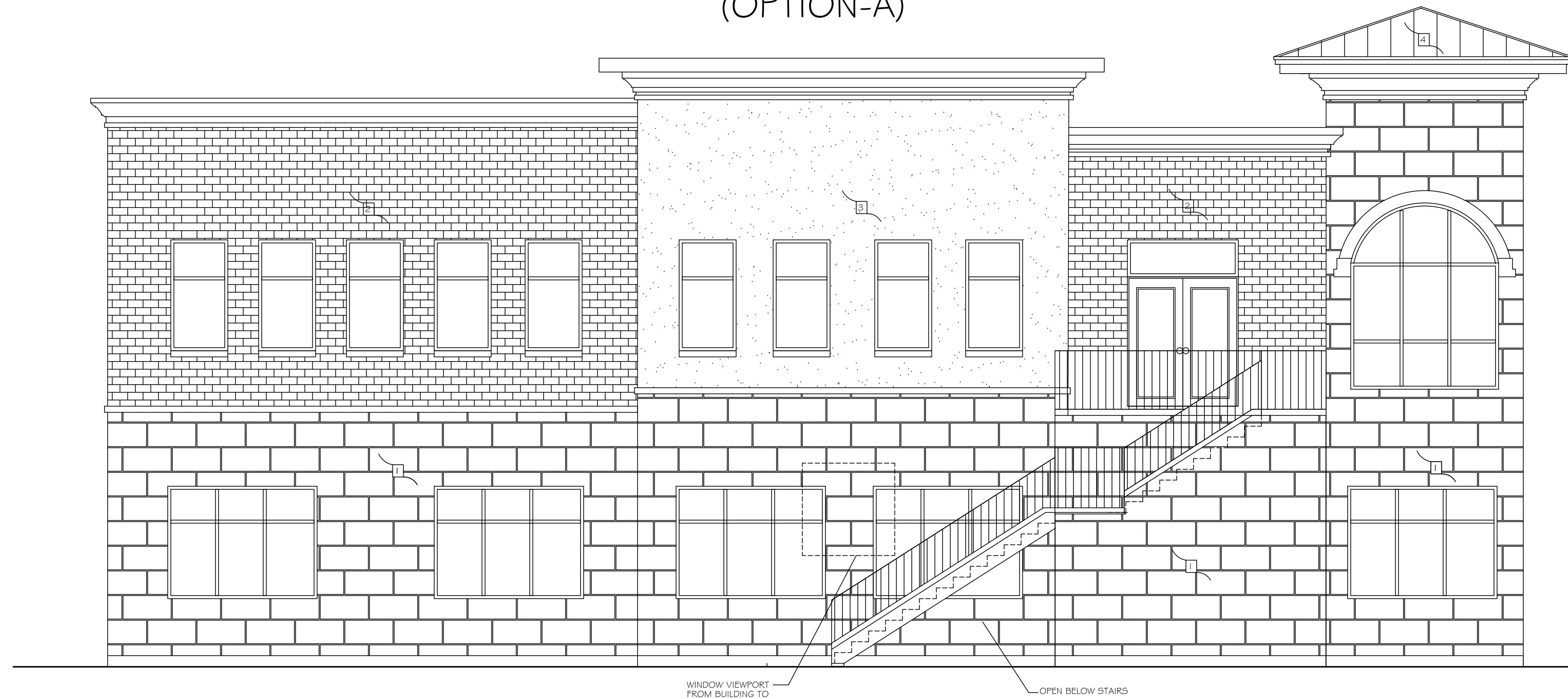
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS.
 Jeff Far
 2



WEST ELEVATION

SCALE 1/4" = 1'-0"

(OPTION-A)



(OPTION-A)

(OPTION-A)

