



## ALPINE CITY COUNCIL MEETING AGENDA

**NOTICE** is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a meeting on **Tuesday, January 27, 2015 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

**I. CALL MEETING TO ORDER\***

- A. Roll Call:** Mayor Pro Tem Troy Stout
- B. Prayer:** Will Jones
- C. Pledge of Allegiance:** By Invitation

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

**III. CONSENT CALENDAR**

- A. Approve the minutes of January 13, 2015**

**IV. REPORTS AND PRESENTATIONS**

- A. December Budget Presentation**

**V. ACTION/DISCUSSION ITEMS**

- A. Canyon Crest Road/SR 92 Intersection Discussion:** Councilman Troy Stout proposes that Alpine City work with UDOT, Utah County, and Highland City to determine a short term solution and a long term strategy for dealing with traffic at the intersection of Canyon Crest and SR-92 during peak hours.
- B. Legal Non-Conforming Apartment Extension Request – 201 West Center Street:** The Council will consider a request to legalize two additional apartments in the fourplex located at 201 W. Center in order to make it a sixplex.
- C. Resolution No. R2015-02 - Moyle Park Master Plan:** The Council will consider approving the Master Plan for Moyle Park.
- D. Resolution No. 2015-03 - A Proposed Amendment to Resolution No. 2014-11 - Approving the Petition To Amend and Add To the Hlangeni Estates Subdivision Plat:** The Council will consider approving the amended resolution.
- E. FY 2015-2016 Budget Discussion:** The City Council will continue with developing the budget for the next fiscal year.
- F. Cell Tower (Lambert Park) Proposed Lease Terms:** The Council will considered a proposal from a telecommunication company to lease a space on the cell tower in Lambert Park.

**VI. STAFF REPORTS**

**VII. COUNCIL COMMUNICATION**

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

\*Council Members may participate electronically by phone.

Don Watkins, Mayor  
January 23, 2015

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

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

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

**Please remember all public meetings and public hearings are now recorded.**

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## **Public Hearing v. Public Meeting**

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**January 13, 2015**

**I. CALL MEETING TO ORDER:** Mayor Don Watkins called the meeting to order at 7:00 pm.

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

Mayor Don Watkins

Council Members: Lon Lott, Kimberly Bryant, Troy Stout

Council Members not present: Roger Bennett and Will Jones were excused.

Staff: Rich Nelson, Charmayne Warnock, David Church, Shane Sorensen, Jason Bond, Chief Brian Gwilliam, Annette Scott, Alice Winberg

Others: Greg Ogden, Paul Kroff, Sheldon Wimmer, Steve Cosper, Myrna Grant, M. Eric Grant, Loraine Lott, Hunt Willoughby, Hunter Willoughby, Jacob Warner, Ross Welch, Matthew Cormier, Zach Nielson, Jessie Kendell, Hunter Ransom, Benjamin Fonbuena, Braiden Albrecht, Jane Griener, Judi Pickell, Bryan Hofheins, Ron Madson.

**B. Prayer:** Troy Stout

**C. Pledge of Allegiance:** Hunter Willoughby

Mayor Watkins welcomed former mayor Hunt Willoughby and Scout Troop 111.

Mayor Watkins recognized Jacob Warner who was a very accomplished scout. He had earned every possible merit badge just before his 18th birthday. He said he had learned a lot about different careers, sports, etc. He had traveled around the country and to other parts of the world. He said the most unique merit badge was small boat sailing in Utah. When asked why he set a goal to earn all the merit badge, he said he got his Eagle just after his 13th birthday. He had 45 merit badges and decided he wasn't that far away from 120.

**II. PUBLIC COMMENT:** None

**III. CONSENT CALENDAR**

**A. Approve minutes of December 9, 2014**

**MOTION:** Troy Stout moved to approve the minutes of December 9, 2014. Lon Lott seconded. Ayes: 3 Nays: 0. Lon Lott, Troy Stout, Kimberly Bryant voted aye. Motion passed unanimously.

**IV. REPORTS AND PRESENTATIONS:** None

**V. ACTION/DISCUSSION ITEMS**

**A. Independent Audit Report – Greg Ogden.** Greg Ogden was an independent CPA hired to audit Alpine City finances. Each Council Member was given a copy of the Management Letter and Financial Statement, which Mr. Ogden had prepared and reviewed. Regarding impact fees, Mr. Ogden reminded the Council that the fees may be held no longer than six years. Because construction had slowed down in the past few years, some cities were unable to use the impact fees they were holding. But the economy had picked up, spending had increased and the fees were being used. Mr. Ogden also noted that because the finance director had quit in June and the new one wasn't hired until several months later, closing out the books had been a little more difficult. There were some entries that had not been made earlier in the year and that had to be remedied, which delayed the closing. Generally the closing was done at the end of the year. Mr. Ogden said that it was not unusual for the auditor to be involved in drafting the financial statements. Anytime the auditor helped, it became a finding in the statement. Because of the work load, Mr. Ogden said the City may want to look at additional staff.

Mr. Ogden said that next year there would be a big change in finances regarding retirement. In the past cities had reported only what they owed to the retirement system for that year. In the future cities would be reporting what they would have to pay employees over the life of the retirement. It would show a much higher liability in retirement.

1  
2 Mr. Ogden then briefly reviewed the financial statement and report. Graphs on page 8 and 9 showed expenses and  
3 revenues of the various governmental activities. Revenue sources were further broken down in a second graph. He  
4 said that overall, things looked good for the City. The unassigned fund balance was to be kept between 5% and 25%.  
5 Alpine's was right up against the upper limit at 22% which put the City in great shape. No department budget had  
6 been overspent during the previous year.

7  
8 Rich Nelson thanked Greg Ogden for helping through a difficult process. He also thanked Alice Winberg, the new  
9 finance officer for her work.

10  
11 Kimberly Bryant had left the meeting earlier due to an emergency . David Church said they no longer had a quorum  
12 so they were unable to take action on any item. When she returned later in the meeting, item B was resumed and the  
13 following motion was made.

#### 14 15 **B. Acceptance of the Independent Audit Report**

16  
17 **MOTION:** Lon Lott moved to accept the audit report and letter. Troy Stout seconded. Ayes: 3 Nays: 0. Lon Lott,  
18 Troy Stout, Kimberly Bryant voted aye. Motion passed.

19  
20 Since they didn't have a quorum, it was suggested that they move to Item H which was a discussion item.

21  
22 **H. FY 2015-16 Budget Development Process and Discussion:** Rich Nelson reviewed the schedule for the  
23 budget development. In January they would review fund balance goals, update the 5-year budget priorities, and  
24 indentify goals and level of service. In February the individual departments would create a balanced budget. In  
25 March they would hold individual meetings with the Mayor and Council Members to review the budget and  
26 incorporate their feedback. In April the Council would hold budget work session. In May the Tentative Budget  
27 would be presented to the Council and a public hearing would be held. In June the final budget had to be adopted  
28 before June 22. The new fiscal year began July 1st.

29  
30 **I. Lambert Park South Trailhead Discussion:** Shane Sorensen said the Council had talked about the  
31 need for a master plan for Lambert Park. They had put in the 15 mph speed limit signs in the park. Some trails were  
32 improved and two bridges were added. The sewer project to serve the Box Elder South subdivision was under  
33 construction. Several years ago the Council had talked about the possibility of a trailhead at the south end of  
34 Lambert Park. Since that area would be disturbed and sewer and water would be available, it was an optimal time to  
35 talk about building a trailhead with a restroom facility.

36  
37 Troy Stout said he would like to do something that defined the boundary of the park since there was a lot of cross-  
38 over traffic from public land to private land. Shane Sorensen said they had talked about putting up a fence around a  
39 portion of Lambert Park. Troy Stout said he would like to see a nice split rail fence and an arched entry so people  
40 would know they were entering Lambert Park. Mayor Watkins said that as development of the Box Elder South  
41 subdivision moved forward, he felt it was important to delineate where the park was.

42  
43 Kimberly Bryant returned to the meeting at 7:45 pm.

44  
45 The City had \$120,000 from an earlier transaction that was being held in a fund for use in Lambert Park. There was  
46 a discussion about whether impact fees could also be used to fund improvements in the park. David Church said  
47 impact fees could not be used to correct a deficiency. They could only be used to respond to growth. The need had  
48 to be identified in the study in advance. Mayor Watkins suggested that because of the growth in Box Elder South,  
49 they needed the improvements. Mr. Church said the problem was that Box Elder South was not in the City. They  
50 would not be collecting the impact fees from those people.

51  
52 Shane Sorensen estimated the cost of the restroom would be about \$45,000.

53  
54 Ross Welch said that the approved plans for Box Elder South subdivision showed a public restroom on the  
55 southwest corner of the development. He indicated there was a possibility that they could work with the County and  
56 relocate the restroom to the Lambert Park trailhead. That would reduce the cost to the City.

1  
2 Troy Stout suggested there be two restrooms.  
3

4 Don Watkins said that if it cost \$120,000 to fence the boundary between Lambert Park and Box Elder South, he felt  
5 that would be ahead of a restroom. Ross Welch said there would be a 5 ft. berm on the southern boundary of Box  
6 Elder South that would be planted. He wasn't sure there would be a need for a fence on the south end.  
7

8 Lon Lott said it would be nice if the parking area was located close to the outside area so it was easier to get in and  
9 out. He agreed with the idea of fencing the area and building a restroom. If they built two restrooms, he would prefer  
10 to see one at the other end of the park.  
11

12 Mayor Watkins requested staff to come back with pricing on fences and pictures. He said his biggest concern was  
13 motorcycle traffic, etc. coming out of Box Elder South into the park. They should also look at fencing around the  
14 entry into the park.  
15

16 Rich Nelson said the plan for the trailhead would need to be sent to the Planning Commission for review and a  
17 recommendation.  
18

19 **C. Annexation Statement - Intent of the City Council to allow only CE-50 Zone (County CE-1 Zone)**  
20 **Annexations in the Comprehensive Annexation Study Area:** Mayor Watkins said this was an issue he'd had a  
21 lot of energy on for the last 20 years. He had included it in his brochure when he ran for election. It was his goal to  
22 stop developers from rezoning the critical hillsides. He was categorically opposed to rezoning critical environment  
23 property and had fought with the County about it. Over the years commissioners had told him they had no interest in  
24 rezoning the property. Recently he had a conversation with Bryce Armstrong from Utah County who had  
25 recommended against rezoning because it was not consistent with their land use plan. But it was rezoned. He said  
26 one of the statements that came back from the county was that the Pine Grove property was not in Alpine City's  
27 Annexation Policy Plan. He said he would like to start the process to say that anything in the County that was in the  
28 CE-1 zone, Alpine would like to annex the property as long as it was annexed into Alpine CE-50 zone, which was  
29 comparable to the County's CE-1 zone. He admitted that he didn't envision landowners running to the City and  
30 asking to be zoned CE-50, but it would put the County on notice that it was the City's intent that it maintain a critical  
31 environment zoning.  
32

33 Mayor Watkins said that in Provo, applicants for zone changes had to go to the neighborhood council and get their  
34 feelings about the zone change. He felt it was a good policy to go to the neighbors and try to build a consensus. He  
35 said he believed that at the end of the day, they would find 20,000 citizens who said the County should not change  
36 the zoning on the Pine Grove property.  
37

38 Lon Lott said he'd spent many hours the past few weeks studying annexation. He'd read Alpine City's Annexation  
39 Policy Plan and felt the reason they were in difficulty was because they hadn't fully addressed some of the issues in  
40 the Annexation Plan. It was old and ran through 2013. He'd read the minutes on the discussion of why some areas  
41 were included in the plan and others were taken out. There was a statement in the plan that said Alpine City  
42 encouraged islands and peninsulas within the incorporated area to be annexed. It seemed like they would also look at  
43 areas to the side as well. He said several people on past councils had worked on the plan and he assumed they  
44 included the citizens input as well. A lot of planning had been done in the past. He felt they should work off what  
45 they already had, and develop what was being suggested as clearly as possible. Pine Grove used to be in the plan but  
46 was taken out. Putting a blanket designation on all of the unincorporated property didn't take into account all the  
47 work that was previously done and approved on individual pieces of property.  
48

49 Mayor Watkins asked what properties were already in the declaration area. He didn't think the Melby property was  
50 included. David Church said the large Melby piece was not included, nor was Alpine Cove nor Pine Grove.  
51

52 Jason Bond listed the properties which were in the annexation declaration which were:  
53

- 54 • Melby property - 3.53 acres - CE5 zoning
- 55 • Fitzgerald and Bennett properties - 52 acres - CR40,000 zoning
- 56 • Box Elder South - 41 acres - CE5 zoning

- 1 • Grant property - 59 acres - CR 40,000 and CE5 zoning
- 2 • Pack property - 140 acres - CR40,000 and CE5 zoning

3  
4 Kimberly Bryant said they were in a situation right now where safety, taxes, and water and roads were critical  
5 issues. The County needed the City to make a clear stand. She said she was 100 % supportive of protecting that area.  
6 They were saying that they wouldn't bring it in unless it was CE-50.

7  
8 Troy Stout said there were good reasons why the county zoning was the way it was. When purchasers brought  
9 property, they bought it knowing the zoning restrictions They bought it with plans to change it. It was not the City's  
10 obligation to change it. The City needed to consider a zone change request, but they didn't need to do it. There were  
11 so many reasons the property needed to be protected. They had seen problems such as fire and flooding in the last  
12 few years. Those problems were deflected to the people in the center of the city. There was a degree of risk they  
13 accepted. He said they needed to look at the issue from an environmental impact view. It was not a popular stance  
14 because Utah was a right-to-develop state. But it was critical environment. There was wildlife up there including  
15 elk, bobcats, bears and bighorn sheep. He said that where his house was built was a wintering ground for deer. He  
16 said they had some responsibility to protect the wildlife in this area. He said he believed the City should annex it and  
17 annex it under the same zoning it had been under for years.

18  
19 Kimberly Bryant said that if the whole city came to them and said they wanted something rezoned, they would do it.  
20 Lon Lott asked if that would really happen.

21  
22 Don Watkins said it was his point of view that the county may ignore potential problems and allow homes to be built  
23 there. That was what the county could do. Right now three or four families were suing the City because of flood  
24 damage. He didn't want Alpine City to have that liability. The County could take on the liability from rezoning the  
25 property from CE-1.

26  
27 Lon Lott said that he'd been to many of the county meetings. The County had done their due diligence including  
28 driving to the property and looking at it. Because the Pine Grove property was not in the Alpine City's annexation  
29 policy plan, they contacted the City and asked if Alpine was going to annex it. The City said no. So they said they  
30 would go ahead because they had a rezoning request. They went ahead and looked at all the concerns with traffic  
31 and flooding, etc. They went through the process and made a decision.

32  
33 Kimberly Bryant asked Mr. Lott if he was saying that because the County was still going to do that, why would they  
34 bother to make a statement that Alpine City would annex the county property into a CE-50 zone?

35  
36 Lon Lott said he was asking what was the City's purpose in making a blanket statement. If they would only annex  
37 property into the CE-50. If their purpose was to not have any development up there, they would have no control over  
38 it. If it was developed in the County, they would have no control over it.

39  
40 Sheldon Wimmer said it had been a longstanding message to the County that Alpine City was not interested in  
41 annexing anything other than the original two square miles set out by George Smith. The City sent that message to  
42 Draper when Draper wanted to annex over the hill. The City said, who cares? Except some people said, we are not  
43 going to be able to control our future. But the bottom line is that the County is operating just like it always has. He  
44 said that both he and Don Watkins had been around when the Kester Freeze Annexation came in. The best thing that  
45 happened was that they narrowed the development down from 150 homes to 48 homes. That was done through  
46 negotiation with the developer. The issue of carte blanche annexation to maintain the County zoning wouldn't be  
47 productive. He said the CE-1 zoning in the county was set in 1974 when Utah County had no planning. It was a  
48 holding spot so people could negotiate when they wanted develop. He said they should make sure they were  
49 allowing people who owned land to rationally and logically come in and negotiate a solution that would work for  
50 everyone.

51  
52 Judi Pickell said it was her understanding that the County would not accept an annexation plan unless Alpine City  
53 followed their own zoning. For example, the City could not say we will only annex into CE-1 zone or CE-50 when  
54 the property didn't meet the criteria of the CE-50 zone. She didn't think that could happen in such broad terms. The  
55 idea of the county land was almost a kind of land reserve for when a city expanded into that area. The County really  
56 did not want to govern the land. They wanted the City to annex it. That's what a transitional zone was.

1  
2 Don Watkins said this area was not in a transitional zone. Box Elder South was a transitional zone.  
3

4 David Church said that sometime before 1997, the state changed the law and said cities would adopt an Annexation  
5 Policy Declaration. Before that we adopted a policy plan for each individual annexation. The state said cities should  
6 adopt a map to let the county and other cities and landowners know what the city's intention was. Alpine City  
7 adopted an Annexation Policy Plan. Some properties were excluded and other included. The City laid out the  
8 densities and zoning. We adopted it. When we went through it, properties were especially excluded and others were  
9 included. Then as Troy Stout pointed out, when the property is purchased, they take it with the zoning designation.  
10 The Pack property had a designated zoning. It was sold based on that. Then it was sold again, all with the  
11 understanding that Alpine City was willing to annex it for development. It was really important what the Annexation  
12 Policy Declarations said because decisions were made based on them. He said annexations for the most part were  
13 not a one-sided thing. The landowner had to petition for annexation. Without the landowner's signature, all the city  
14 was doing was saying that this is what they would do if the landowner petitioned.  
15

16 Mayor Watkins said the Council was under no obligation to annex the Pack property. David Church agreed but said  
17 they needed to have a good reason to change the zoning designation. He added that annexation didn't occur to stop  
18 growth. Annexation would encourage development. People would come in and ask for sewer and water service.  
19

20 Troy Stout asked if Mr. Church was saying it was better to not make a statement. Mr. Church said the City needed to  
21 redo the Annexation Policy Declaration. They needed to do it with their eyes open and good planning. The Planning  
22 Commission was supposed to look at it and there were certain criteria that needed to be included such as the need for  
23 services and the costs.  
24

25 Paul Kroff said he was working with the owner of the Pack property on a desired annexation. He offered a plea and  
26 a recommendation that the Council not make a blanket statement. It showed distrust to staff, planners and citizens.  
27 They should take a look at the property and see what would fit. He said he understood their desire to send a message  
28 to the County. He said Alpine City did have a way to protect hillsides. It was called a slope analysis. He said they  
29 were looking 2.5 homes per acre on the Pack property. That was not dramatic growth for Alpine.  
30

31 Troy Stout said the developers and citizens may have different goals. He was opposed to development that benefited  
32 a few financially and took away from the community. Mr. Kroff said he thought they could address those issues in a  
33 meaningful way.  
34

35 Bryan Hofheins said he had been interested in the discussion and appreciated the different points of view. He said it  
36 made more sense for developers to talk to the citizens who would be affected by the development rather than to  
37 people who were 50 miles away and wouldn't be impacted by the development. He said that taking the ground from  
38 the CE-1 zone and putting it into the CE-50, which was the City's zoning, made the process more intimate. There  
39 could be a process here where people knew each other. With the Pine Grove zone change, there was one person in  
40 the entire valley that was notified that there was a rezone request. If they moved the same property into the CE-50  
41 zone in Alpine City, nothing had changed. Then the process became a community process. People could be  
42 converted. There wouldn't be strategies that hurt people's ability to have a voice. He said he liked the idea the  
43 Council was considering.  
44

45 Myrna Grant said she had owned her property for 35 year. Her husband's father was one of the founding families of  
46 Alpine. Now she was being told she was ruining the mountains. Alpine did not own any of the mountains. It was  
47 private land. To sign a petition bordered on entrapment or bribery. She didn't think those signatures could be  
48 counted. She said she loved Alpine. She had lived here for 30 years. She loved the deer. The only ones complaining  
49 about the deer were the people in the valley. She said she didn't want to be confined to five or six lots behind her  
50 house, or have to go crawling on her knees to get that changed. She said the mayor told her that her property was  
51 watershed. She said she couldn't see how it was watershed. She asked them to tell her how her property was critical  
52 environment.  
53

54 Kimberly Bryant said that what they were trying to say to the County is that they didn't want people 50 miles down  
55 the road telling them what they should do with their mountains. They were willing to look at specific issues and  
56 decide what made sense.