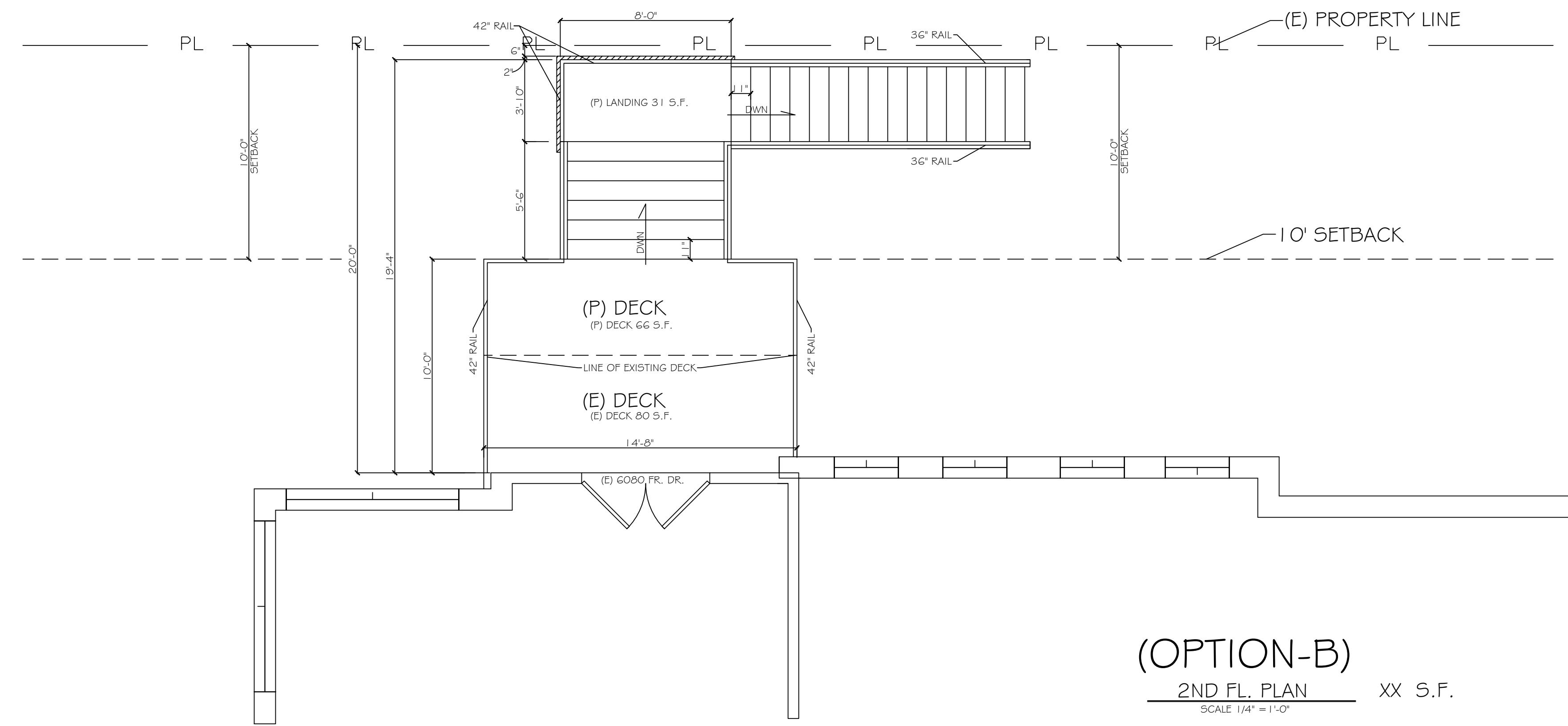
A REMODEL FOR:
DOMINION INSURANCE OFFICE BUILDING
LOCATION:
341 S. MAIN ST., ALPINE, UT.

ELEVATIONS

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS.