1  
2  
3 Troy Stout said they were sending a message to the County that they were willing to bring the property into Alpine  
4 and begin the process. That way they could have an opportunity to examine future risk, necessary services, etc.  
5

6 **MOTION:** Troy moved to make a statement that Alpine City intended to annex the CE-1 county lands as CE-50  
7 city lands, and retain that designation until community members and government were convinced through a petition  
8 which reflected a consensus, that the nature of that land/zone should change. Kimberly Bryant seconded. Ayes: 2  
9 Nays; 1. Troy Stout and Kimberly Bryant voted aye. Lon Lott voted nay. Motion failed.  
10

11 **D. Alpine City Support of the Citizen Efforts for a Referendum on the County Pine Grove Zoning**

12 **Decision:** In response to Utah County's down zoning of approximately 80 acres on the northeast side of Alpine  
13 from CE-1 (critical environment with one home per 50 acres) to one home per acre, a group of citizens put together  
14 a petition to send the rezoning decision to a referendum vote. The Council would consider supporting the effort for a  
15 referendum.  
16

17 Councilman Lon Lott read the following statement:  
18

19 There are volumes of information available on the current issues and I have spent many hours in study  
20 about annexation, referendum, and the current concern about the county zone change. As a citizen I'm  
21 grateful to live in a nation where there is a process that allows us the opportunity to be able to cast a vote. I  
22 have spent many hours in discussions with citizens of Alpine who have very strong emotional feelings  
23 either for or against the petition. So what is my role in all of this as a city official?  
24 I feel it is my duty as a public servant to preserve a sense of community. Consequently my responsibility is  
25 to encourage civility, kindness, and courtesy to each citizen when there are issues like this. I am glad I have  
26 friends who feel strongly about our community and the area surrounding Alpine and choose to use this  
27 process to gather signatures for referendum. I also have a large percentage of friends here in Alpine that I'm  
28 glad have a choice to sign a petition but they choose not to sign the petition because they have a differing  
29 point of view. All these people are friends and neighbors who should look into the issue at hand and study  
30 it out. We should understand land use rights; we should understand laws and ordinances. I don't feel it is the  
31 responsibility of the city to sponsor or endorse a specific group.  
32

33 As a city council and city planning commission our time and energy should be spent forward thinking. We  
34 should be having in-depth, clear logical planning workshops to develop a solid plan to include these areas  
35 outside our city limits if it is in the best interest of the city. We should be developing ways to pull our  
36 community together. We should be working on ways to unify so that Alpine will continue to be a great  
37 place to live.  
38

39 Kimberly Bryant said she was not antidevelopment but she felt the people who were most affected by the decision  
40 should be the ones to make the decision. The County should let them decide what the zoning should be. She said she  
41 supported the people who were petitioning for a referendum.  
42

43 Troy Stout said he felt this was an example of democracy at its finest. He didn't think endorsing the campaign for a  
44 referendum was taking a side. He said that taking the issue to a vote gave the other side an opportunity to make a  
45 choice. He said he supported the petition for a referendum, and what they were trying to accomplish.  
46

47 **MOTION:** Troy Stout moved that Alpine City publically support the "We Decide" campaign to petition for a  
48 referendum. Ayes: 2 Nays: 1. Troy Stout and Kimberly Bryant voted aye. Lon Lott voted nay. Motion failed.  
49

50 Judi Pickell said that if the City was going to support a side, she suggested they put together something that  
51 presented both sides of the issue with some facts. She said the person who came to her door asking her to sign the  
52 petition said it was to save Sliding Rock. It had nothing to do with Sliding Rock. If the City was going to support  
53 petition, it needed to look a lot more professional and lot more unbiased.  
54

55 David Church said the City couldn't spend public funds either for or against an issue. Individual Council members  
56 could but state statute prevented spending City money on such issues.

1  
2 Judi Pickell said petition was being funded by Join In. David Church said the Mayor took his salary and put it into  
3 Join In.  
4

5 Jane Griener said the petition packet was stapled to the referendum. If the person bringing the petition to the door  
6 was ignorant, the signer should read it. She said that Join In was separate from the City website. There were links to  
7 it from the City website. She said Join In's purpose was to provide information so people could make decisions.  
8

9 Mayor Watkins said they would allow a contrary point of view on Join In.  
10

11 Jane Griener said Join In was not sent out as City policy. It was sent out as a message from the Mayor and his  
12 opinion. She said that if there were enough signers on the petition, the decision by the County would be put on hold  
13 and would be put on the ballot. If the County decision was overturned, it would come back to the City. Signing the  
14 referendum just stated to the County that they were overstepping their bounds and that the people want to make the  
15 decision. She asked David Church for some information on Pine Grove.  
16

17 David Church said Pine Grove was in the annexation plan prior to 96 or 97. The owners of Pine Grove petitioned for  
18 annexation. It was a long process but in the end the City and the development could not come to an agreement on the  
19 density. When the Annexation Policy Plan was next adopted, Pine Grove was taken out. He said he believed the  
20 current owners bought the Pine Grove property in 1992.  
21

22 Bryan Hofheins said Ron Madson had reported that they had 250 volunteers in the valley taking around petitions.  
23 They had enough petitions out there to obtain 20,000 signatures, and the momentum was growing. He said the  
24 volunteers were not telling them they had to believe one way or another. They were telling them it was an  
25 opportunity for people to be informed and get involved. The signatures had to be obtained within 45 days. It was 15  
26 days less than what the City asked the County for. When a volunteer came around, they were under a time crunch.  
27 He said they were very encouraged about the process and the people were feeling empowered.  
28

29 **E. Resolution No. R2015-01 - Utah League of Cities and Towns (ULCT) Transportation Resolution:**

30 David Church said approving the resolution would express support for the Utah League of Cities and Towns who  
31 were lobbying the legislature to increase local sales tax by a quarter percent with the funds to be used for  
32 transportation. The City would receive about \$240,000 new dollars to be used for roads. He said there were other  
33 proposals out there for tax increases which included raising the gas tax which hadn't been increased since 1995. The  
34 distribution of the gas tax was based on road miles and populations. Either way the taxes would most likely be going  
35 up. The resolution was a statement saying the city was in favor of the ULCT approach.  
36

37 Lon Lott said he had been hearing on the news that they were looking at a 10 cent increase in the gas tax.  
38

39 David Church said other proposals were being discussed. The league was proposing up to a quarter of a percent. The  
40 difference was whether it would be at the local or county level. The League was against the counties controlling the  
41 spending. They were looking at maximizing the cities' control of the funds. He said the B&C Road Funds covered  
42 only about half of the road costs so road expenses were eating into sales tax and other revenue. It was a bigger  
43 problem in the bigger cities. He said the resolution also supported the momentum for bikes paths, buses, etc.  
44

45 **MOTION:** Lon Lott moved to approve Resolution No. R2015-01 supporting transportation funding and let them  
46 know that Alpine needed additional transportation funding. Kimberly Bryant seconded. Ayes: 3 Nays: 0. Lon Lott,  
47 Kimberly Bryant, Troy Stout voted aye. Motion passed unanimously.  
48

49 **F. Moderate Income Housing Report:** Jason Bond said the Utah Code required cities to biennially  
50 review the Moderate Income Housing Element of the General Plan. He said they were not changing the plan. They  
51 were just reviewing how it was working in their community. In Alpine, affordable housing was a challenge because  
52 of the land values. The City approached it by allowing accessory apartment. When the report was adopted in 2007,  
53 Alpine had 60 registered apartments. Now there were currently 118 registered.  
54

55 **MOTION:** Kimberly Bryant moved to approve the Moderate Income Housing Report. Troy Stout seconded. Ayes:  
56 3 Nays: 0. Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed unanimously.

1  
2       **G. Questar High Power Gas Line Replacement - Alignment through Burgess Park:** Shane Sorensen  
3 said Questar was trying to determine the best alignment for the new gas line through Burgess Park. The existing line  
4 ran through two of the newer baseball fields and a playground in Burgess Park. City Staff recommended that the  
5 alignment be changed to a location around the perimeter of the park and just outside the baseball fields. Either  
6 alignment would impact some trees and the trail. Questar would restore or replace whatever was disturbed by the  
7 construction. Mr. Sorensen said the only issue with relocating the line was that it would run closer to some  
8 residences. The City could require that they couldn't be closer than so many feet.  
9

10 **VI. STAFF REPORTS:** This item was canceled.

11  
12 **VII. COUNCIL COMMUNICATION:** This item was canceled.

13  
14 **VIII. EXECUTIVE SESSION**

15  
16 **MOTION:** Troy Stout moved to go to Executive Session to discuss strategy on pending litigation. Kimberly Bryant  
17 seconded. Ayes: 3 Nays: 0. Troy Stout, Kimberly Bryant, Lon Lott voted aye. Motion passed unanimously.  
18

19 The Council went to Executive Session at 9:30 PM

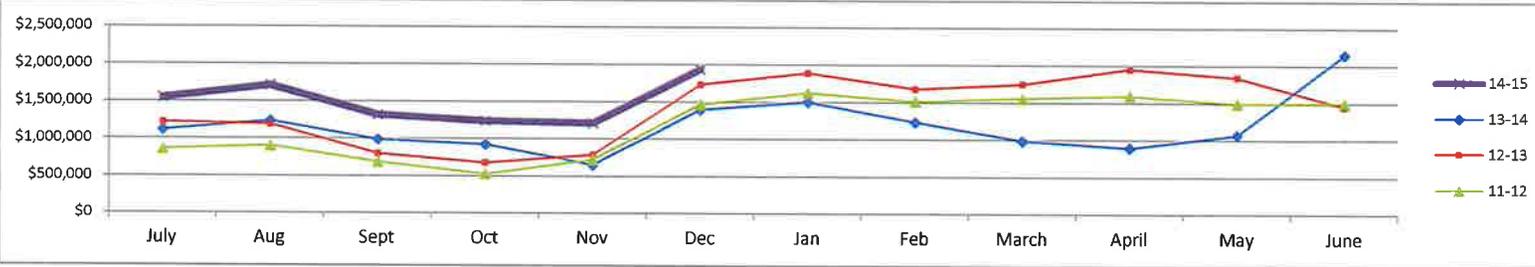
20  
21 **MOTION:** Kimberly moved to return to open meeting and adjourn. Troy stout seconded. Ayes: 3 Nays: 0. Kimberly  
22 Bryant, Troy Stout, Lon Lott voted aye. Motion passed unanimously.  
23

24 Adjourned at 9:50 pm.  
25  
26  
27  
28

# Alpine City Fund Balance FY 2014-2015 1/23/2015

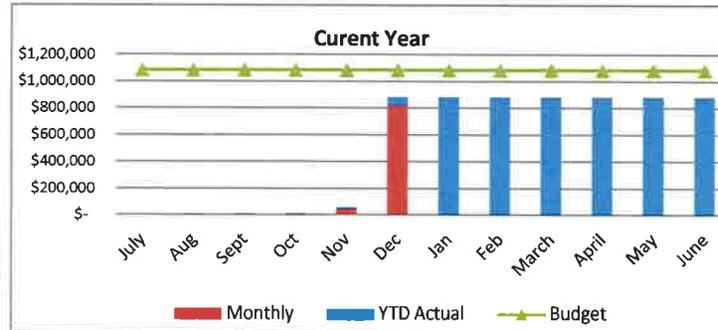
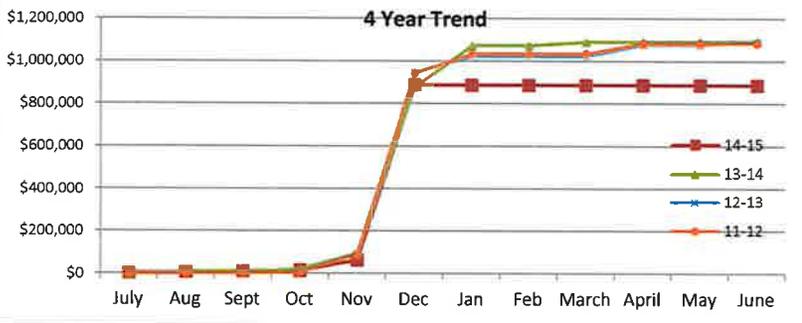
## 10 - General Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
<b>14-15</b>	\$ 1,556,554	\$ 1,719,677	\$ 1,329,235	\$ 1,248,341	\$ 1,220,482	\$ 1,941,250						
<b>13-14</b>	\$ 1,127,493	\$ 1,245,300	\$ 997,329	\$ 931,576	\$ 662,843	\$ 1,411,855	\$ 1,515,843	\$ 1,249,129	\$ 1,000,981	\$ 908,361	\$ 1,084,121	\$ 2,162,249
<b>12-13</b>	\$ 1,228,366	\$ 1,199,507	\$ 806,007	\$ 686,258	\$ 791,231	\$ 1,738,263	\$ 1,896,731	\$ 1,688,119	\$ 1,754,414	\$ 1,957,009	\$ 1,848,984	\$ 1,461,127
<b>11-12</b>	\$ 867,162	\$ 910,498	\$ 698,043	\$ 540,448	\$ 732,671	\$ 1,478,295	\$ 1,639,192	\$ 1,526,602	\$ 1,571,348	\$ 1,609,277	\$ 1,504,672	\$ 1,512,844



## General Property Tax Revenue

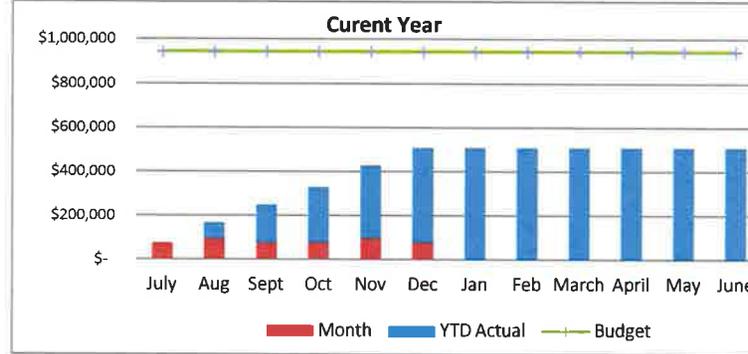
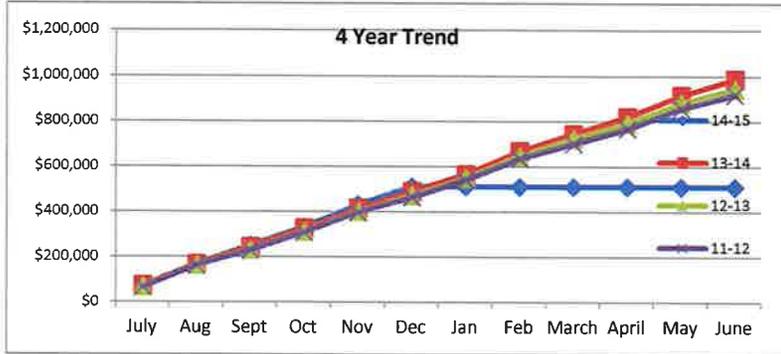
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
<b>Monthly</b>	\$ 4,966	\$ 4,433	\$ 3,476	\$ 1,651	\$ 48,482	\$ 824,602						
<b>YTD Actual</b>	\$ -	\$ 4,966	\$ 9,399	\$ 12,876	\$ 14,527	\$ 63,009	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612
<b>14-15</b>	\$ 4,966	\$ 9,399	\$ 12,876	\$ 14,527	\$ 63,009	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612	\$ 887,612
<b>13-14</b>	\$ -	\$ 10,932	\$ 13,478	\$ 21,253	\$ 97,382	\$ 876,396	\$ 1,074,034	\$ 1,074,586	\$ 1,091,600	\$ 1,092,395	\$ 1,093,211	\$ 1,095,683
<b>12-13</b>	\$ -	\$ 2,753	\$ 9,091	\$ 9,646	\$ 94,987	\$ 947,656	\$ 1,025,279	\$ 1,025,819	\$ 1,026,508	\$ 1,078,824	\$ 1,079,692	\$ 1,089,193
<b>11-12</b>	\$ -	\$ 2,448	\$ 3,993	\$ 6,806	\$ 90,761	\$ 941,435	\$ 1,035,354	\$ 1,035,793	\$ 1,036,429	\$ 1,083,229	\$ 1,084,176	\$ 1,084,853
<b>Budget</b>	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494	\$ 1,087,494



**Alpine City Fund Balance  
FY 2014-2015  
1/23/2015**

**Sales Tax Revenue**

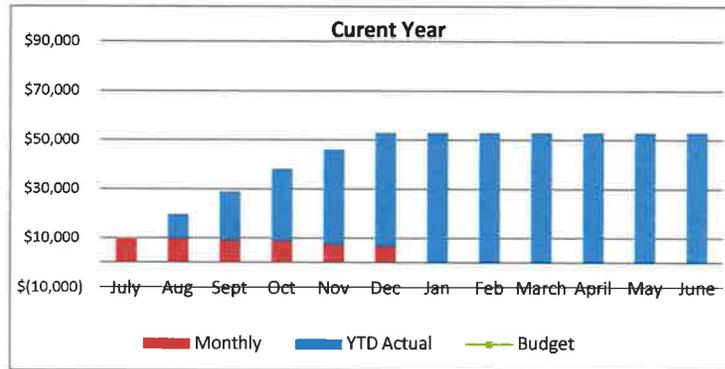
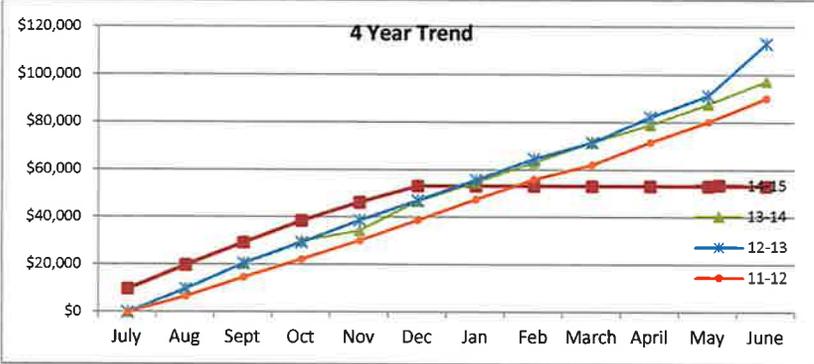
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
<b>Month</b>	\$ 75,066	\$ 96,315	\$ 80,094	\$ 80,859	\$ 99,321	\$ 80,180						
<b>YTD Actual</b>	\$ -	\$ 75,066	\$ 171,381	\$ 251,475	\$ 332,334	\$ 431,655	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835
<b>14-15</b>	\$ 75,066	\$ 171,381	\$ 251,475	\$ 332,334	\$ 431,655	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835	\$ 511,835
<b>13-14</b>	\$ 75,798	\$ 168,414	\$ 245,564	\$ 327,456	\$ 417,037	\$ 489,635	\$ 565,878	\$ 669,400	\$ 745,002	\$ 821,020	\$ 917,249	\$ 988,350
<b>12-13</b>	\$ 69,882	\$ 165,535	\$ 231,603	\$ 312,079	\$ 400,065	\$ 471,154	\$ 549,677	\$ 647,882	\$ 723,124	\$ 792,149	\$ 883,822	\$ 946,445
<b>11-12</b>	\$ 66,937	\$ 164,579	\$ 230,017	\$ 309,764	\$ 398,206	\$ 464,379	\$ 540,487	\$ 636,756	\$ 701,339	\$ 768,057	\$ 859,217	\$ 919,477
<b>Budget</b>	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000	\$ 945,000



**Alpine City Fund Balance  
FY 2014-2015  
1/23/2015**

**Motor Vehicle Tax Revenue**

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 9,937	\$ 9,965	\$ 9,372	\$ 9,284	\$ 7,734	\$ 6,906						
YTD Actual	\$ -	\$ 9,937	\$ 19,902	\$ 29,274	\$ 38,559	\$ 46,293	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199
14-15	\$ 9,937	\$ 19,902	\$ 29,274	\$ 38,559	\$ 46,293	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199	\$ 53,199
13-14	\$ -	\$ 9,972	\$ 20,556	\$ 29,971	\$ 34,404	\$ 46,727	\$ 54,789	\$ 63,130	\$ 71,582	\$ 79,091	\$ 87,779	\$ 97,506
12-13	\$ -	\$ 10,102	\$ 20,709	\$ 29,459	\$ 38,836	\$ 47,191	\$ 55,914	\$ 64,808	\$ 71,656	\$ 82,367	\$ 91,438	\$ 113,189
11-12	\$ -	\$ 6,816	\$ 14,921	\$ 22,266	\$ 30,184	\$ 38,881	\$ 47,531	\$ 56,064	\$ 62,209	\$ 71,597	\$ 80,292	\$ 90,173
Budget	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000	\$ 96,000



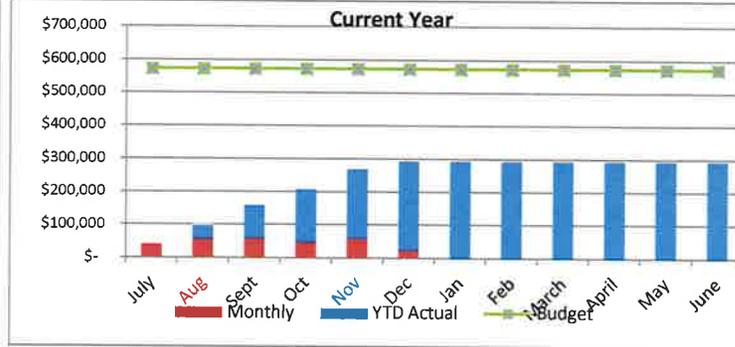
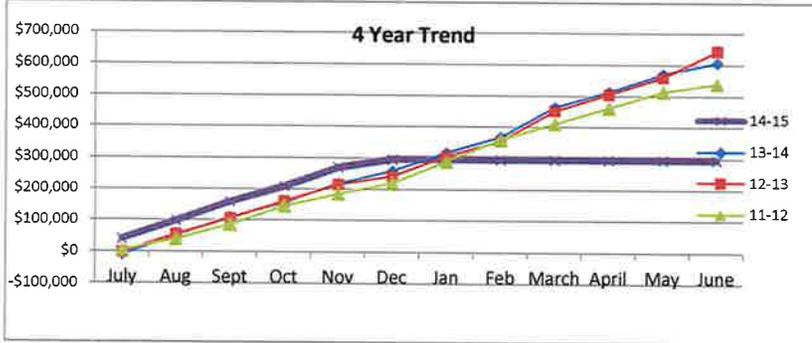
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

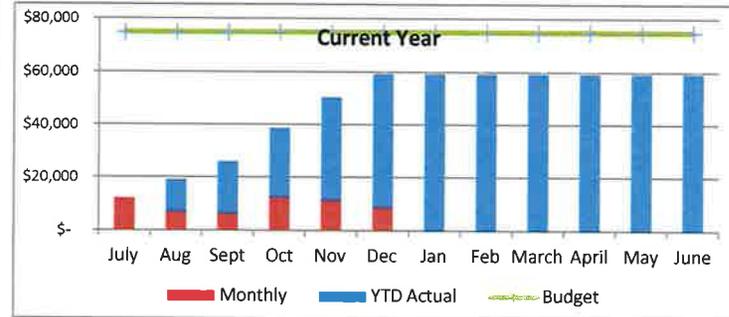
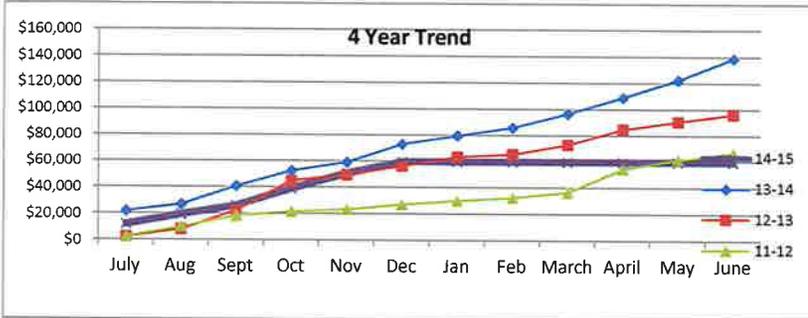
### Franchise Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 41,130	\$ 58,660	\$ 60,486	\$ 50,046	\$ 61,048	\$ 25,872						
YTD Actual		\$ 41,130	\$ 99,790	\$ 160,276	\$ 210,322	\$ 271,371	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242
14-15	\$ 41,130	\$ 99,790	\$ 160,276	\$ 210,322	\$ 271,371	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242	\$ 297,242
13-14	\$ (7,596)	\$ 52,654	\$ 110,059	\$ 157,419	\$ 220,072	\$ 261,891	\$ 319,809	\$ 369,994	\$ 466,066	\$ 515,523	\$ 573,129	\$ 610,053
12-13	\$ -	\$ 55,732	\$ 106,172	\$ 162,430	\$ 216,204	\$ 243,210	\$ 307,194	\$ 355,294	\$ 453,073	\$ 506,253	\$ 561,351	\$ 644,652
11-12	\$ 7,289	\$ 41,846	\$ 87,684	\$ 147,616	\$ 186,503	\$ 222,057	\$ 291,315	\$ 360,523	\$ 412,495	\$ 463,569	\$ 516,368	\$ 542,209
Budget	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000



### Plan Check Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 12,193	\$ 7,323	\$ 6,726	\$ 12,814	\$ 11,639	\$ 8,991						
YTD Actual		\$ 12,193	\$ 19,516	\$ 26,242	\$ 39,056	\$ 50,695	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686
14-15	\$ 12,193	\$ 19,516	\$ 26,242	\$ 39,056	\$ 50,695	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686	\$ 59,686
13-14	\$ 22,300	\$ 27,202	\$ 41,175	\$ 52,728	\$ 59,342	\$ 73,458	\$ 80,005	\$ 86,153	\$ 97,015	\$ 109,386	\$ 122,874	\$ 139,334
12-13	\$ 2,671	\$ 8,368	\$ 22,510	\$ 45,193	\$ 49,532	\$ 56,315	\$ 63,493	\$ 65,557	\$ 72,990	\$ 84,891	\$ 90,764	\$ 96,520
11-12	\$ 2,924	\$ 10,297	\$ 18,522	\$ 22,007	\$ 23,732	\$ 27,532	\$ 30,397	\$ 32,898	\$ 36,886	\$ 54,601	\$ 61,697	\$ 67,012
Budget	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000



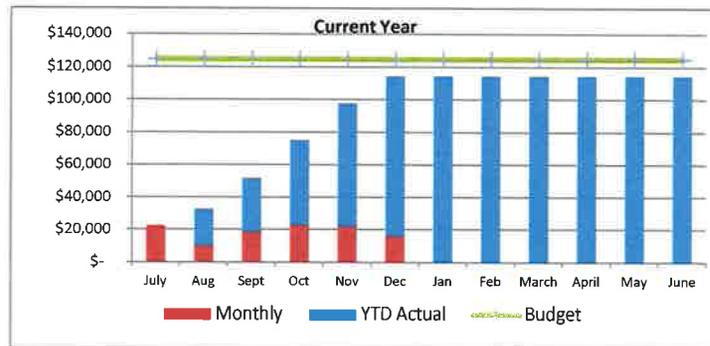
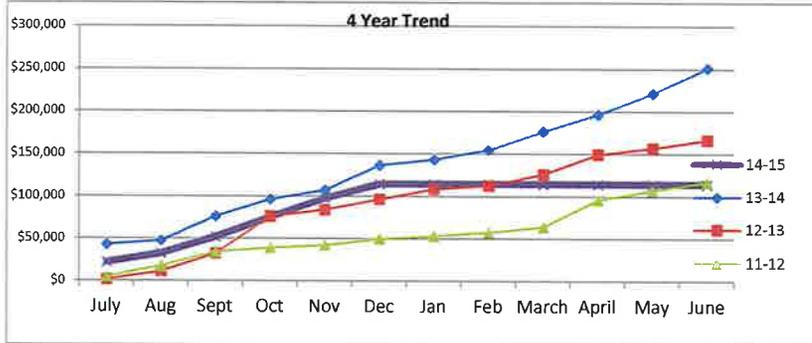
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

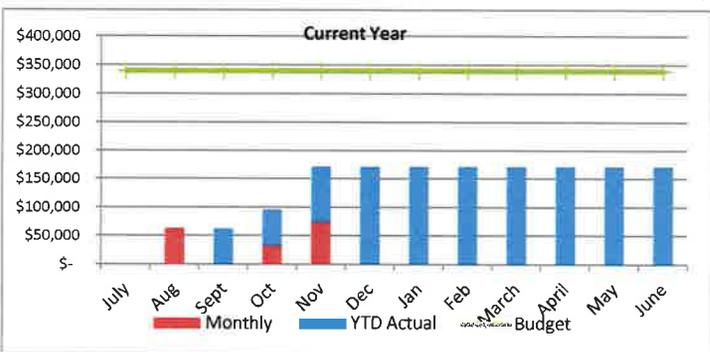
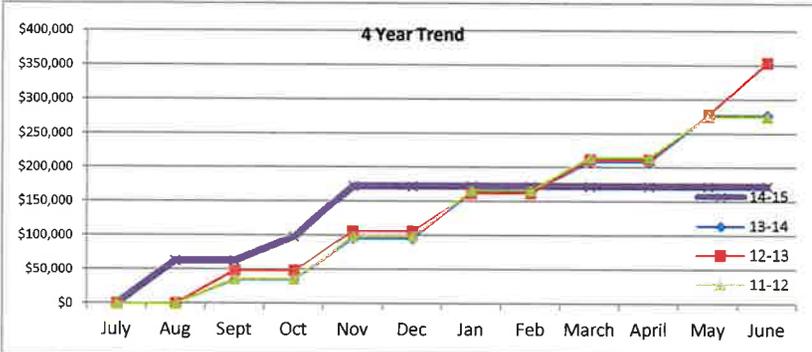
#### Building Permit Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 22,500	\$ 10,656	\$ 19,074	\$ 23,253	\$ 22,614	\$ 16,721						
YTD Actual		\$ 22,500	\$ 33,156	\$ 52,230	\$ 75,483	\$ 98,097	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818
14-15	\$ 22,500	\$ 33,156	\$ 52,230	\$ 75,483	\$ 98,097	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818	\$ 114,818
13-14	\$ 43,499	\$ 48,156	\$ 76,543	\$ 96,958	\$ 107,669	\$ 137,105	\$ 143,718	\$ 155,419	\$ 177,387	\$ 196,934	\$ 221,647	\$ 251,834
12-13	\$ 2,324	\$ 11,654	\$ 33,028	\$ 76,435	\$ 84,360	\$ 96,843	\$ 109,071	\$ 113,033	\$ 126,424	\$ 149,951	\$ 157,358	\$ 167,128
11-12	\$ 5,280	\$ 18,323	\$ 34,855	\$ 39,397	\$ 42,674	\$ 50,148	\$ 53,824	\$ 57,800	\$ 64,231	\$ 96,630	\$ 107,432	\$ 117,517
Budget	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000



#### Class C Road Fund Revenue

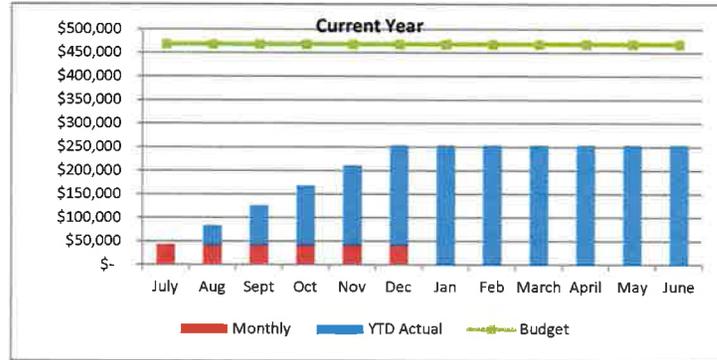
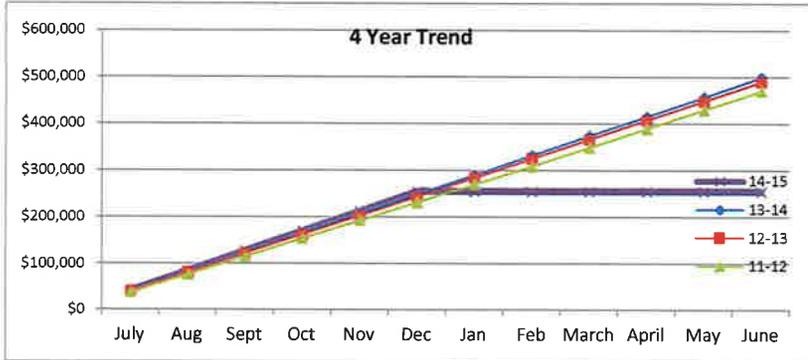
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly		\$ 63,441	\$ -	\$ 33,802	\$ 74,806							
YTD Actual		\$ 63,441	\$ 63,441	\$ 63,441	\$ 97,243	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049
14-15	\$ -	\$ 63,441	\$ 63,441	\$ 97,243	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049	\$ 172,049
13-14	\$ -	\$ -	\$ 34,522	\$ 34,522	\$ 95,736	\$ 95,736	\$ 163,341	\$ 163,341	\$ 208,504	\$ 208,504	\$ 277,363	\$ 277,363
12-13	\$ -	\$ -	\$ 48,424	\$ 48,424	\$ 106,536	\$ 106,536	\$ 161,796	\$ 161,796	\$ 211,361	\$ 211,361	\$ 278,048	\$ 353,821
11-12	\$ -	\$ -	\$ 35,712	\$ 35,712	\$ 98,600	\$ 98,600	\$ 165,605	\$ 165,605	\$ 214,533	\$ 214,533	\$ 275,333	\$ 275,333
Budget	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000



## Alpine City Fund Balance FY 2014-2015 1/23/2015

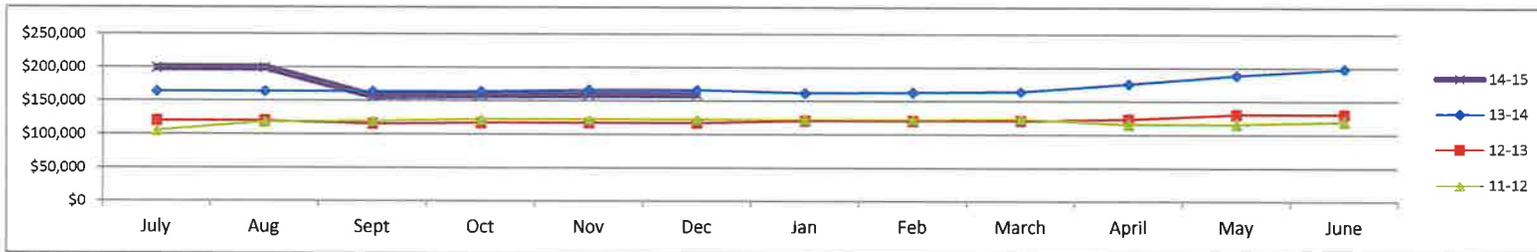
### Waste Collection Sales

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 42,416	\$ 42,535	\$ 42,644	\$ 42,565	\$ 42,646	\$ 42,607						
YTD Actual	\$ -	\$ 42,416	\$ 84,951	\$ 127,595	\$ 170,161	\$ 212,807	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414
14-15	\$ 42,416	\$ 84,951	\$ 127,595	\$ 170,161	\$ 212,807	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414	\$ 255,414
13-14	\$ 41,545	\$ 83,194	\$ 124,631	\$ 166,240	\$ 207,941	\$ 249,705	\$ 291,373	\$ 333,100	\$ 374,904	\$ 416,634	\$ 458,567	\$ 500,698
12-13	\$ 40,854	\$ 81,338	\$ 122,222	\$ 162,996	\$ 203,413	\$ 244,090	\$ 284,964	\$ 325,863	\$ 366,857	\$ 407,965	\$ 449,230	\$ 490,565
11-12	\$ 38,535	\$ 77,049	\$ 115,683	\$ 154,496	\$ 193,183	\$ 231,981	\$ 270,746	\$ 309,622	\$ 349,619	\$ 390,120	\$ 430,594	\$ 471,299
Budget	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300	\$ 469,300



### 15 -Street Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 199,715	\$ 199,809	\$ 157,074	\$ 158,334	\$ 159,519	\$ 159,598						
13-14	\$ 164,184	\$ 164,253	\$ 164,323	\$ 164,396	\$ 166,833	\$ 166,902	\$ 162,589	\$ 163,837	\$ 165,090	\$ 176,991	\$ 190,072	\$ 199,619
12-13	\$ 120,240	\$ 120,322	\$ 115,779	\$ 117,036	\$ 117,104	\$ 117,170	\$ 120,785	\$ 120,842	\$ 120,990	\$ 123,320	\$ 130,471	\$ 130,525
11-12	\$ 105,629	\$ 118,697	\$ 119,939	\$ 122,371	\$ 122,439	\$ 122,510	\$ 122,587	\$ 122,664	\$ 123,929	\$ 116,455	\$ 116,533	\$ 120,158



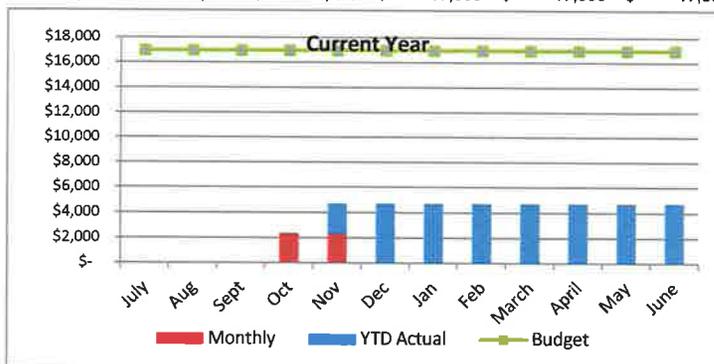
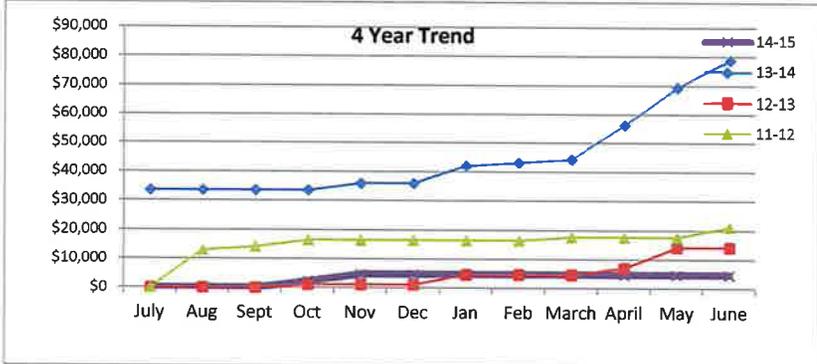
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

#### Street Impact Fee Revenue

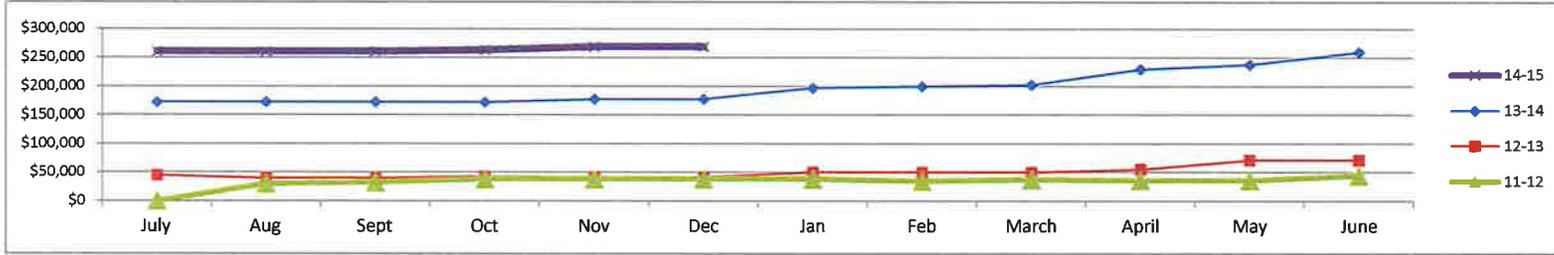
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ -	\$ -	\$ -	\$ 2,367	\$ 2,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Actual	\$ -	\$ -	\$ -	\$ 2,367	\$ 2,367	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733
14-15	\$ -	\$ -	\$ -	\$ 2,367	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733	\$ 4,733
13-14	\$ 33,602	\$ 33,602	\$ 33,602	\$ 33,602	\$ 35,968	\$ 35,968	\$ 42,254	\$ 43,438	\$ 44,621	\$ 56,454	\$ 69,461	\$ 78,927
12-13	\$ -	\$ -	\$ -	\$ 1,183	\$ 1,183	\$ 1,183	\$ 4,733	\$ 4,733	\$ 4,733	\$ 7,100	\$ 14,200	\$ 14,200
11-12	\$ -	\$ 13,017	\$ 14,200	\$ 16,566	\$ 16,566	\$ 16,566	\$ 16,566	\$ 16,566	\$ 17,750	\$ 17,750	\$ 17,750	\$ 21,300
Budget	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000



**Alpine City Fund Balance  
FY 2014-2015  
1/23/2015**

**15 -Recreation/Park Impact Fee Balance**

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 260,820	\$ 260,945	\$ 261,070	\$ 263,833	\$ 269,386	\$ 269,515						
13-14	\$ 173,092	\$ 173,165	\$ 173,239	\$ 173,316	\$ 178,406	\$ 178,480	\$ 198,422	\$ 201,189	\$ 203,962	\$ 230,928	\$ 239,088	\$ 260,695
12-13	\$ 44,847	\$ 39,744	\$ 39,770	\$ 42,483	\$ 41,563	\$ 41,586	\$ 49,676	\$ 49,700	\$ 49,724	\$ 55,123	\$ 71,275	\$ 71,304
11-12	\$ 836	\$ 30,407	\$ 33,110	\$ 38,505	\$ 38,526	\$ 38,548	\$ 38,572	\$ 35,311	\$ 38,022	\$ 36,702	\$ 36,727	\$ 44,816