Jeff Far

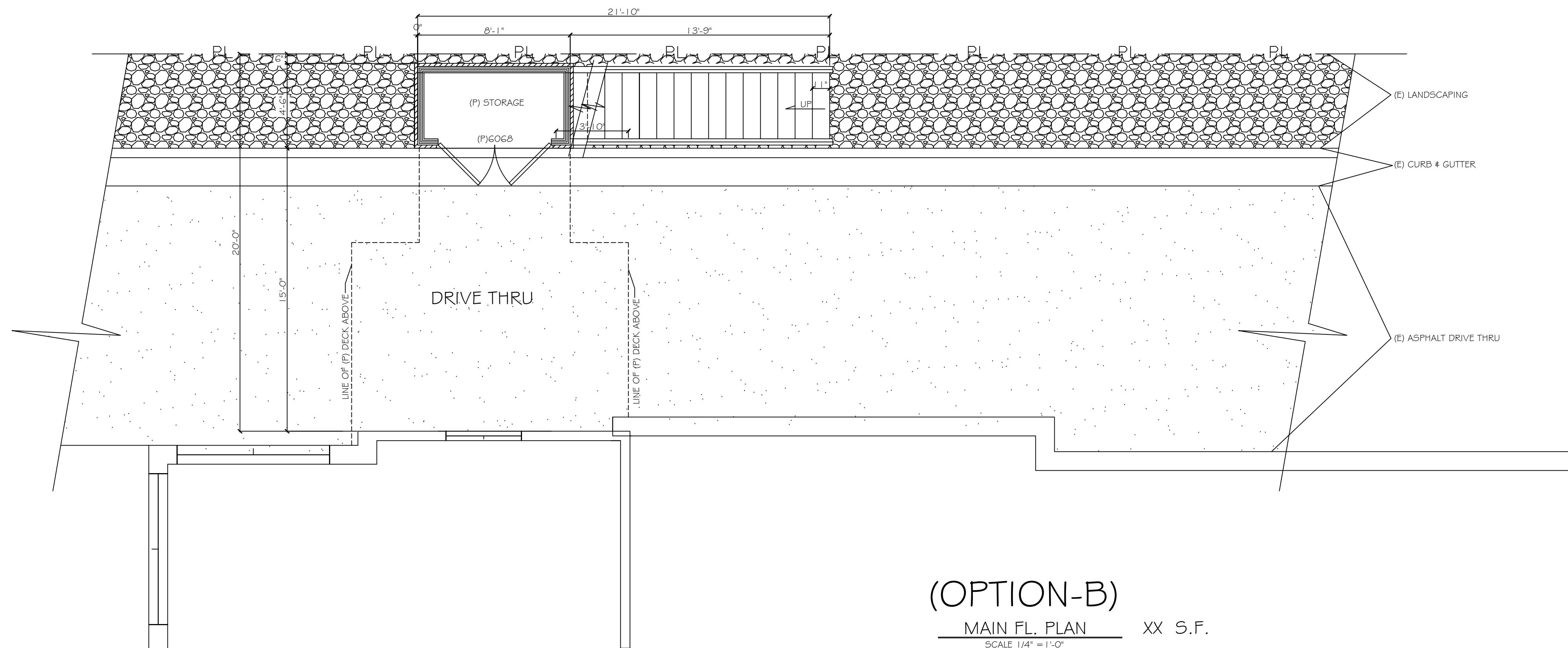
3



(OPTION-B)

2ND FL. PLAN XX S.F.

SCALE 1/4" = 1'-0"



(OPTION-B)

MAIN FL. PLAN XX S.F.

SCALE 1/4" = 1'-0"

(OPTION-B)