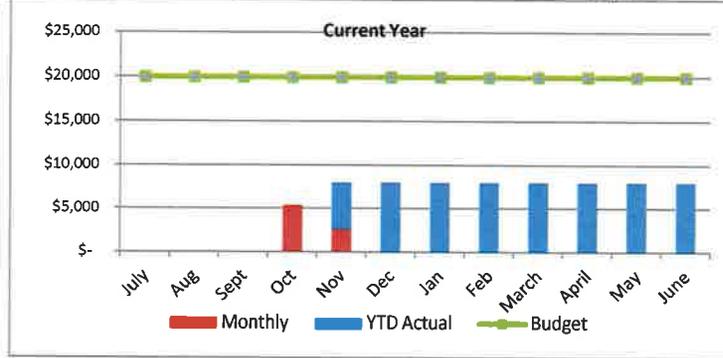
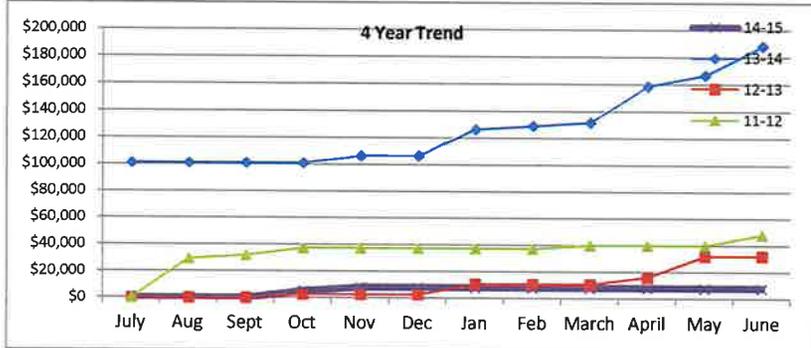
# Alpine City Fund Balance

FY 2014-2015

1/23/2015

## Parks Impact Fee Revenue

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ -	\$ -	\$ -	\$ 5,376	\$ 2,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Actual	\$ -	\$ -	\$ -	\$ 5,376	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064
14-15	\$ -	\$ -	\$ -	\$ 5,376	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064	\$ 8,064
13-14	\$ 101,392	\$ 101,392	\$ 101,392	\$ 101,392	\$ 106,768	\$ 106,768	\$ 126,633	\$ 129,321	\$ 132,009	\$ 158,889	\$ 166,953	\$ 188,457
12-13	\$ -	\$ -	\$ -	\$ 2,688	\$ 2,688	\$ 2,688	\$ 10,752	\$ 10,752	\$ 10,752	\$ 16,128	\$ 32,256	\$ 32,256
11-12	\$ -	\$ 29,568	\$ 32,256	\$ 37,632	\$ 37,632	\$ 37,632	\$ 37,632	\$ 37,632	\$ 40,320	\$ 40,320	\$ 40,320	\$ 48,384
Budget	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000



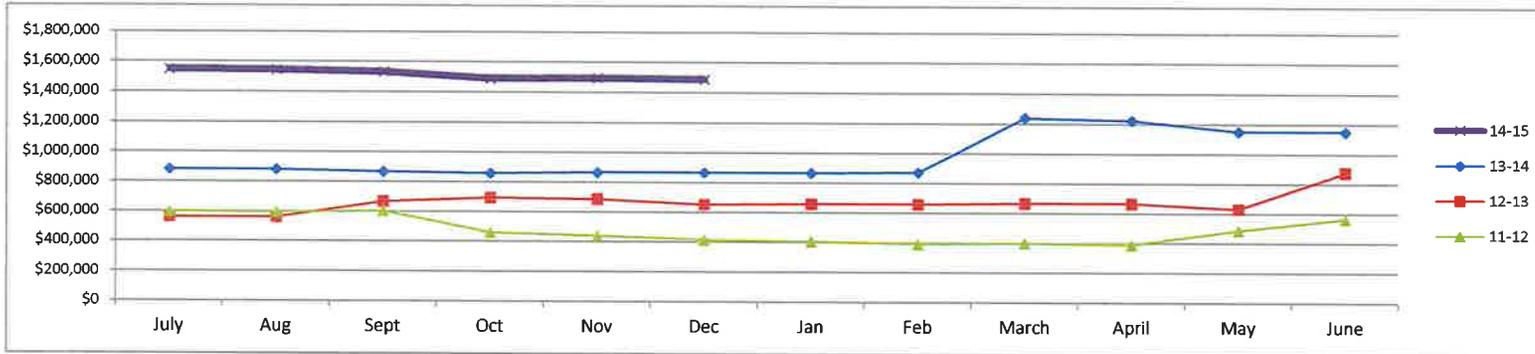
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

#### 45 - Capital Improvement Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 1,550,356	\$ 1,546,070	\$ 1,534,407	\$ 1,490,418	\$ 1,495,315	\$ 1,488,137						
13-14	\$ 884,206	\$ 883,216	\$ 869,162	\$ 861,051	\$ 868,443	\$ 869,422	\$ 870,092	\$ 875,736	\$ 1,243,568	\$ 1,227,379	\$ 1,155,373	\$ 1,153,593
12-13	\$ 562,690	\$ 560,506	\$ 668,642	\$ 694,982	\$ 688,215	\$ 653,081	\$ 658,438	\$ 658,606	\$ 666,979	\$ 667,301	\$ 631,175	\$ 879,127
11-12	\$ 598,612	\$ 595,235	\$ 603,784	\$ 460,221	\$ 441,769	\$ 416,255	\$ 407,528	\$ 392,912	\$ 400,619	\$ 391,634	\$ 488,367	\$ 566,101



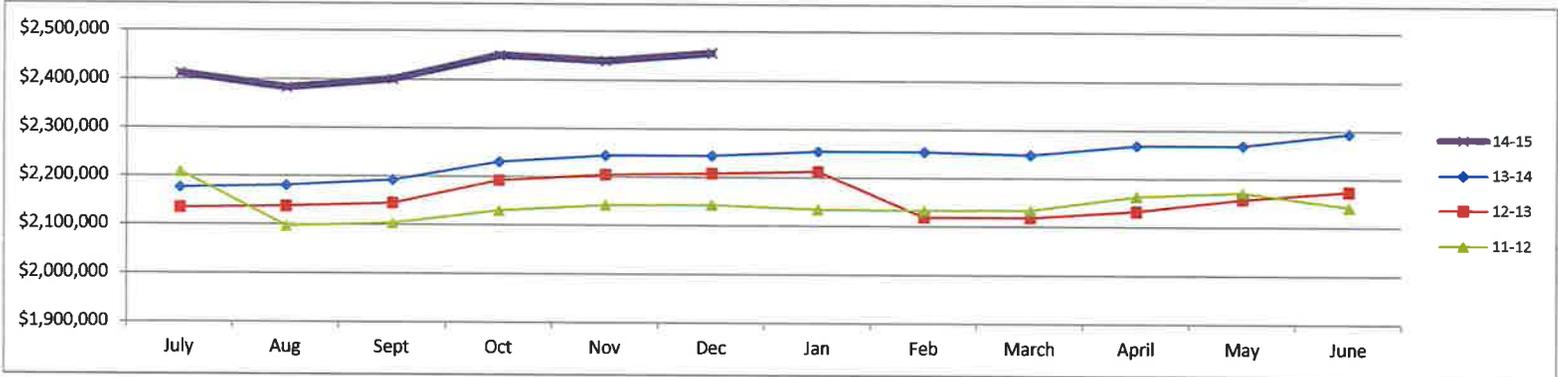
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

#### 51 - Water Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 2,412,274	\$ 2,383,495	\$ 2,401,201	\$ 2,450,309	\$ 2,440,174	\$ 2,456,602						
13-14	\$ 2,176,517	\$ 2,181,310	\$ 2,193,075	\$ 2,231,250	\$ 2,245,255	\$ 2,245,634	\$ 2,255,114	\$ 2,255,354	\$ 2,249,723	\$ 2,269,863	\$ 2,270,132	\$ 2,295,218
12-13	\$ 2,134,909	\$ 2,137,688	\$ 2,144,756	\$ 2,192,608	\$ 2,205,209	\$ 2,208,396	\$ 2,212,906	\$ 2,119,036	\$ 2,118,844	\$ 2,132,384	\$ 2,158,041	\$ 2,173,943
11-12	\$ 2,209,491	\$ 2,097,380	\$ 2,103,986	\$ 2,129,895	\$ 2,142,143	\$ 2,143,173	\$ 2,134,641	\$ 2,133,381	\$ 2,134,552	\$ 2,163,841	\$ 2,172,056	\$ 2,142,311



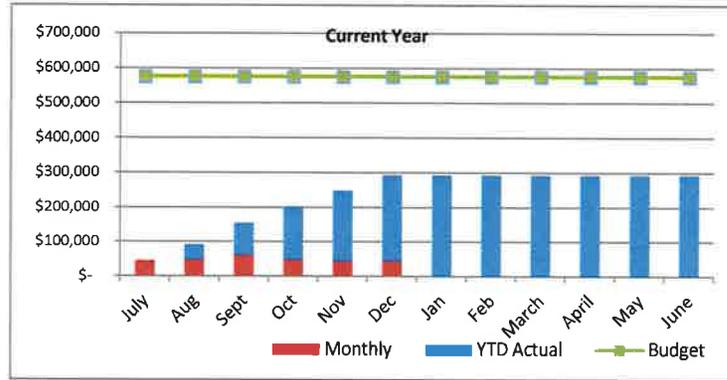
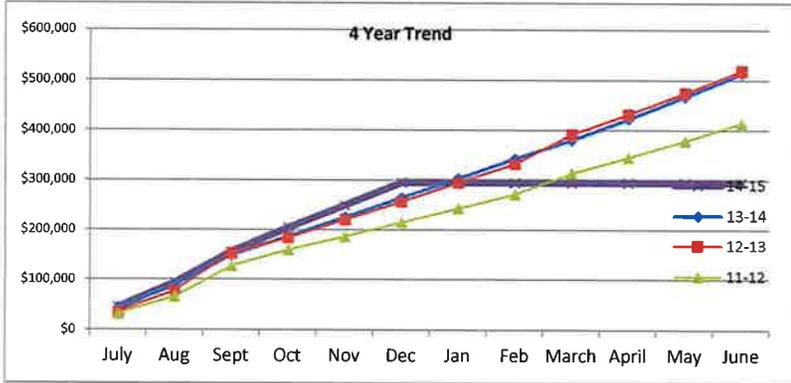
# Alpine City Fund Balance

FY 2014-2015

1/23/2015

## Culinary Water Sales

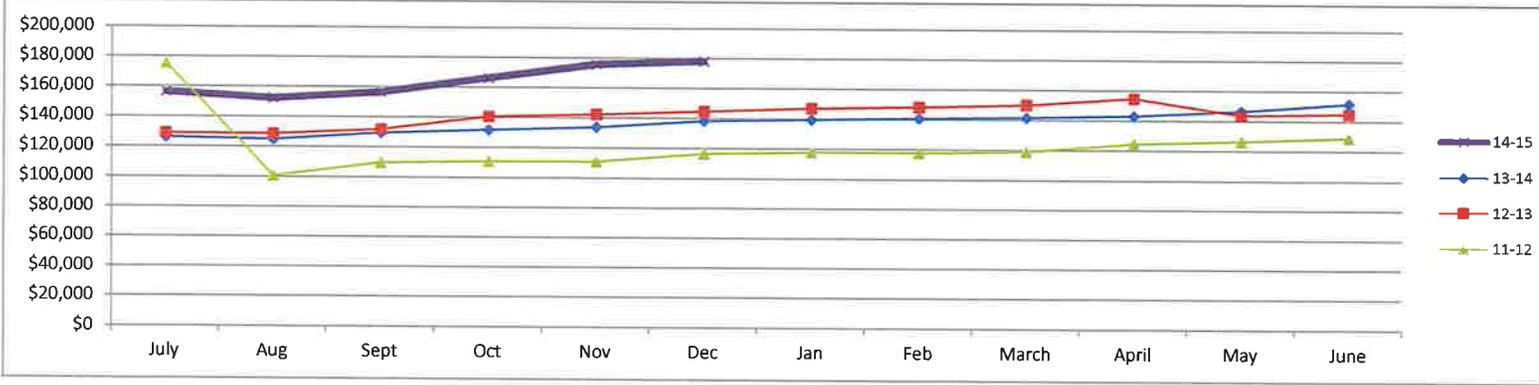
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 44,777	\$ 48,907	\$ 62,416	\$ 49,119	\$ 45,397	\$ 45,654						
YTD Actual	\$ -	\$ 44,777	\$ 93,684	\$ 156,100	\$ 205,219	\$ 250,616	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269
14-15	\$ 44,777	\$ 93,684	\$ 156,100	\$ 205,219	\$ 250,616	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269	\$ 296,269
13-14	\$ 43,759	\$ 88,214	\$ 149,794	\$ 187,022	\$ 226,804	\$ 265,868	\$ 304,729	\$ 343,840	\$ 381,836	\$ 423,921	\$ 468,879	\$ 515,168
12-13	\$ 35,508	\$ 77,731	\$ 152,993	\$ 184,600	\$ 221,095	\$ 257,788	\$ 296,176	\$ 333,337	\$ 392,391	\$ 432,504	\$ 475,632	\$ 519,244
11-12	\$ 31,663	\$ 65,596	\$ 127,811	\$ 160,465	\$ 186,830	\$ 215,576	\$ 244,544	\$ 273,292	\$ 314,983	\$ 346,750	\$ 380,043	\$ 415,298
Budget	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600	\$ 577,600



# Alpine City Fund Balance FY 2014-2015 1/23/2015

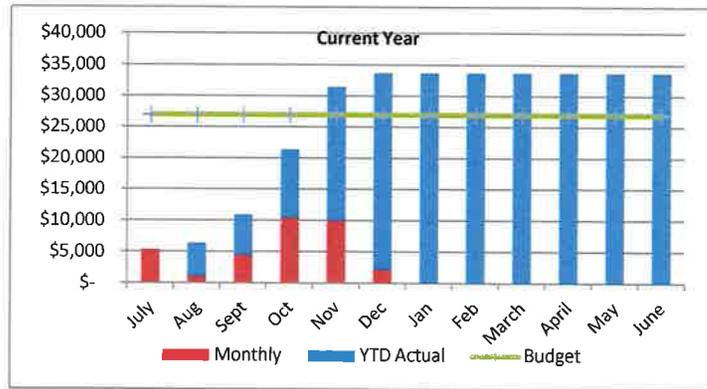
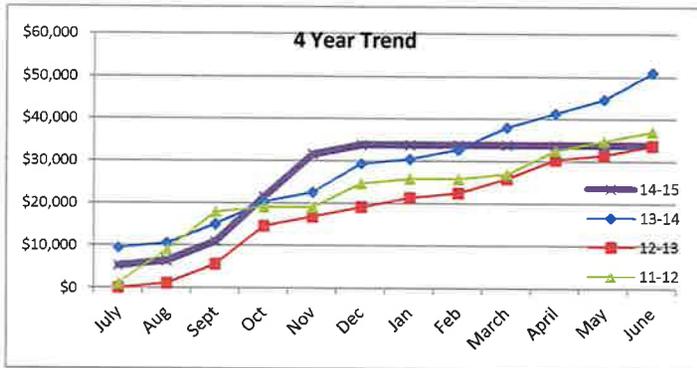
## 51 - Water Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 156,612	\$ 152,319	\$ 156,588	\$ 166,422	\$ 175,901	\$ 178,232						
13-14	\$ 126,227	\$ 124,886	\$ 129,432	\$ 131,742	\$ 134,044	\$ 138,495	\$ 139,677	\$ 141,055	\$ 141,848	\$ 143,358	\$ 146,786	\$ 151,833
12-13	\$ 129,058	\$ 128,591	\$ 131,747	\$ 140,532	\$ 142,365	\$ 144,692	\$ 147,018	\$ 148,211	\$ 150,090	\$ 154,648	\$ 143,862	\$ 144,815
11-12	\$ 175,705	\$ 100,712	\$ 109,746	\$ 110,929	\$ 110,990	\$ 116,670	\$ 117,866	\$ 117,940	\$ 119,142	\$ 124,834	\$ 126,643	\$ 128,970



## Culinary Water Impact Fee Revenue

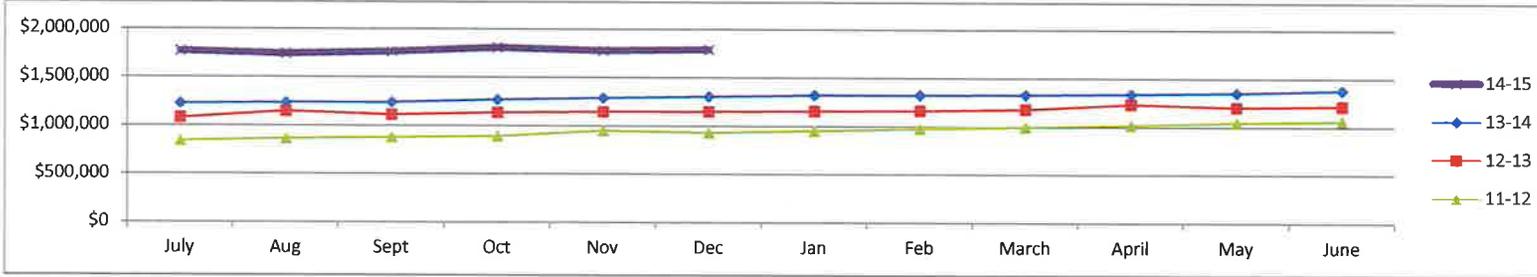
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 5,281	\$ 1,123	\$ 4,553	\$ 10,502	\$ 10,107	\$ 2,246						
YTD Actual		\$ 5,281	\$ 6,404	\$ 10,957	\$ 21,458	\$ 31,565	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811
14-15	\$ 5,281	\$ 6,404	\$ 10,957	\$ 21,458	\$ 31,565	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811	\$ 33,811
13-14	\$ 9,470	\$ 10,593	\$ 15,085	\$ 20,366	\$ 22,612	\$ 29,350	\$ 30,473	\$ 32,719	\$ 38,000	\$ 41,369	\$ 44,738	\$ 51,142
12-13	\$ -	\$ 1,123	\$ 5,615	\$ 14,599	\$ 16,845	\$ 19,091	\$ 21,337	\$ 22,460	\$ 25,829	\$ 30,321	\$ 31,444	\$ 33,690
11-12	\$ 1,123	\$ 8,984	\$ 17,968	\$ 19,091	\$ 19,091	\$ 24,706	\$ 25,829	\$ 25,829	\$ 26,952	\$ 32,567	\$ 34,813	\$ 37,059
Budget	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000	\$ 27,000



# Alpine City Fund Balance FY 2014-2015 1/23/2015

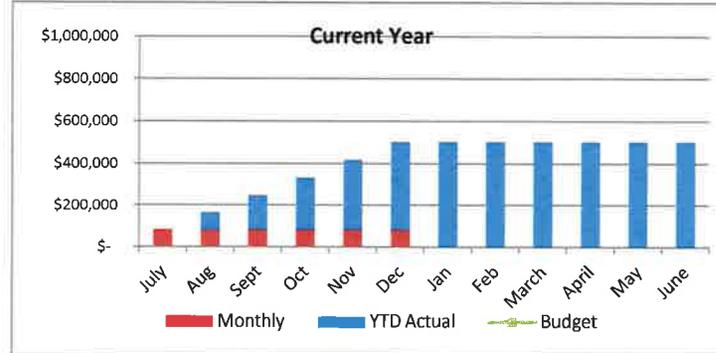
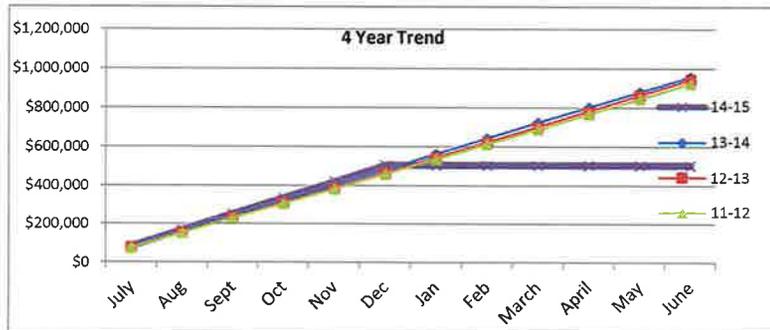
## 52 - Sewer Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 1,774,537	\$ 1,746,044	\$ 1,767,956	\$ 1,812,036	\$ 1,781,572	\$ 1,793,791						
13-14	\$ 1,234,296	\$ 1,242,813	\$ 1,248,135	\$ 1,277,733	\$ 1,295,999	\$ 1,313,495	\$ 1,330,275	\$ 1,333,262	\$ 1,339,119	\$ 1,349,392	\$ 1,361,552	\$ 1,387,672
12-13	\$ 1,082,692	\$ 1,150,098	\$ 1,114,959	\$ 1,138,218	\$ 1,147,790	\$ 1,151,447	\$ 1,158,817	\$ 1,165,489	\$ 1,181,949	\$ 1,238,533	\$ 1,207,611	\$ 1,219,274
11-12	\$ 848,704	\$ 869,079	\$ 882,995	\$ 898,333	\$ 955,545	\$ 936,747	\$ 959,377	\$ 983,326	\$ 1,002,887	\$ 1,026,358	\$ 1,052,483	\$ 1,069,661



## Sewer Sales

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 83,592	\$ 83,757	\$ 83,813	\$ 85,878	\$ 84,611	\$ 84,635						
YTD Actual	\$ 83,592	\$ 167,350	\$ 251,163	\$ 337,041	\$ 421,652	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287
14-15	\$ 83,592	\$ 167,350	\$ 251,163	\$ 337,041	\$ 421,652	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287	\$ 506,287
13-14	\$ 80,598	\$ 161,242	\$ 241,252	\$ 323,242	\$ 403,677	\$ 484,399	\$ 564,939	\$ 645,734	\$ 727,684	\$ 805,411	\$ 882,803	\$ 960,346
12-13	\$ 78,311	\$ 155,940	\$ 234,177	\$ 312,304	\$ 390,229	\$ 468,528	\$ 546,904	\$ 625,380	\$ 703,865	\$ 784,694	\$ 864,816	\$ 944,395
11-12	\$ 76,907	\$ 153,603	\$ 230,434	\$ 306,830	\$ 383,742	\$ 460,725	\$ 537,758	\$ 614,694	\$ 691,220	\$ 769,663	\$ 847,182	\$ 925,355
Budget	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206	\$ 1,060,206



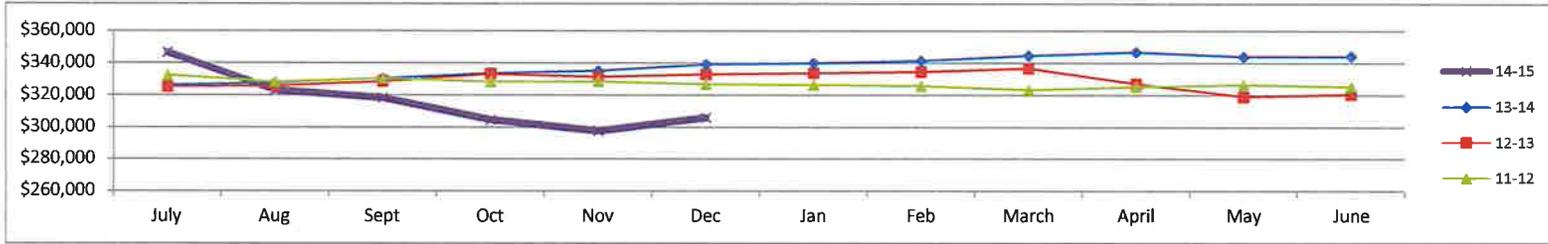
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

### 52 - Sewer Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 346,599	\$ 323,070	\$ 318,431	\$ 304,654	\$ 297,791	\$ 306,153						
13-14	\$ 326,267	\$ 327,734	\$ 330,535	\$ 333,778	\$ 335,277	\$ 339,406	\$ 340,217	\$ 341,690	\$ 344,958	\$ 347,095	\$ 344,296	\$ 344,614
12-13	\$ 325,297	\$ 325,780	\$ 328,651	\$ 333,253	\$ 331,447	\$ 332,963	\$ 333,765	\$ 334,588	\$ 336,745	\$ 327,140	\$ 319,057	\$ 320,520
11-12	\$ 332,660	\$ 328,376	\$ 330,531	\$ 328,406	\$ 328,588	\$ 327,059	\$ 326,644	\$ 325,980	\$ 323,513	\$ 325,451	\$ 326,767	\$ 325,656



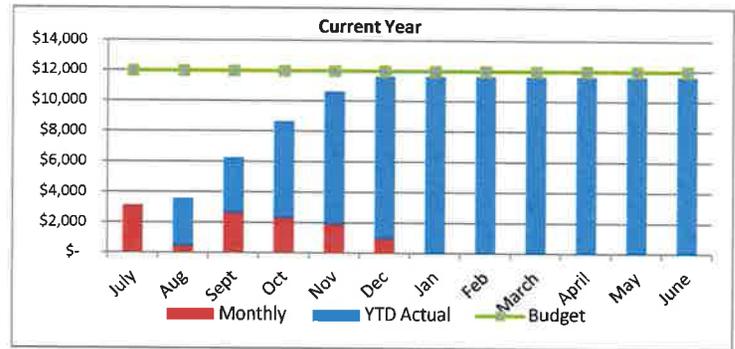
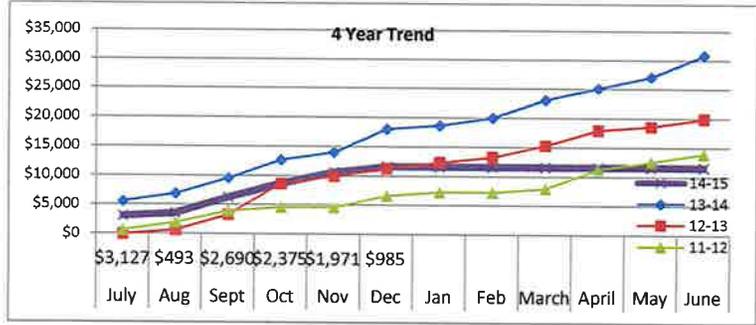
# Alpine City Fund Balance

## FY 2014-2015

### 1/23/2015

#### Sewer Impact Fees Revenues

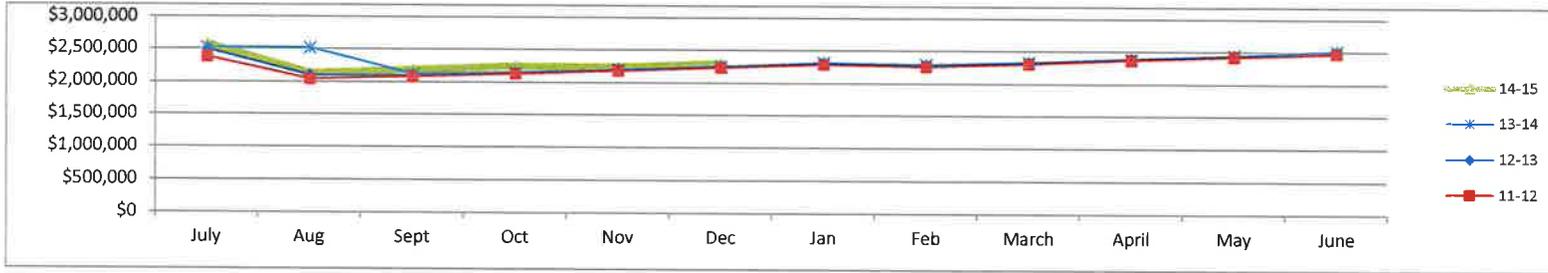
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 3,127	\$ 493	\$ 2,690	\$ 2,375	\$ 1,971	\$ 985						
YTD Actual	\$ 3,127	\$ 3,127	\$ 3,620	\$ 6,310	\$ 8,684	\$ 10,655	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640
14-15	\$ 3,127	\$ 3,620	\$ 6,310	\$ 8,684	\$ 10,655	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640	\$ 11,640
13-14	\$ 5,608	\$ 6,938	\$ 9,598	\$ 12,721	\$ 14,051	\$ 18,041	\$ 18,706	\$ 20,036	\$ 23,159	\$ 25,154	\$ 27,149	\$ 30,937
12-13	\$ -	\$ 665	\$ 3,325	\$ 8,645	\$ 9,975	\$ 11,305	\$ 12,365	\$ 13,300	\$ 15,295	\$ 17,955	\$ 18,620	\$ 19,950
11-12	\$ 665	\$ 1,995	\$ 3,990	\$ 4,655	\$ 4,655	\$ 6,650	\$ 7,315	\$ 7,315	\$ 7,980	\$ 11,305	\$ 12,635	\$ 13,965
Budget	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ 12,000



**Alpine City Fund Balance  
FY 2014-2015  
1/23/2015**

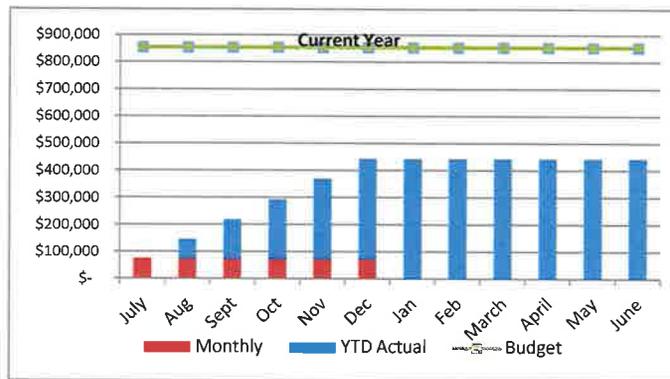
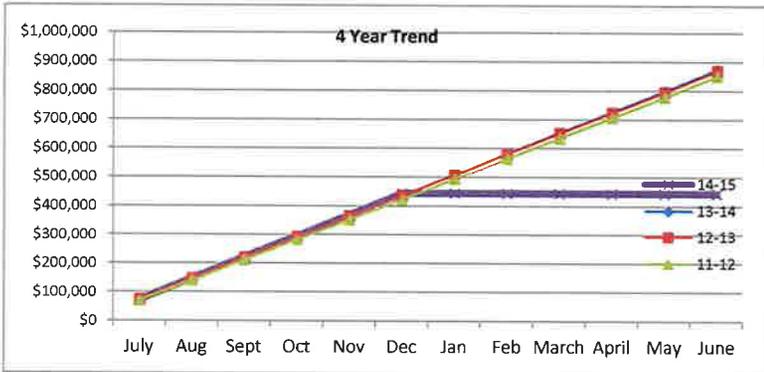
**55 - Pressure Irrigation Fund Balance**

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 2,574,950	\$ 2,129,845	\$ 2,188,509	\$ 2,247,979	\$ 2,239,486	\$ 2,297,936						
13-14	\$ 2,518,218	\$ 2,517,912	\$ 2,130,047	\$ 2,154,850	\$ 2,206,572	\$ 2,260,936	\$ 2,319,975	\$ 2,298,927	\$ 2,338,486	\$ 2,392,001	\$ 2,451,570	\$ 2,518,539
12-13	\$ 2,495,770	\$ 2,106,815	\$ 2,103,905	\$ 2,136,765	\$ 2,178,789	\$ 2,236,141	\$ 2,295,285	\$ 2,267,265	\$ 2,321,296	\$ 2,388,215	\$ 2,425,916	\$ 2,470,508
11-12	\$ 2,381,681	\$ 2,045,755	\$ 2,087,481	\$ 2,130,712	\$ 2,183,609	\$ 2,234,372	\$ 2,288,936	\$ 2,260,276	\$ 2,308,584	\$ 2,369,521	\$ 2,422,516	\$ 2,473,320



**Pressure Irrigation Sales**

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 73,749	\$ 73,855	\$ 74,013	\$ 74,040	\$ 74,043	\$ 74,093						
YTD Actual	\$	\$ 73,749	\$ 147,604	\$ 221,618	\$ 295,657	\$ 369,701	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793
14-15	\$ 73,749	\$ 147,604	\$ 221,618	\$ 295,657	\$ 369,701	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793	\$ 443,793
13-14	\$ 72,432	\$ 144,998	\$ 217,160	\$ 289,844	\$ 362,438	\$ 435,115	\$ 509,000	\$ 581,735	\$ 654,464	\$ 727,061	\$ 800,719	\$ 874,064
12-13	\$ 74,604	\$ 147,510	\$ 219,579	\$ 291,953	\$ 364,048	\$ 436,047	\$ 508,092	\$ 580,096	\$ 652,105	\$ 724,117	\$ 796,003	\$ 868,269
11-12	\$ 70,386	\$ 140,722	\$ 211,218	\$ 281,813	\$ 352,440	\$ 423,082	\$ 493,774	\$ 564,501	\$ 635,306	\$ 706,482	\$ 778,804	\$ 851,319
Budget	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000	\$ 855,000



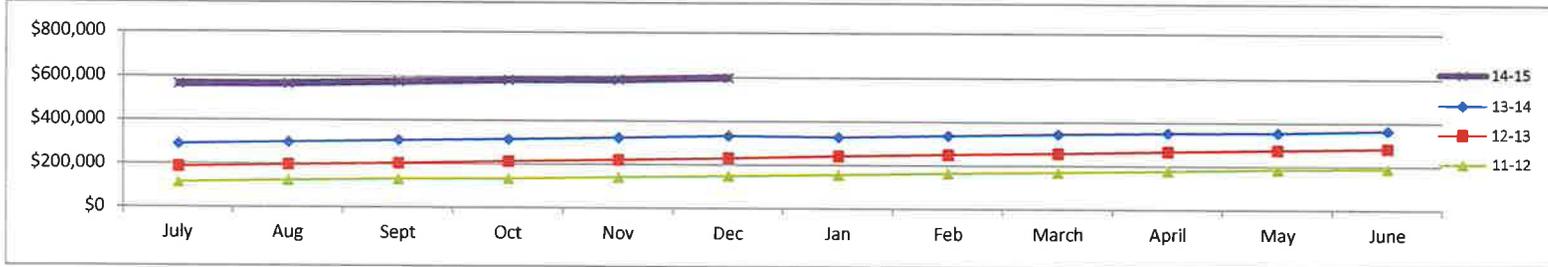
# Alpine City Fund Balance

FY 2014-2015

1/23/2015

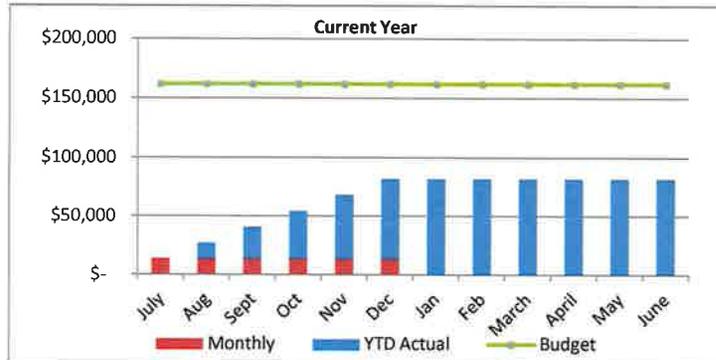
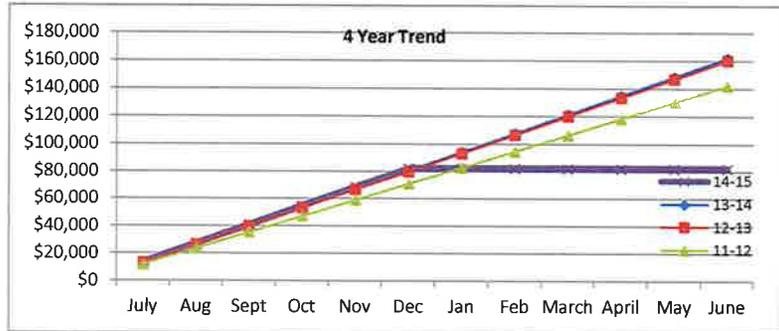
## 56 - Storm Drain Fund Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 566,804	\$ 567,458	\$ 577,990	\$ 587,702	\$ 591,352	\$ 601,057						
13-14	\$ 293,188	\$ 301,214	\$ 310,639	\$ 317,454	\$ 326,258	\$ 337,205	\$ 332,009	\$ 341,527	\$ 350,078	\$ 356,193	\$ 358,009	\$ 368,690
12-13	\$ 188,591	\$ 197,408	\$ 204,405	\$ 214,295	\$ 222,962	\$ 232,225	\$ 242,946	\$ 251,483	\$ 258,958	\$ 268,601	\$ 276,518	\$ 284,448
11-12	\$ 117,034	\$ 125,152	\$ 132,137	\$ 136,486	\$ 144,277	\$ 152,014	\$ 159,569	\$ 167,408	\$ 173,302	\$ 181,333	\$ 188,936	\$ 192,824



## Storm Drain Utility Charges

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ 13,668	\$ 13,690	\$ 13,708	\$ 13,714	\$ 13,731	\$ 13,737						
YTD Actual		\$ 13,668	\$ 27,357	\$ 41,066	\$ 54,779	\$ 68,510	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247
14-15	\$ 13,668	\$ 27,357	\$ 41,066	\$ 54,779	\$ 68,510	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247	\$ 82,247
13-14	\$ 13,436	\$ 26,893	\$ 40,296	\$ 53,782	\$ 67,267	\$ 80,788	\$ 94,289	\$ 107,837	\$ 121,406	\$ 134,978	\$ 148,618	\$ 162,201
12-13	\$ 13,324	\$ 26,558	\$ 39,894	\$ 53,252	\$ 66,749	\$ 79,828	\$ 93,195	\$ 106,577	\$ 119,977	\$ 133,379	\$ 146,769	\$ 160,196
11-12	\$ 11,811	\$ 23,604	\$ 35,419	\$ 47,282	\$ 59,124	\$ 70,983	\$ 82,856	\$ 94,742	\$ 106,546	\$ 118,435	\$ 130,354	\$ 142,303
Budget	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000	\$ 162,000



# Alpine City Fund Balance

FY 2014-2015

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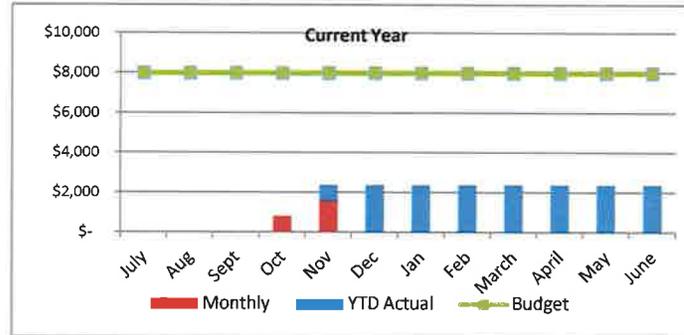
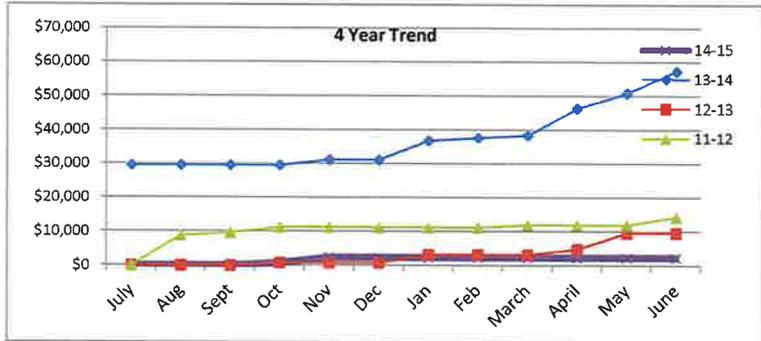
## 56 - Storm Drain Impact Fee Balance

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
14-15	\$ 187,495	\$ 185,118	\$ 185,207	\$ 185,296	\$ 183,576	\$ 183,664						
13-14	\$ 159,472	\$ 159,538	\$ 159,607	\$ 159,677	\$ 161,345	\$ 161,345	\$ 167,163	\$ 168,029	\$ 168,901	\$ 176,970	\$ 181,446	\$ 187,922
12-13	\$ 122,594	\$ 119,542	\$ 119,619	\$ 120,495	\$ 120,466	\$ 120,664	\$ 123,099	\$ 123,157	\$ 123,217	\$ 124,871	\$ 129,723	\$ 129,776
11-12	\$ 107,337	\$ 116,191	\$ 117,048	\$ 118,712	\$ 118,778	\$ 118,847	\$ 118,921	\$ 118,996	\$ 119,875	\$ 119,953	\$ 120,033	\$ 122,510



## Storm Drain Impact Fees

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Monthly	\$ -	\$ -	\$ -	\$ 800	\$ 1,600	\$ -						
YTD Actual	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
14-15	\$ -	\$ -	\$ -	\$ 800	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
13-14	\$ 29,637	\$ 29,637	\$ 29,637	\$ 29,637	\$ 31,237	\$ 31,237	\$ 36,986	\$ 37,786	\$ 38,586	\$ 46,586	\$ 50,986	\$ 57,386
12-13	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ 800	\$ 3,200	\$ 3,200	\$ 3,200	\$ 4,800	\$ 9,600	\$ 9,600
11-12	\$ -	\$ 8,800	\$ 9,600	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200	\$ 12,000	\$ 12,000	\$ 12,000	\$ 14,400
Budget	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000



**ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Canyon Crest Road/SR 92 Intersection Discussion**

**FOR CONSIDERATION ON: January 27, 2015**

**PETITIONER: Council Member Troy Stout**

**ACTION REQUESTED BY PETITIONER:** Council Member Troy Stout would like the City Council, working with UDOT, Utah County and Highland City, to determine a short term and long term strategy for dealing with peak time traffic flow issues at the intersection.

**INFORMATION:** At peak time traffic flow times the intersection of Canyon Crest Road and SR 92 is stacked up significantly. Cars are backed up for blocks and it is a mess.

***RECOMMENDED ACTION:*** *That the City Council, working with others, determine what can be done on a short term basis and a long term basis to deal with the traffic problems at that intersection during peak usage times.*

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: Legal Non-Conforming Apartment Extension Request**

**FOR CONSIDERATION ON: 27 January 2015**

**PETITIONER: Lomoin Partners**

**ACTION REQUESTED BY PETITIONER: Approve the Proposal**

**APPLICABLE STATUTE OR ORDINANCE: Article 3.22 (Non-Conforming)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

**BACKGROUND INFORMATION:** Please see attached proposal and staff review.

There were some questions regarding the year the building was built and the number of originally approved units. After talking with the applicant again, it appears that the building was built in 1967 but no records were found that pinpoint the number of units that were originally approved.