A REMODEL FOR: DOMINION INSURANCE OFFICE BUILDING

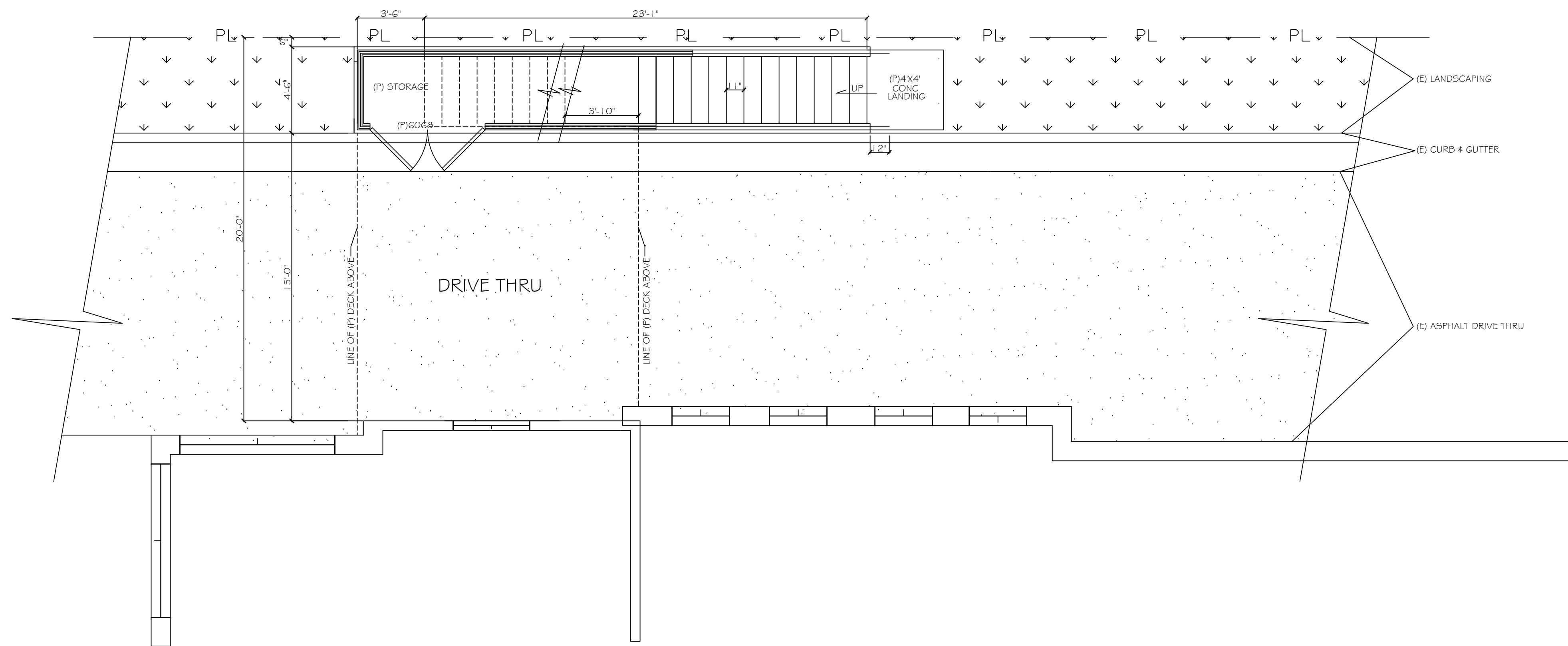
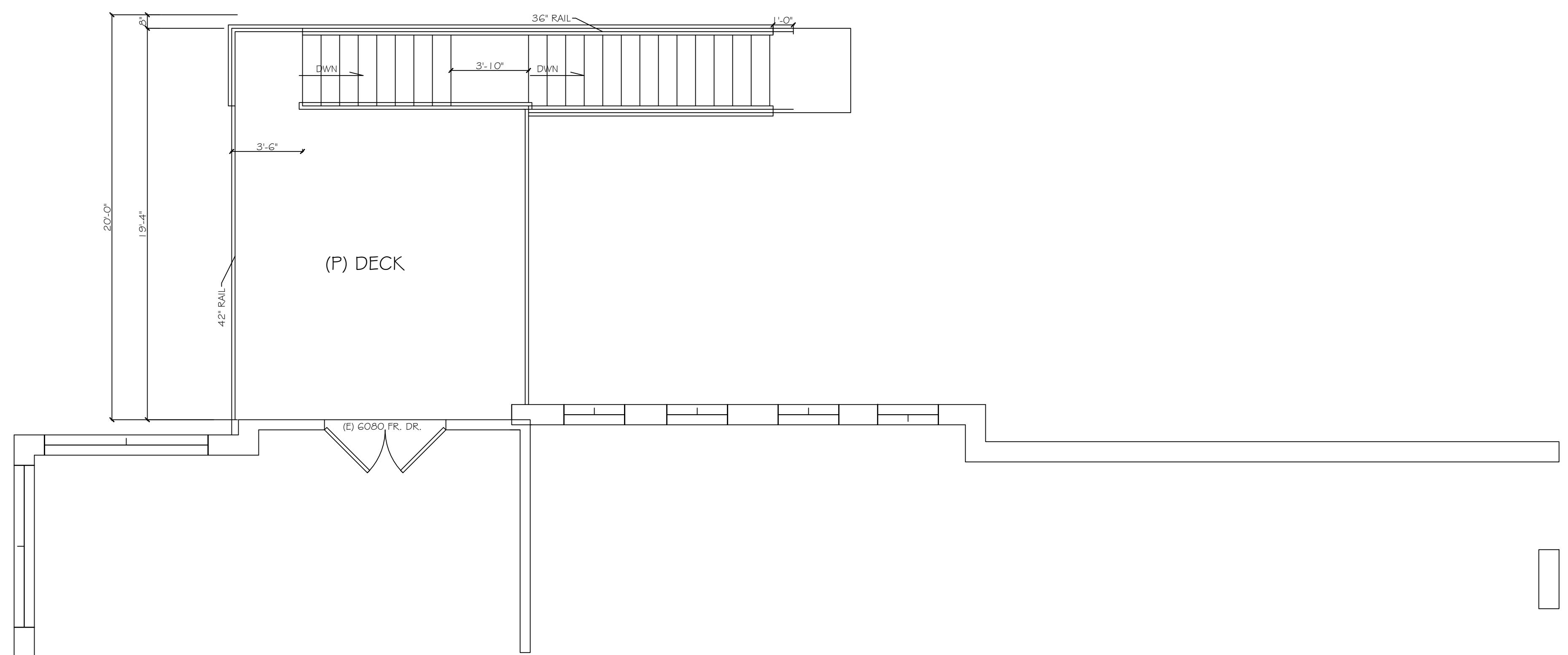
LOCATION: 341 5th Main St., Alpine, UT.