The Planning Commission had a difficult time knowing how to approach this proposal based on the current Non-Conforming ordinance. It appears that there is some contradicting language. The City Attorney will need to offer some guidance on the interpretation of the ordinance. The Planning Commission plans to address the ordinance by amendment to clarify the purpose and process. Guidance from the City Council in what the ordinance should say would be helpful for the Planning Commission at their next meeting.

**PLANNING COMMISSION MOTION:** Bryce Higbee recommended that approval of the proposed legal non-conforming extension be approved with the following conditions as long as it does not violate our ordinance.

1. Only 4 units be rented out until all of the proposed renovations and any other items as deemed necessary are completed according to the building code and are approved by the Building Inspector.
2. The parking lot be asphalted as proposed with the approval from the City Engineer.
3. All units be given new cabinets, appliances, floor coverings, and paint as proposed.
4. All units be given an enlarged bathroom, washer/dryer, additional cabinets, new bar, and other kitchen improvements as proposed.
5. Adequate off-street parking for 6 units be provided (12 parking stalls).
6. A landscaping plan be submitted and approved by the City Planner.

Bryce Higbee said this proposal needs to go to the City Council because it's unique enough and David Church needs to be there and have input on it.

Judi Pickell seconded the motion. The motion passed with 6 Ayes and 1 Nays. Bryce Higbee, Steve Cosper, David Fotheringham, Chuck Castleton Steve Swanson and Judi Pickell all voted Aye. Jason Thelin voted Nay.

Jason Thelin said he is voting Nay because he is not in favor of having a six-plex in that area or increasing density.



Date: January 16, 2015

By: Jason Bond  
City Planner

**Subject: Planning and Zoning Review  
Non-Conforming Apartment Building Extension Request  
201 West Center Street**

## **Background**

Lomoin Partners is preparing to purchase the property located at 201 West Center Street. The property contains a legal non-conforming apartment building that was built in 1967. However, there are 6 units in the building but only 4 units are legal according to the previous ordinance that was in place at the time the building was built. The applicant is proposing to renovate the apartment building in a way that enhances the property and the neighborhood. This will include a full interior renovation and a new asphalt parking lot. The applicant claims that in order for this to be financially feasible for them to purchase and renovate, they will need the 5 and 6 units to be legal and available for rent.

## **Non-Conforming Buildings and Uses (Section 3.22.7)**

The term non-conforming refers to buildings and uses which were lawful before the current ordinance was passed but which are now prohibited or restricted (Section 3.22.1)

Section 3.22.7 is as follows:

***“Extension (Enlargement) and Reconstruction of Non-conforming Buildings - Conditions.*** *A non-conforming building or structure or a building housing a non-conforming use may be extended or enlarged or reconstructed, subject to the prior approval by the City Council, after recommendation of the Planning Commission and such compliance with the following:*

- 1. The proposed extension or replacement shall be located entirely on the same lot or parcel as the present non-conforming structure and will conform with all existing setback and location requirements.*

2. *The applicant shall submit a detail site plan showing the location of existing and proposed structures on the site and in the vicinity, existing lot boundaries, roads, driveways, parking areas, utilities and other significant features on the site and in the immediate vicinity.*

3. *A finding made by a majority vote of the Council that:*

*a. The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.*

*b. The building or use, if extended, will not have the effect of diminishing the value of property or the quality of living environment of adjacent properties.*

*c. The proposed enlargement will not significantly increase the number of vehicles or pedestrians, or result in the establishment or increase of a safety hazard to the area.*

*d. The proposed enlargement will not result in the establishment of a condition incompatible with the neighborhood area and the stated objective of the zone in which it is located.*

*The Council may attach such conditions to its approval as are necessary to adequately protect the property and uses in the surrounding territory and the intent of the zone, including but not limited to, the providing of off-street parking access ways, landscaping features and additional setback of structures.”*

### **General Remarks**

This could be a great way to address a number of issues with this dilapidated apartment building in a single family residential neighborhood. The applicant is not proposing to expand the building footprint, rather they are proposing to better utilize and enhance the current building.

On the other hand, the building was illegally modified several years ago to add two more units. This is a concern and two extra units should never have happened. In addition, properties in Alpine should be held to a certain standard. However, this can be a difficult process to enforce.

If the applicant's request is to be considered, there will need to be some careful thought put into the conditions of approval.

## **RECOMMENDATION**

**The Planning and Zoning Department recommends that approval of the proposed legal non-conforming extension be approved with the following conditions:**

- **Only 4 units be rented out until all of the proposed renovations are completed according to the building code and are approved by the Building Inspector.**
- **The parking lot be asphalted as proposed with the approval from the City Engineer.**
- **All units be given new cabinets, appliances, floor coverings, and paint as proposed.**
- **All units be given an enlarged bathroom, washer/dryer, additional cabinets, new bar, and other kitchen improvements as proposed.**
- **Adequate off-street parking for 6 units be provided (12 parking stalls).**
- **A landscaping plan be submitted and approved by the City Planner.**



# Alpine Apartments

Utah Real Estate Opportunity Fund





## Statement of Issue

- Lomoin Partners is preparing to purchase the property located at 201 W. Center, in Alpine.
- Although it currently has 6 units, it appears that only 5 of them are permitted.
- In order to complete the purchase, the city is requested to approve the sixth unit that has been in place for at least ten years.
- The following information is provided to help inform the city as to the plan's that Lomoin has in place once the property is approved for the sixth unit.



## About our Team

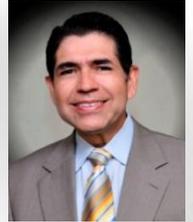


- ***Greg Ketch***

- 
- Mr. Ketch has been actively involved in real estate investing for the past 15 years as an investor, a manager and as a retained coach for large investors. In 2008, as a founding member of LOMOIN I, he formed Entrust Real Estate Services, LLC, which manages all real estate investments that Mr. Ketch owns or participates in as well as for other owners. These investments currently aggregate to over 300 units, and are primarily in the target market of the Utah Opportunity Fund and in its sweet spot of size and demographics. He is a licensed real estate broker and is responsible for closing an average of 12 multi-unit transactions per year in which he represents investors. In addition to his property management and real estate company, he has worked as a real estate and investment coach/mentor for some of the largest real estate mentor firms in the country such as Robert Kiyosaki, Robert Allen, Carleton Sheets and Armando Montelongo. He has mentored over 1,000 investors, which requires regular meetings with candidates to help them understand and implement advanced investing concepts on specific deals they are considering.
- 
- Mr. Ketch excelled in the corporate world, where he rose through the ranks of MCI from the branch to regional and then to a national manager position and received accolades as MVP several years. At one point he managed the production bonus structures for over 1700 employees and was responsible for all marketing, technical and financial operations of Texas and Louisiana. In his last position, he was National Accounts Service/Sales Manager, responsible for designing programs for Fortune 500 clients.
- 
- Before turning his talents to the real estate market, Mr. Ketch was the owner of a franchise chain of restaurants in the Salt Lake City Area, where he gained valuable experience negotiating with banks and lease holders. Mr. Ketch received a BS degree in Finance from Brigham Young University.
- He currently resides in Alpine.



## About our Team



- ***A.J. Rincon***

- Mr. Rincon's extensive experience in raising capital and managing assets includes the founding of Oasis Bank SSB in 2005, a bank dedicated to the mortgage financing needs of the low and moderate income families of Houston; the founding of Rincon Capital Fund, LP in 2007, a private equity fund focused on middle market opportunities in the financing sector; the founding of LOMOIN I in 2008, a Real Estate Opportunity fund investing in low and moderate income multifamily housing. Mr. Rincon has bought and sold many enterprises and has mastered the art of "buying right". Since 2011, Mr. Rincon has also brokered many transactions and relationships between middle market companies and investors through Rincon Capital Consulting Group, LLC.
- Mr. Rincon left his native Colombia to attend Brigham Young University. He completed a BA in Accounting from Portland State University, an MBA from Rice University and a Securities Industry Certificate from the Wharton School of Business. He began his career after College as a tax CPA at Laventhol, where he worked on real estate syndications and later moved to Price Waterhouse Coopers LLP, where he used his CPA designation to serve in many functions. He was transferred to several markets including Portland, Houston, New York and Venezuela. . He eventually worked as a member of the SEC International Registrant Advisory Group, where he provided support for IPO registrations.
- After his 10 year career in public accounting, he worked in the financial sector for 10 years in several positions including controller, financial operations principal and CFO. He was a founding member and CFO of SGC, a Houston based and FINRA registered broker dealer that grew to 15 cities in the U.S. and assets under management of over \$10 billion primarily through mergers and acquisitions. In 2008, raised funds and was a founder of Oasis Bank in Houston, where he served as chairman of the board. The bank merged into a larger bank in 2011. Mr. Rincon makes his home in Miami, Florida where he founded Rincon Capital Fund, LP and where he consults regarding the capital raising needs of mid-size companies.



## About our Team



- **Earl Cline**
- Mr. Cline is a career real estate professional with over 25 years of experience. His extensive experience with large corporate real estate enterprises has given him the background and experience to oversee the asset management and analysis of properties for LOMOIN.
- Mr. Cline has held an active real estate broker's license for 25 years, has operated his own business for the past 12 years, and has brokered over 1000 transactions. He Graduated from the University of Utah with a BS in Finance and went to work for a California based property management company. He rose through the ranks and ultimately ran the Los Angeles regional office for this large concern, which had ten office staff, four regional property managers, 5000 apartment units and 1,000,000 S.F. of commercial properties. Subsequently, Mr. Cline worked for one of the largest developers of apartments in the country, where he was involved with the acquisition, rehab, and repositioning of over 3,000 apartment units. He eventually ran the section 42 program and had properties in many cities in Northern and Southern California, as well as Colorado. As the Regional V.P, he has also supervised the properties in several of the Western States for a publicly traded R.E.I.T. that owned and managed over 65,000 apartment units. Within the last five years, he was the Eastern Idaho Regional Director of multifamily properties for a Boise based Developer. While there, he supervised the construction and leasing of close to 200 units of Section 42 properties and oversaw 12 other multifamily properties, which catered to low and moderate income families.
- Mr. Cline is a member of the National Association of Realtors and has numerous certifications in running various government sponsored housing projects. He has been involved in construction management, real estate development and property management for the gambit of the real estate industry from multifamily housing, office, industrial, storage and retail properties. He has extensive experience in budgeting and financial modeling of many types of real estate assets.

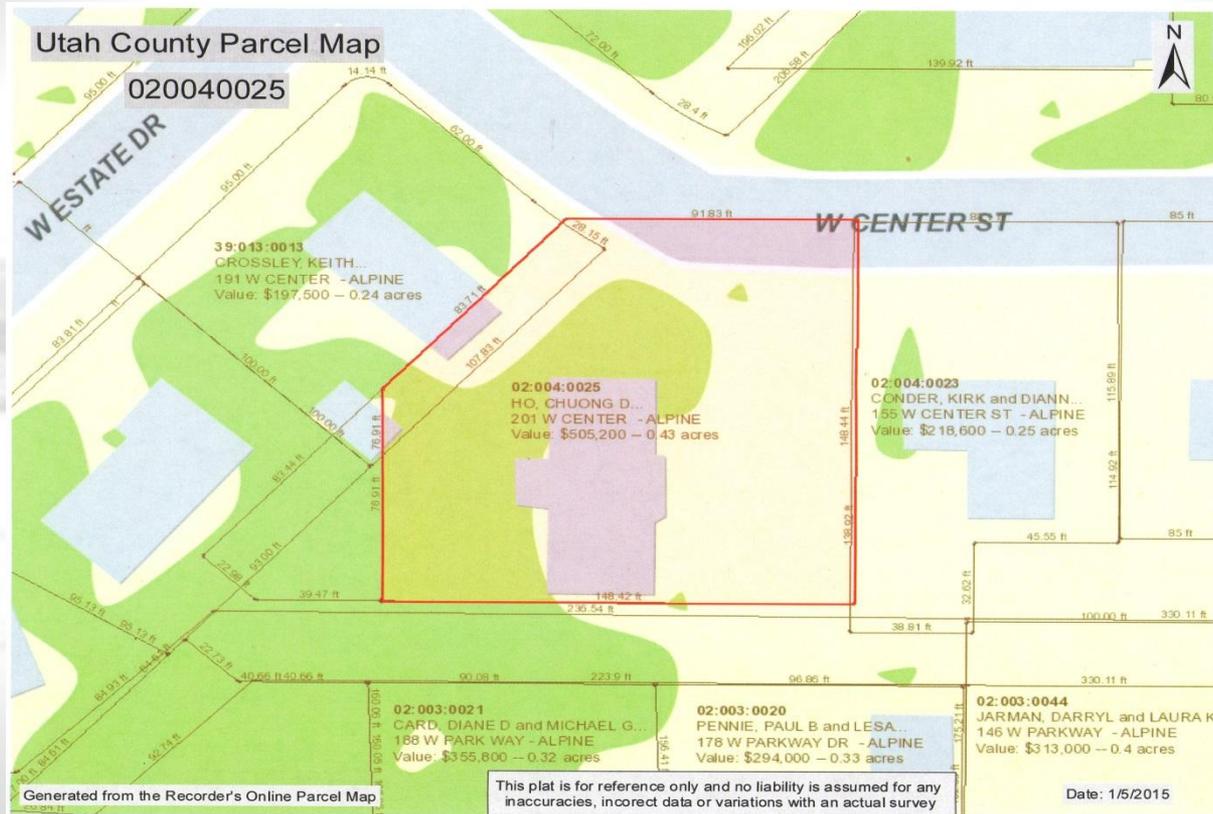


## Property Description

- Built in 1978
- Brick exteriors.
- pitched roofs
- 6 rental units
- 4- 2 bedroom floor plans
- 2 – 1 bedroom flats
- Approximately .55 Acres

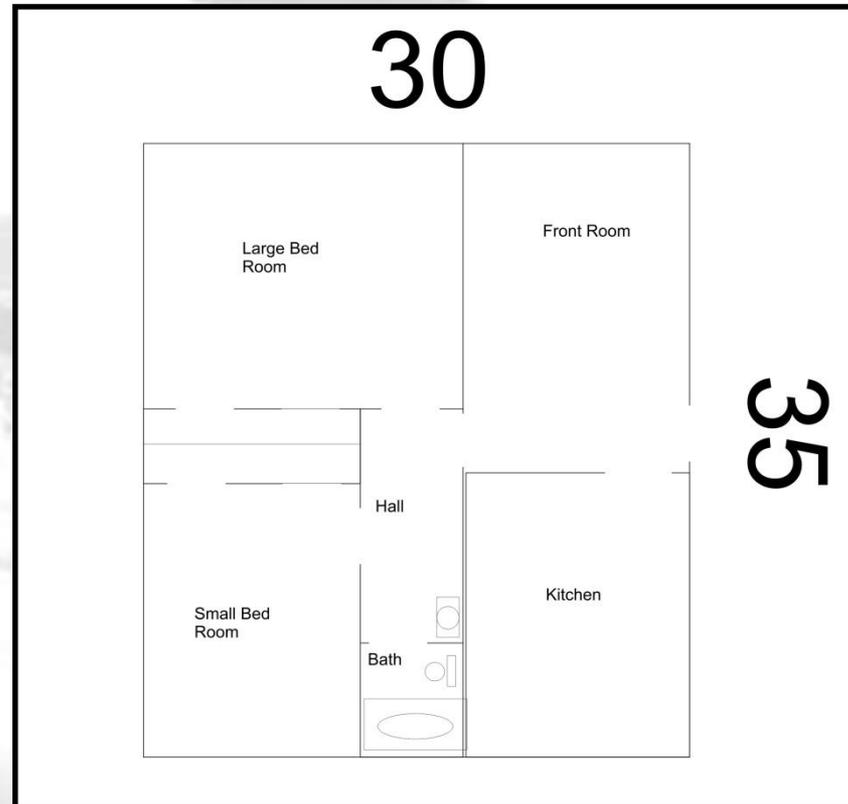


# Property Description



# Property Description

## Floor Plan





## Property Description





## Property Description





## Property Description





## Property Description



## Property Description





# Property Description

Un Approved Unit



## Interiors

This property needs a full interior renovation, including: new cabinets, appliances, floorcoverings and painting



# Planned Improvements

## New Parking Lot



# Planned Improvements

## New Cabinets



# Planned Improvements

## New Bathrooms

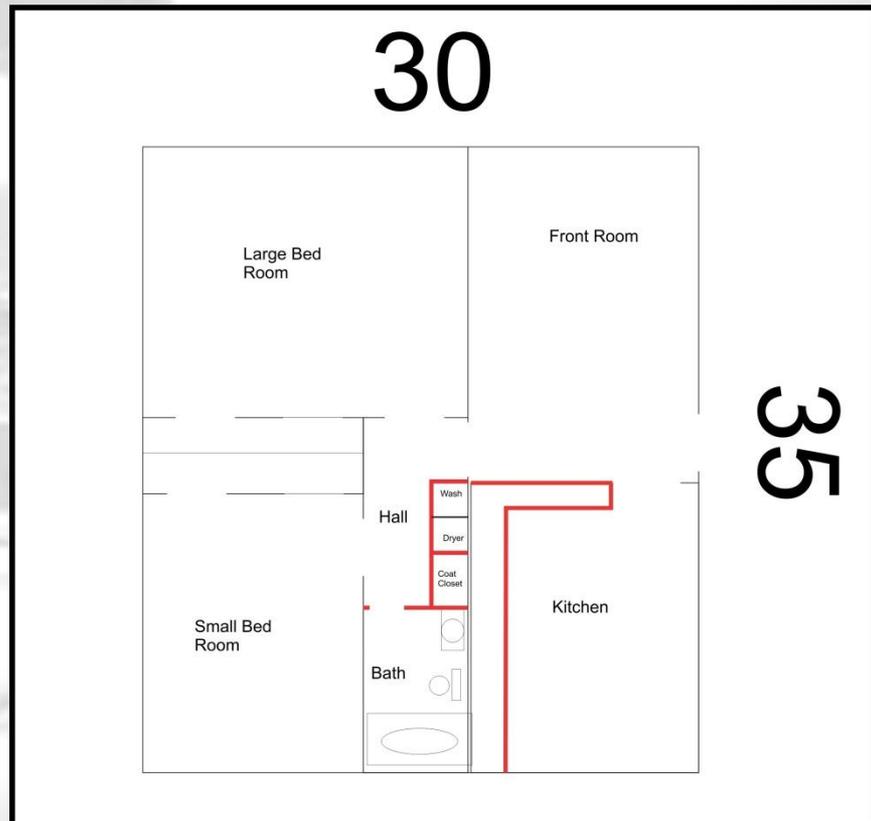


# Planned Improvements

Enlarge Bathroom

Add Washer/ Dryer

Remove Kitchen  
Wall and Add Bar  
and Additional  
Cabinets

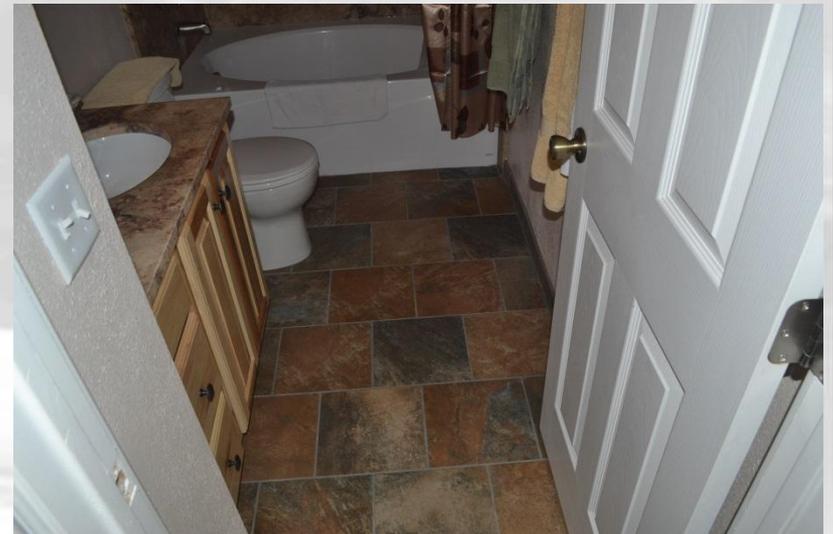


## Planned Improvements



Wood Look Floors in Kitchen and  
Front Room

Tile Floors and Granite Look-  
A-Like Vanity



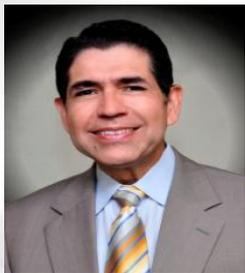


## THE OPPORTUNITY

- Alpine Apartments presents a very strong growth opportunity.
- Strong Management, selective resident selection and major up grading of interior units will allow strong rental growth and stabilization of the property.
- A stabilized property will increase the value of all properties in the immediate area.