PLANS

CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS.

Jeff Far

2



ARMED FOR:
DOMINION INSURANCE OFFICE BUILDING
LOCATION:
341 S. MAIN ST., ALPINE, UT.

PLANS

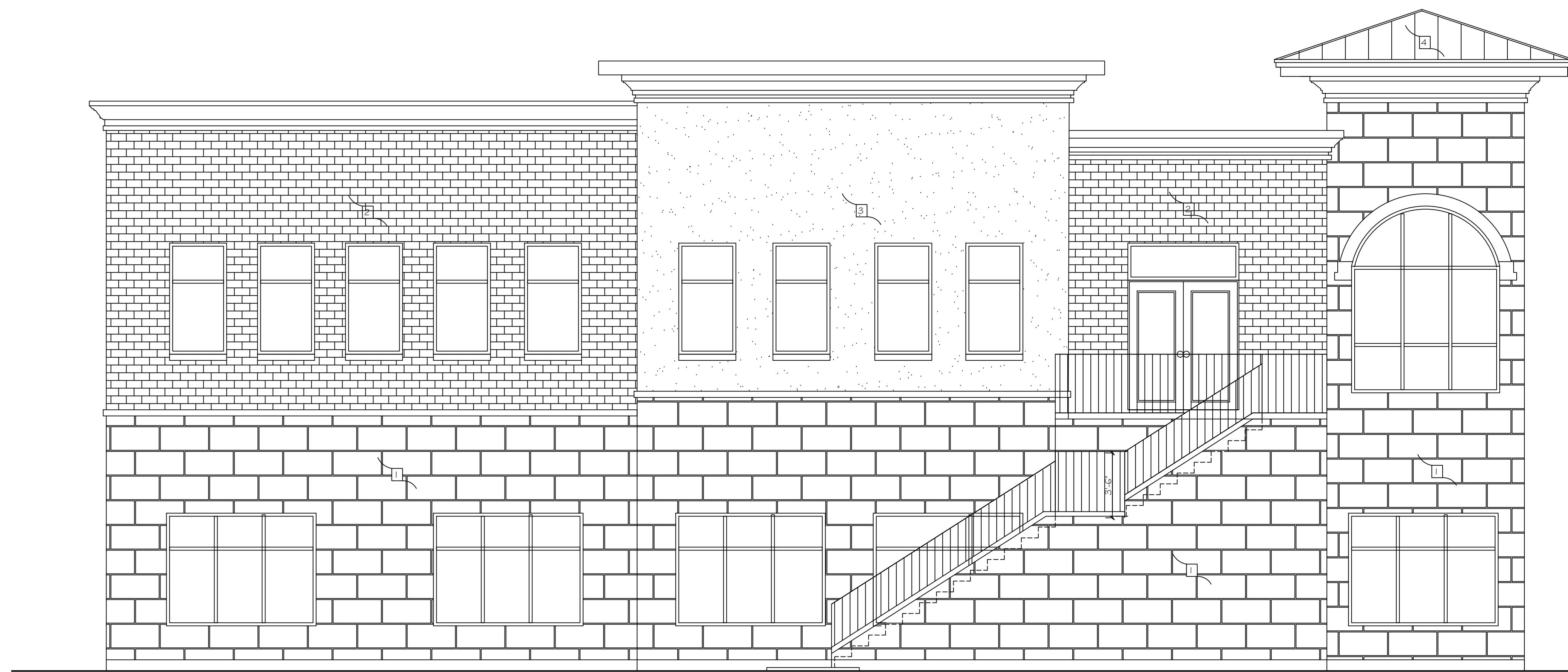
CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS.