For More Information Contact One of Our Team Members



***A.J. Rincon***

*arincon@lomoinpartners.com*

*(713) 306-7342*



***Greg Ketch***

*gketch@lomoinpartners.com*

*(801) 898-5399*



***Earl Cline***

*ecline@lomoinpartners.com*

*(801) 930-8407*

# ALPINE CITY COUNCIL AGENDA

**SUBJECT: Moyle Park Master Plan**

**FOR CONSIDERATION ON: 27 January 2015**

**PETITIONER: Moyle Park Committee**

**ACTION REQUESTED BY PETITIONER: Adopt Resolution R2015-02  
(Moyle Park Master Plan)**

**APPLICABLE STATUTE OR ORDINANCE: Section 3.16.6.3 (Open Space)**

**PETITION IN COMPLIANCE WITH ORDINANCE: Yes**

## **BACKGROUND INFORMATION:**

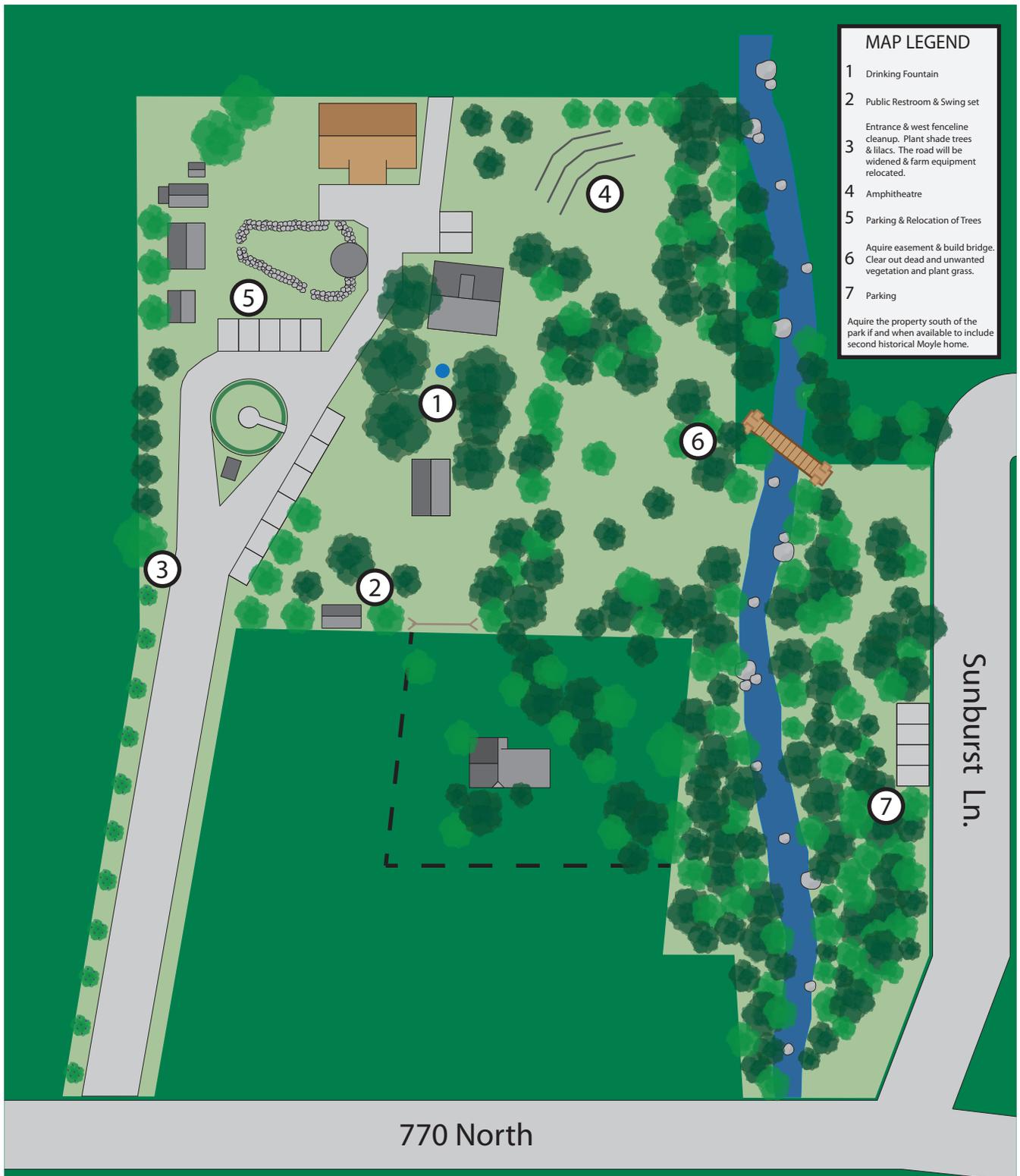
The future of Moyle Park has been discussed over the past several months in a Moyle Park committee. A master plan has not been formally adopted. The purpose of this master plan is to create a vision for the historic park. Implementation will be a lot easier with an organized master plan and it will provide Alpine City the opportunity to better pursue additional funding.

The attached plan reflects the improvements that are being recommended by the Moyle Park Committee. The Planning Commission and City Council have reviewed a draft previously. This proposed final draft has received a recommendation from the Planning Commission and it is now before the City Council for adoption.

The one thing that was discussed was potentially adding to the plan some work done on the southeast corner of the property to clear out some pathways and open areas next to Dry Creek for picnic tables.

**PLANNING COMMISSION MOTION:** Bryce Higbee moved to recommend to the City Council that the Moyle Park Master Plan be adopted as proposed.

Steve Cosper seconded the motion. The motion was unanimous with 5 Ayes and 0 Nays. Bryce Higbee, Steve Cosper, David Fotheringham, Chuck Castleton, Steve Swanson, and Judi Pickell all voted Aye.



# Moyle Park Master Plan



**RESOLUTION NO. R2015-02**

**A RESOLUTION OF THE  
ALPINE CITY COUNCIL  
Adopting the Moyle Park Master Plan**

**WHEREAS**, The City Council of Alpine, Utah has deemed it in the best interest of Alpine City to create a master plan for Moyle Park; and

**WHEREAS**, Alpine City created an ad hoc committee that reviewed the proposed master plan for Moyle Park and forwarded a recommendation to the Planning Commission; and

**WHEREAS**, the Alpine City Planning Commission has reviewed the proposed master plan for Moyle Park, held a public hearing, and has forwarded a recommendation to the City Council; and

**WHEREAS**, the Alpine City Council has reviewed and approved the proposed master plan for Moyle Park:

**PASSED** and **APPROVED** this 27th day of January.

ALPINE CITY

---

Don Watkins, Mayor

ATTEST:

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Charmayne G. Warnock, City Recorder

**ALPINE CITY COUNCIL AGENDA**

**A NEW RESOLUTION WILL BE EMAILED TO YOU ON MONDAY**

**SUBJECT: Proposed Amendment to Resolution No. 2014-11 – A Resolution of the Governing Body of Alpine City approving the Petition to Amend and Add To the Ilangeni Estates Subdivision Plat.**

**FOR CONSIDERATION ON: January 27, 2015**

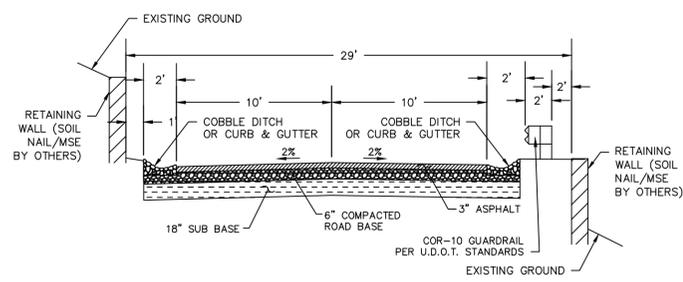
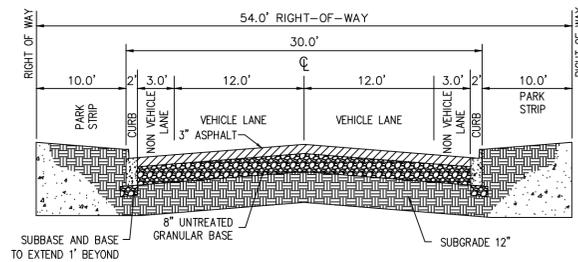
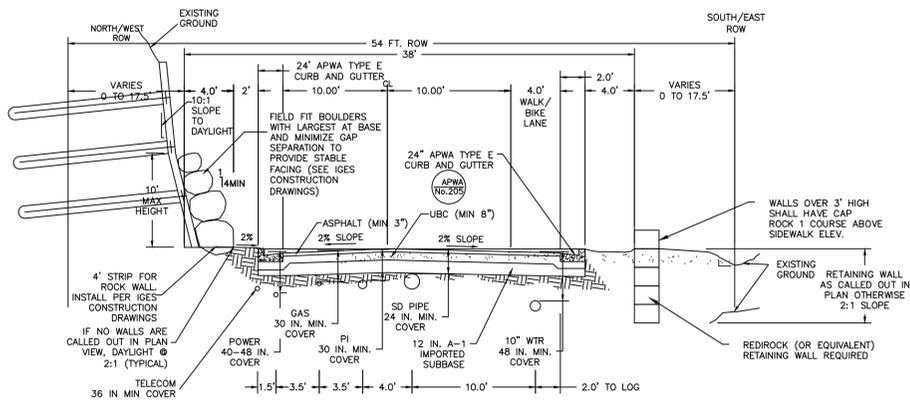
**PETITIONER: Bruce Baird, Attorney Representing the 3 Falls Subdivision**

**ACTION REQUESTED BY PETITIONER: That the Council consider amending Resolution No. 2014-11 to provide: in section 3.b. that the plat may contain no more than 57 lots; in Section 3. G. that the Subdivision Improvement Agreement shall be agreed to before March 31, 2015; and to delete all references to the Beck Property as the parties have reached an agreement on their issues.**

**INFORMATION: The 3 Falls people have reached an agreement with the Beck Property people. This agreement has the 3 Falls people purchasing the Beck Property. This will add one lot to the subdivision. It will remove the Beck Property concerns from the agreement. It also slowed down the development of the Subdivision Improvement Agreement.**

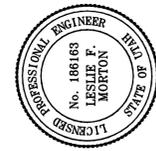
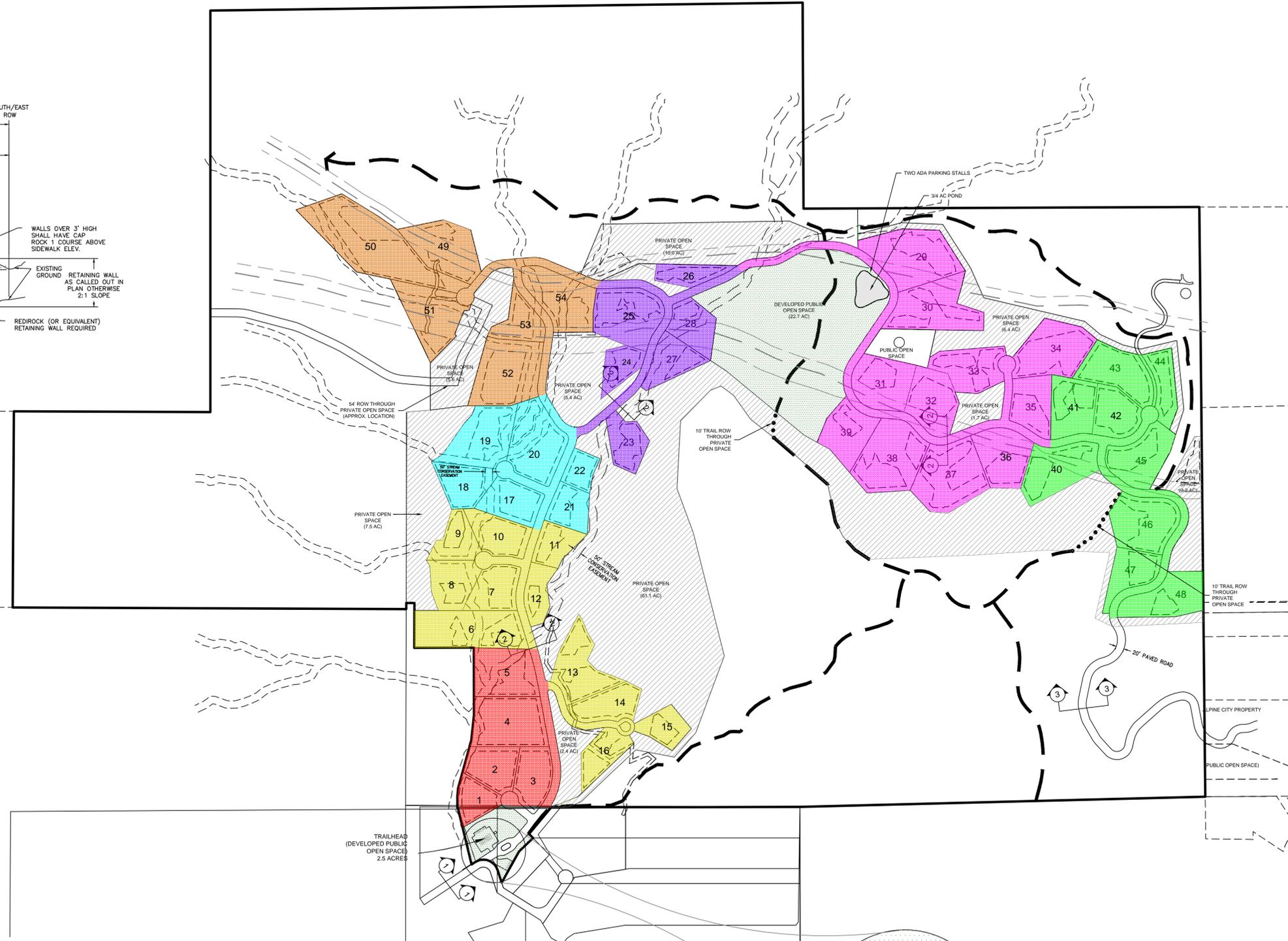
***RECOMMENDED ACTION: That the Council amend Resolution No. 2014-11 to provide: in section 3.b. that the plat may contain no more than 57 lots; in Section 3. g. that the Subdivision Improvement Agreement shall be agreed to before March 31, 2015; and to delete all references to the Beck Property in the resolution.***

ROADWAY CROSS SECTIONS



LOT/OPEN SPACE TABLE

PHASE HATCH	PHASE	AREA ROADS	AREA LOTS	PRIVATE OPEN SPACE	TOTAL AREA
[Red]	1	1.6 AC	12.4 AC	0	14.0 AC
[Orange]	2	2.5 AC	23.5 AC	2.4 AC	28.4 AC
[Yellow]	3	1.8 AC	14.1 AC	7.5 AC	23.4 AC
[Green]	4	2.6 AC	12.0 AC	76.6 AC	91.2 AC
[Cyan]	5	5.1 AC	35.6 AC	8.1 AC	48.8 AC
[Blue]	6	3.6 AC	23.5 AC	3.2 AC	30.3 AC
[Purple]	7	2.7 AC	22.4 AC	5.6 AC	30.7 AC
	PHASE TOTALS	19.9 AC	143.5 AC	103.4 AC	266.8 AC
	PUBLIC OPEN SPACE				435.1 AC
	DEVELOPED OPEN SPACE				23.1 AC
	PROJECT TOTAL				725.0 AC



DATE: 09-25-2014  
SCALE: 1"=400'  
PROJECT NO.: 8PVR010100

THREE FALLS RANCH  
PRELIMINARY PLAT  
(AMENDED AND EXTENDED ILANGENI ESTATES)  
PREFERRED

**P S O M A S**  
4179 South Riverboat Road, Suite 200  
Salt Lake City, Utah 84123  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED: KWM  
DRAWN: ALN  
CHECKED: LFM

# ALPINE CITY COUNCIL AGENDA

**SUBJECT: Ilangeni Estates Plat Amendment - Three Falls Ranch Preliminary Review**

**FOR CONSIDERATION ON: 9 December 2014**

**PETITIONER: Will Jones**

**ACTION REQUESTED BY PETITIONER: Grant Preliminary Approval**

## **BACKGROUND INFORMATION:**

On October 7th, The Planning Commission discussed this proposal and decided to table this item for two weeks at which a recommendation would be made.

The proposed Three Falls Ranch development consists of 54 lots on 725 acres. The lots range in size from 1.37 to 6.97 acres. The development is located at the north end of Fort Canyon in the CE-5 zone. This proposal is to amend the existing Ilangeni Estates plat with the submitted Three Falls Ranch preliminary plat. The developer wishes to phase the project and obtain Final Approval for each phase of construction with its associated plat as they progress.

The first phase would include 5 lots, improvements to Fort Canyon Road, a water tank, infrastructure to support the development, and 2.5 acres of developed open space which includes a parking area and trailhead.

Development of this property has been in the works since 1984. Much work and effort from both the developer and the City has taken place over the years. From recent discussions, there are three remaining obstacles to overcome, which are:

- 1 - Fort Canyon Road Improvements
- 2 - The Beck properties and whether or not they should be part of the development
- 3 - What to do with Sliding Rock

See Engineers review for further information.

The Mayor has asked the staff for their recommendations on Three Falls. Staff recommendations are attached.

City Attorney David Church has been asked to draft a proposed motion for this item. This will be forwarded to the Council and placed on the City website as soon as it is available.

## **PLANNING COMMISSION MOTION:**

Bryce Higbee moved to recommend Preliminary approval for the proposed amended plat for Three Falls Ranch with the following conditions:

1. The City will prepare a development agreement outlining the requirements of the development. The City Attorney will determine the appropriate time for the signing of the agreement.
2. Prior to final approval, the developer submit lot slope calculations, lot specific geotechnical & geologic hazard studies, construction drawings for developed open space and infrastructure, anything deemed necessary to ensure the safety and welfare of the public, and anything needed to ensure city ordinances are met.
3. Fort Canyon Road improvements be allowed as proposed.
4. Sliding Rock remain as public open space.
5. Private open space be trimmed to allow more public open space.
6. Include a North/South trail up to Three Falls.
7. Fort Canyon Road and the road to Three Falls include raised reflectors and/or rumble stripes.

David Fotheringham recused himself because of family ties to the property.

# Three Falls Ranch

## Staff Recommendation

12/8/2014

### Fort Canyon Road

- It is the opinion of the City staff that the proposed road cross section is adequate, with the assumption that no on-street parking will be allowed.
- The developer will be required to provide a construction cost estimate for Fort Canyon Road as is required for development improvements.
- It is City staff's opinion that the improvement to Fort Canyon Road should be completed by the developer at no cost to the City.
- The City will honor the agreements made regarding Fort Canyon Road in the original Ilengani Estates approval. If additional lots are added over and above the approved plat, Fort Canyon Road would be considered substandard and would require improvement.
- The City will work with the utility companies to resolve conflicts with the road improvements. It will be the responsibility of the developer to fund utility extensions, upgrades and service for their development.
- The City's design criteria for the Fort Canyon Road improvements are that no private driveway will be worse than it is currently. The previous road design met this requirement. With the narrower cross-section that is proposed, we assume that this criteria can still be met and that most driveways can be slightly improved.

- Street lights will be included in the design to meet our current practices to address safety concerns.

## **Sidewalks**

- It is the City staff's opinion that sidewalks should not be required within the Three Falls development or along the newly improved Fort Canyon Road.

## **Beck Property**

- If the Beck property owners submit a subdivision proposal meeting our ordinance, the City will comply with State law and approve the application.
- It is the opinion of the City staff that the City cannot justify requiring the Three Falls development to construct and pay for the road and utility improvements to the Beck property.
- It is the opinion of the City staff that the Three Falls Ranch development should provide an adequate right-of-way to the Beck property.

## **Sliding Rock**

- The developer is requesting that Sliding Rock be located in private open space and not open to the public. City staff supports that recommendation. It is also the City staff's opinion that if Sliding Rock ends up in public open space, it should not be a city sponsored recreational facility.

## **Trails**

- We believe that a trail system should be available for the public to have access to the wilderness. City staff anticipates that the trails will be designed based on the adopted Trail Master Plan. The existing trails in the area proposed as public open space should remain.

## **Public and Private Open Space**

- All public and private open space shall be clearly marked by fence or boundary markers.
- All homes in the development should have a private open space buffer.
- There shall be a conservation easement or other use restrictions in place for all private open space.
- A detailed plan for the developed open space will be required.

## **Geologic and Environmental Studies**

- It is the City staff's opinion that no building permit will be issued for any lot that has not provided a lot specific geologic study.
- Environmental studies that were done previously are sufficient for the current submittal conditioned upon City review of the final lot layout.

## **Pressurized Irrigation Service**

- City staff recommends that this area not be provided pressurized irrigation service. A culinary water rate will be applied to these

properties similar to the rate being applied to other areas in the City that do have pressurized irrigation water service.

## **Public Restrooms and Parking**

- Public restrooms and parking will be constructed as a development improvement at the entrance of the development.

## **Secondary Access**

- Lone Peak Fire Department feels that the secondary access road should be open year round.
- The Alpine Public Works Department feels that the secondary access road should be a low priority for snowplowing.
- City staff feels that the secondary access road should be closed in the winter.

## **General**

- Upon recording of the amended plat, all open space and public access will be dedicated to Alpine City.
- No building permits will be issued for lots that are not fully improved (water, sewer, road, etc.) at the time of the permit request.
- A construction phasing plan will be agreed on and each phase of the construction will be bonded as would be required for any other subdivision.