2



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

KEY NOTES

- 1. STONE FACE
- 2. BRICK FACE
- 3. STUCCO
- 4. METAL ROOF

DOUBLE DOOR
ELEVATIONS
A RENODEL FOR:
DOMINION INSURANCE OFFICE BUILDING

LOCATION:
341 S. MAIN ST., ALPINE, UT

CONTRACTOR
TO VERIFY ALL
CONDITIONS &
DIMENSIONS.

Jeff Far

3

Several circumstances justify the approval of this design, which is attached hereto as Option A:

- The extension will provide additional shelter from the elements for those using the ground-level drive-up window, enhancing customer satisfaction;
- This covering was included in the original design submitted to the City, and was only pared back to a cantilevered porch due to subsequent budgetary concerns;
- The City actually incorporated the covered drive-thru design into its business/commercial zone Design Guidelines, a copy of which I have attached below for your review;
- Although, prior to construction, 333 South Main was envisioned as a single unit, on completion it was recorded as two separate condominiums, residential up, and commercial down;
- This resulted in the sole access to the upstairs residential unit being through the downstairs commercial condominium by means of 4, interlocking, high security doorways;
- Engaging security measures downstairs, seals the upstairs unit, leaving any occupants locked in, which absent other egress, poses substantial safety risks; and
- The outside stairway of the proposed porch extension provides ingress/egress to address these safety concerns, while not obstructing the drive-thru.

Prepared By:

Lawrence D. Hilton
333 South Main Street, Alpine, UT 84004

After Recording Return To:

Lawrence D. Hilton
333 South Main Street, Alpine, UT 84004

ENT 94452 2025 01 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 4 10:13 AM FEE 40.00 BY TM
RECORDED FOR HILTON, LAWRENCE D

Above this line reserved for official use only

Common Area Easement Confirmation

KNOW ALL MEN BY THESE PRESENTS, that pursuant to pertinent provisions of the Declaration of Covenants, Conditions and Restrictions, Plat A, Alpine Olde Towne Centre Planned Commercial Development ("PUD"), recorded by the Utah County Recorder on November 4, 2011, under ENT 79742:2011, the undersigned PUD members of the Board of Trustees hereby confirm and agree that the ingress/egress structure depicted in hereinbelow, as and when built in substantial conformity therewith, shall by common area easement constitute part of, and pass with title to, the PUD Lot B condominium, located at 333 South Main Street, Suite 200, Alpine, UT 84004, more fully described as follows:

UNIT 2, PLAT "A" AMENDED, CONTAINED WITHIN THE ALPINE OLDE TOWNE CENTRE LOT B CONDOMINIUMS, AN EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 14, 2017 AS ENTRY NO. 57403:2017 IN BOOK 34 AT PAGE 600 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JUNE 14, 2017 IN UTAH COUNTY, AS ENTRY NO. 57404:2017 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURTEnant UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

IN WITNESS WHEREOF, the below PUD Board members hereunto set their hands the day and year written below.



Ezra Lee



Mark Hilton



Lawrence Hilton

STATE OF UTAH)

)

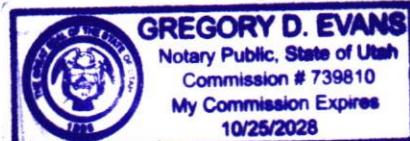
COUNTY OF UTAH)

ST 94491-2025 3007

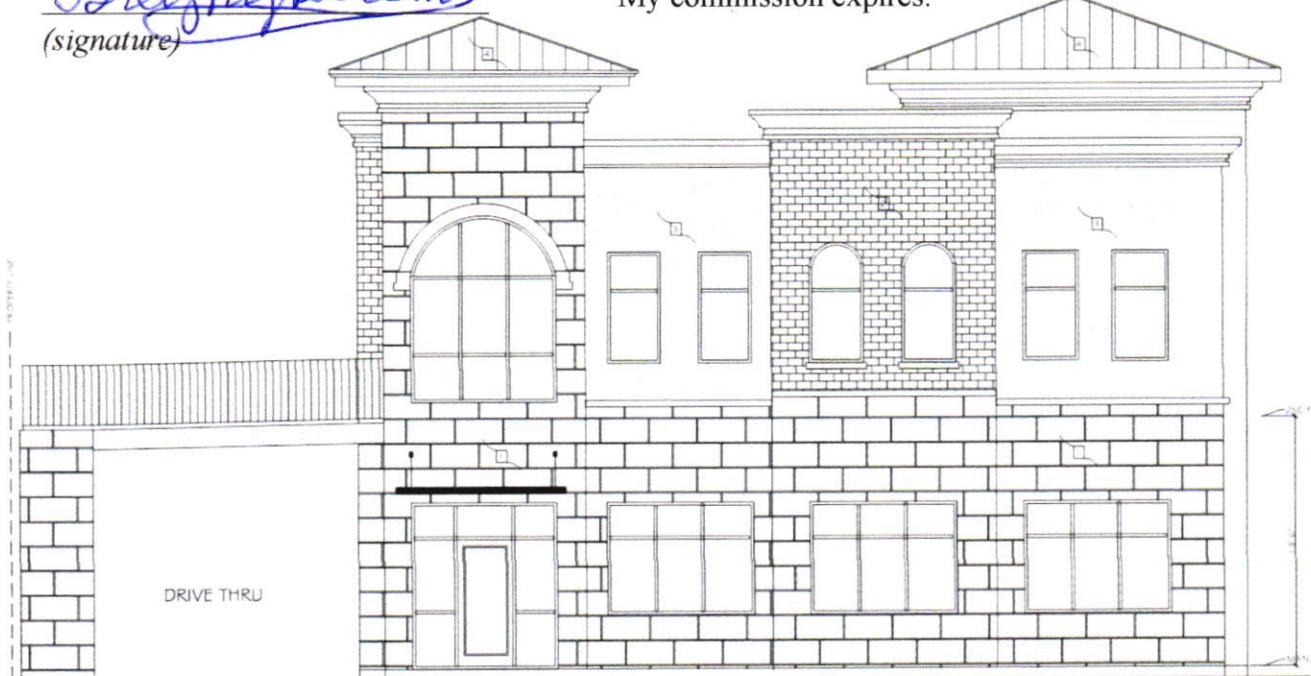
On this 3rd and 4th day of December, 2025, before me, a notary public, personally appeared the above named persons proved on the basis of satisfactory evidence to be the persons whose names subscribed on this *Common Area Easement Confirmation* and acknowledged executing the same.

Witness my hand and official seal

Gregory D. Evans
(signature)



My commission expires:



Relation to the Surrounding Area

(Massing, Scale, Orientation)

New construction that utilizes appropriate massing and scale can affect historic districts in a positive manner. New structures should take their own place in time.

Design Standards

- New structures should relate to the fundamental characteristics of the district, but may use their own style and method of construction.
- Orientation of new construction should be to the street to establish a pedestrian-friendly quality.
- One major entrance should orient to each street to which the building abuts for easy access by pedestrians from the street and sidewalk.
- Corner entrances may be used for buildings orienting to two streets at an intersection.
- New construction should not be dramatically greater in scale than surrounding structures in the district.
- The perceived width of new construction should be visually compatible with adjacent structures. Wider buildings should be divided into modules to convey a sense of traditional construction.
- The building form of new construction should be similar to surrounding structures but should not necessarily a direct imitation.



Neighboring Owner Renovation Response Sheet

I the undersigned owner of the building immediately to the north of 333 South Main Street have no objections, other than those, if any, specified below, to the issuance of a building permit to extend the existing porch across the drive-thru, as depicted below, to provide additional clientele shelter from the elements, and direct access to the condominium located on the second floor, which is now only accessible through four, interlocking, high security doors within the separate first-floor condominium.

Sheila Clark
Sheila Clark, Condo-Unit #4 Owner
River Meadows Office Park

11/3/25

Date

None
Objections

PROPERTY LINE



WEST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

WINDOW VIEWS FROM BUILDING TO THE NORTH

OPEN BELOW STAIRS