Date: October 2, 2014

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

**Subject: Three Falls Ranch – Preliminary Review – Plat Amendment  
54 lots on 725 acres**

### **Background**

The proposed Three Falls Ranch (hereto known as “TFR”) development consists of 54 lots on 725 acres. The lots range in size from 1.37 to 6.97 acres. The development is located at the north end of Fort Canyon in the CE-5 zone. This proposal is to amend the existing Ilangeni Estates plat with the submitted TFR Preliminary Plat. The developer wishes to phase the project and obtain Final Approval for each phase of construction with its associated plat as they progress.

The first phase would include 5 lots, improvements to Fort Canyon Road, a water tank, infrastructure to support the development, and 2.5 acres of developed open space which includes a parking area and trail head.

Development of this property has been in the works since 1984. Much work and effort from both the developer and City has taken place over the years. From recent discussions, there are three remaining obstacles to overcome, which are:

- 1 – Fort Canyon Road Improvements
- 2 – The Beck properties and whether or not they should be part of the development
- 3 – What to do with Sliding Rock

Fort Canyon Road.

The City requires that the developer improve Fort Canyon Road from International Way to the development with the first phase of development. Due to the topography of Fort Canyon, improving it with the typical road cross section with 30 feet of asphalt and sidewalk on both sides would leave the city with very extensive retaining walls to maintain. Through coordination with the DRC the developer has proposed a more palatable road cross-section to be presented for approvals. Plans have not yet been submitted for this and would be required for review prior to Final Approval.

Beck Properties.

In a letter written by the City Engineer dated November 2, 2009 (attached) it was indicated that the Beck's did not want their property to be included with the TFR development, hence the need to revise the TFR preliminary plan from 59 lots to 54. This property has been excluded from the plan. In order to not create a land-locked piece of property, the TFR development is showing an easement to and for the Beck properties to be able to develop in the future.

Sliding Rock.

Sliding Rock is shown in public open space on the current plan. Some issues associated with acquiring this piece of ground as open space are safety, liability, and regulation. This topic needs to be discussed amongst the Planning Commission and City Council to decide what direction to take.

### **Prior Exceptions**

Several exceptions have been approved as this development has progressed over the years. These exceptions are detailed in two previous memos written by the City Engineer. With this plat amendment, the DRC recommends these exceptions stand as the phasing moves forward. A final review will detail these again as each phase comes forth for Final Approval.

### **PRD Requirements**

A slope analysis has been previously performed for this development both with and without the Beck properties. It was determined that up to 54 lots could be developed if the maximum bonus density was allowed without the Beck properties as part of the development. The open space provided exceeds the amount required for the maximum bonus density. Proposed is 99.2 acres of private open space, 395.8 acres of public open space, and 23.1 acres of developed open space. The developed open space includes a trail head and parking area at the beginning of the development as well as a developed 20.6 acre area further north into the development. Detailed plans for the developed open space will be required prior to Final Approval in the phase in which they are located.

The Alpine City Development Code allows lots in the CE-5 zone up to 15% of the lot to contain lands over 25% slopes, subject to an exception being recommended by the DRC and Planning Commission and approved by the City Council. This analysis was done on previous layouts of the plan but has not yet been completed on this proposal. It is recommended the developer submit a layout with lot slope calculations prior to Final Approval per phase.

### **Street System**

Though this submittal is at the Preliminary level for a plat amendment, extensive design work and coordination with the City has taken place over the years for the road system. A detailed review of the road system is included herewith in the City Engineer review letter as attached. The road system has not changed from that review to this submittal besides the addition of an

easement for the potential future development of the Beck properties. In regards to this easement, section 4.7.4.3 of the Development Code states that stub streets shall be built to provide circulation and provide for the subsequent development of adjacent properties. This section mentions factors to help determine the responsibility of the developer and to what extent the stub street is built. The Planning Commission and City Council need make a recommendation and decision as to whether or not a fully improved stub street is built to the adjoining Beck property or if only street dedication is required as well as determine how this is to apply to a plat amendment. Section 4.7.4.3 of the Development Code is attached herewith.

### **Sewer, Culinary, Pressurized Irrigation, and Storm Drain Systems**

As with the street system, the design of the infrastructure is unchanged from the previous submittal. Please refer to the attached letter for details. One thing to note is that the previous submittal was designed for 59 lots, not 54. The major parts of the infrastructure should remain unchanged, but we'd expect to see the locations of sewer and water laterals adjusted for the new layout. This will be reviewed prior to Final Approval.

### **General Subdivision Remarks**

The property falls within the Geologic Hazards Overlay Zone. The potential hazards identified on this property are debris flow, rockfall and slide hazards. The Urban/Wildland Interface Overlay area (Section 3.12.7 of the development code) outlines the requirements for when property falls within this area, mainly secondary access. The plans show a secondary access as required. This topic has been discussed quite extensively in the past, what is shown on the plans is the result of these discussions. A Geotechnical and Geologic Hazard study shall be performed and submitted on every lot prior to Final Approval of any phase.

The water policy will need to be met.

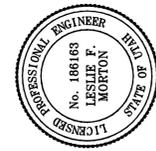
**We recommend that Preliminary approval of the proposed development be granted with the following conditions:**

- **The City will prepare a Development Agreement outlining the requirements of the development, the City Attorney will determine the appropriate time for the signing of the agreement**
- **Prior to Final Approval the Developer submit lot slope calculations, lot specific geotechnical & geologic hazard studies, construction drawings for developed open space and infrastructure, anything deemed necessary to ensure the safety and welfare of the public, and anything needed to ensure city ordinances are met.**

Attached:

- TFR Preliminary Plat
- Fort Canyon Alignment
- *(CONTINUED NEXT PAGE)*

- City Engineer Letter dated January 21, 2009 – TFR PRD – Exceptions
- City Engineer Letter dated January 21, 2009 – TFR PRD – Retaining Wall/Grading  
Exceptions
- City Engineer Letter dated February 24, 2009 – TFR PRD Preliminary Review
- Developer’s Attorney Letter dated September 24, 2014 – Ilangeni Estates – Subdivision  
Plat Amendment
- Alpine City Development Code, Section 4.7.4.3, “Stub Streets”



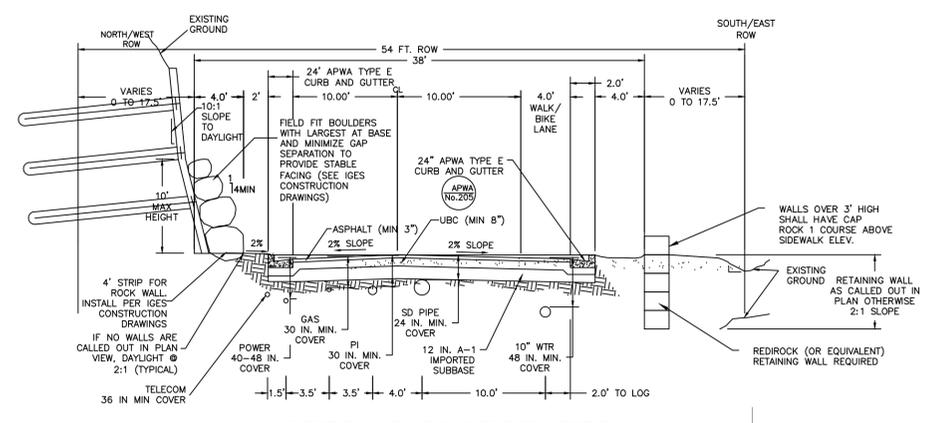
DATE: 09-25-2014  
SCALE: 1"=400'  
PROJECT NO.: 8PVR010100

**THREE FALLS RANCH**  
PRELIMINARY PLAT  
(AMENDED AND EXTENDED ILANGENI ESTATES)  
PREFERRED

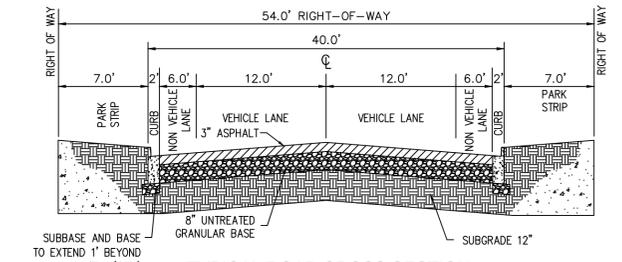
**P S O M A S**  
4179 South Riverboat Road, Suite 200  
Salt Lake City, Utah 84125  
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED: KWM  
DRAWN: ALN  
CHECKED: LFM

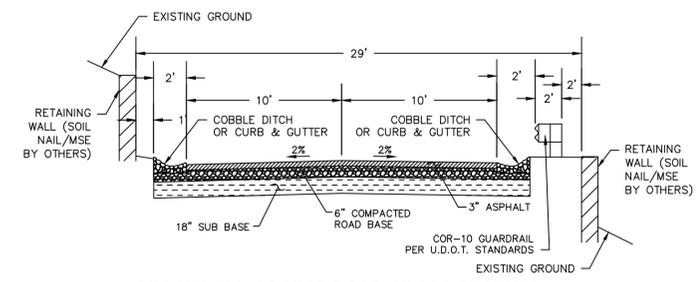
**ROADWAY CROSS SECTIONS**



1 FORT CANYON ROAD CROSS SECTION  
N.T.S.



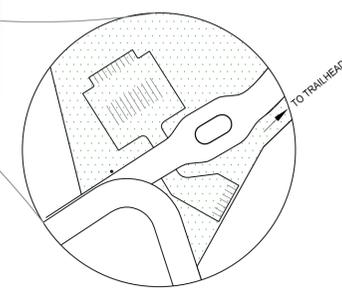
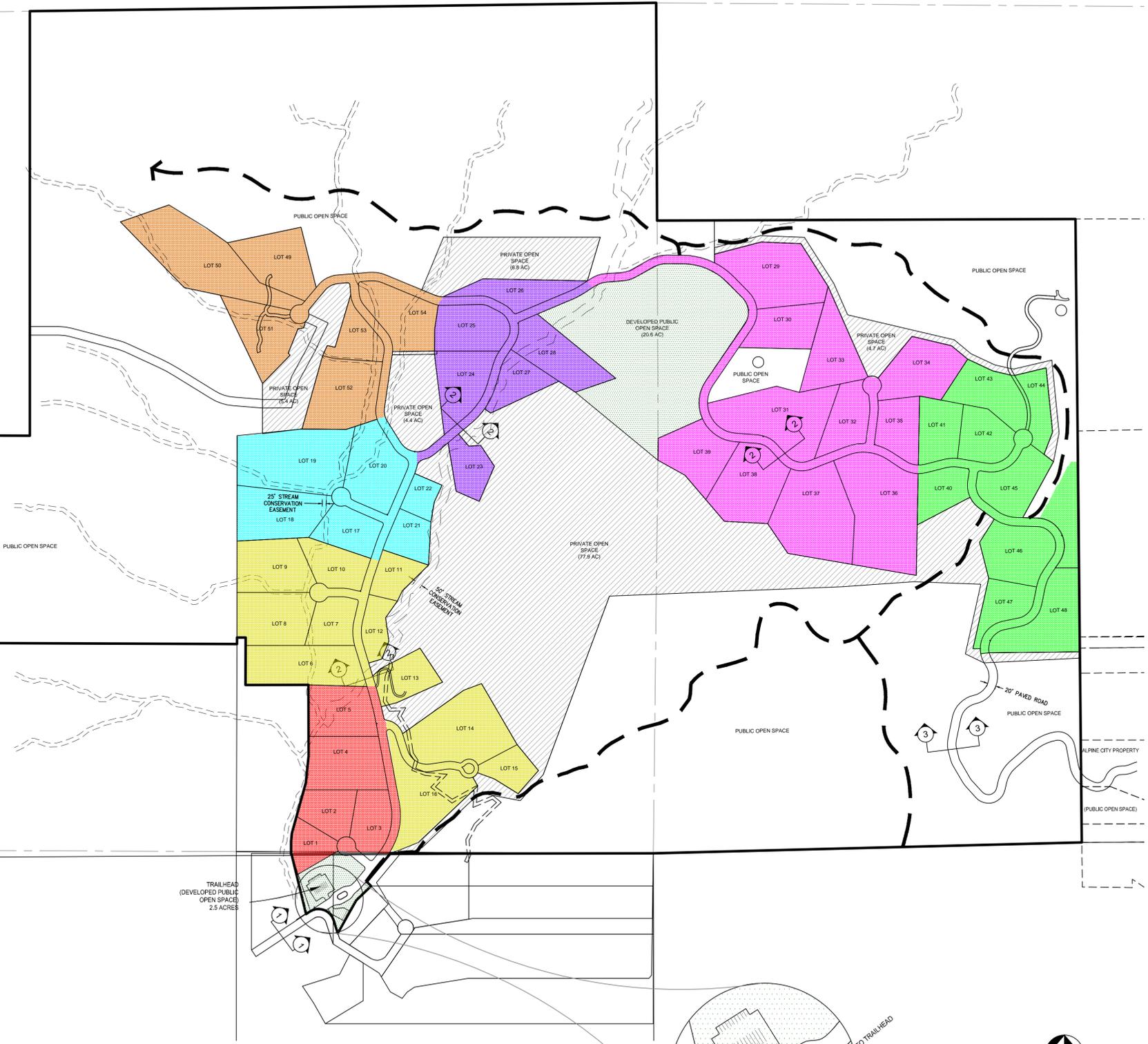
2 TYPICAL ROAD CROSS SECTION  
N.T.S.

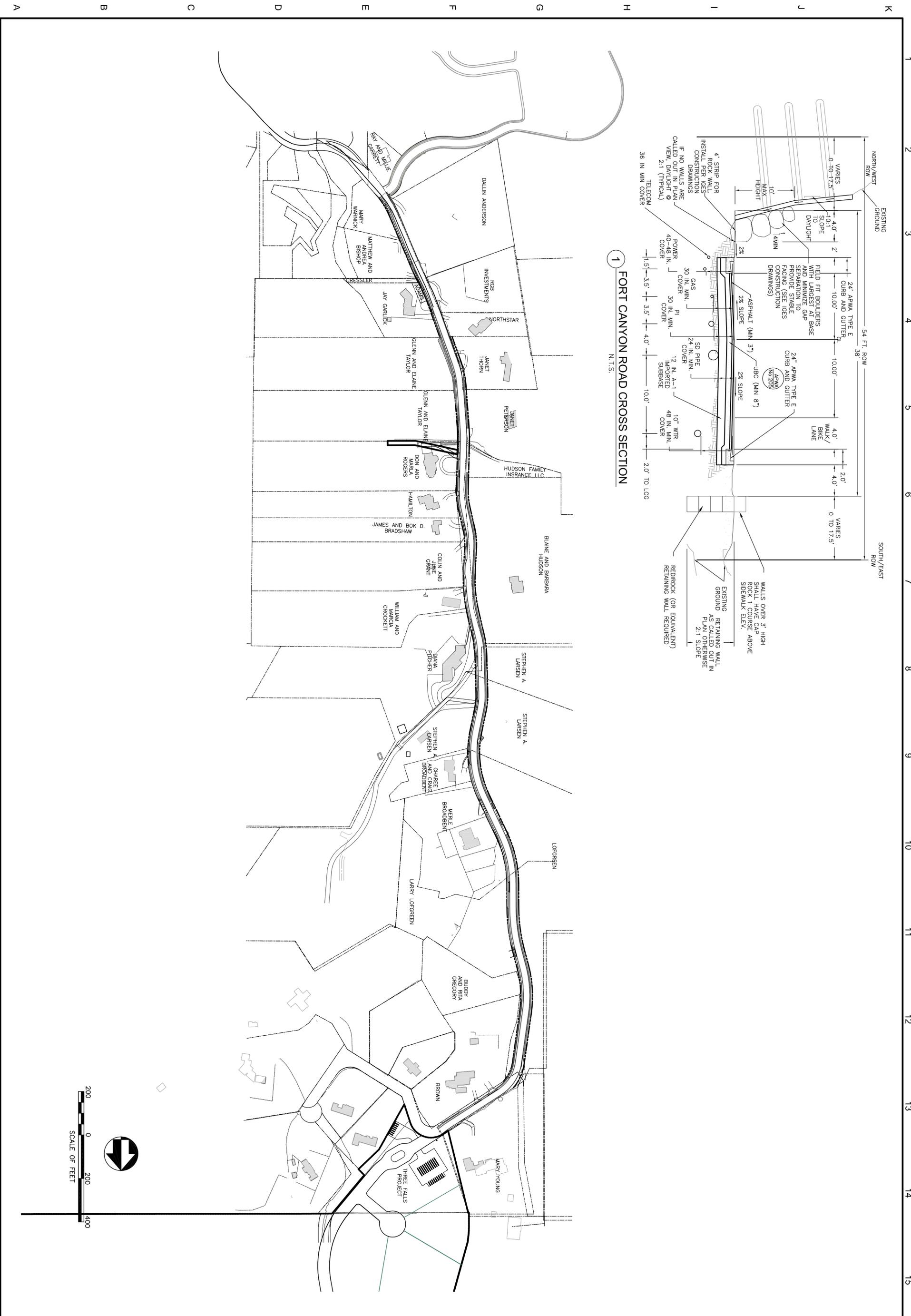


3 SECONDARY ACCESS ROAD CROSS SECTION  
N.T.S.

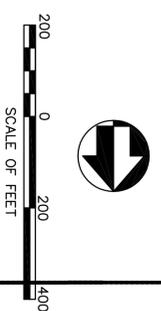
LOT/OPEN SPACE TABLE

PHASE HATCH	PHASE	AREA ROADS	AREA LOTS	PRIVATE OPEN SPACE	TOTAL AREA
[Red]	1	1.6 AC	12.2 AC	0	13.8 AC
[Yellow]	2	2.5 AC	28.6 AC	0	31.1 AC
[Cyan]	3	1.9 AC	17.6 AC	0	19.5 AC
[Magenta]	4	2.6 AC	15.4 AC	82.3 AC	120.9 AC
[Green]	5	5.0 AC	44.5 AC	4.7 AC	54.2 AC
[Light Green]	6	3.3 AC	25.7 AC	0	29.0 AC
[Orange]	7	2.6 AC	22.8 AC	12.2 AC	37.6 AC
PHASE TOTALS		23.0 AC	168.1 AC	99.2 AC	306.1 AC
PUBLIC OPEN SPACE					395.8 AC
DEVELOPED OPEN SPACE					23.1 AC
PROJECT TOTAL					725.0 AC

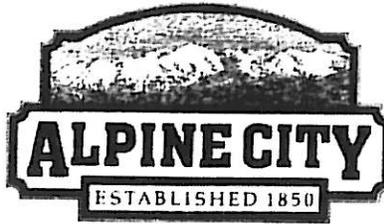




**1 FORT CANYON ROAD CROSS SECTION**  
N.T.S.



DESIGNED KWM DRAWN ALN CHECKED LFM	<b>PSOMAS</b> 4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)	<b>THREE FALLS RANCH</b> <b>PRELIMINARY PLAT</b> <b>FORT CANYON ROAD EXHIBIT</b>		DATE 10/2/14	
				SCALE	
				PROJECT NO. 8PVR010100	
3 OF 3					



January 21, 2009

Mayor Willoughby and City Council  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Three Falls Ranch PRD – Exceptions**

Dear Mayor Willoughby and City Council Members:

The Development Review Committee (DRC) has reviewed the proposed Three Falls Ranch PRD Subdivision preliminary plan submittal. Following is a list of exceptions which will need to be granted to allow the development to move forward. These exceptions have been presented to the Planning Commission.

- Sheet 4: Lot 9, The owner of this lot does not want to be a part of the Three Falls Ranch Subdivision, but wants the lot to remain as it is in the Hlangheni Estates Subdivision. If the lot has to be recorded as part of the Three Falls Ranch Subdivision, the issue is that there is more than the allowable percentage of 25 percent slope included in the lot. This item may or may not require an exception.
- Typically in PRD developments, all floodplain areas and creek channels have been included in the open space areas. However, the issue was before the Planning Commission on January 3, 2006, and a motion was made to allow the floodplain areas to be within the lots where necessary, but could not be included in the building envelope. The motion passed. A separate motion was made in the same meeting to remove flood areas from the rear of lots wherever possible. This motion also passed. These recommendations were taken to the City Council meeting on January 10, 2006, but the items were presented for information only. Since the City Council did not vote on the exceptions, they are still pending approval.

The development plan currently includes a 75-foot wide conservation easement on Fort Creek and a 25-foot wide conservation easement on the smaller channels that do not have constant flows, with portions of the floodplain remaining within some of the lots. The lots with the 75-foot wide conservation easement are as follows: 1, 2, 3, 4, 17, 18, 19, 24, 25, 26, 30, and 31. The lots with the 25-foot wide conservation easement are the following: 9, 10, 11, 12, 13, 20, 21, 22, 23, 54, 55, 56, and 57. The purpose of the conservation easement is to protect the channels and prevent alteration of them.

- The development code limits grades through intersections to 3% for 50 feet each way from the intersection. This proved difficult on several intersections throughout the development. Following is a list of intersections where exceptions have been requested that exceed the maximum allowable grade through the intersections:
  - Sheet 13: Proposes a 5% grade on Three Falls Way at Fawn Meadow.
  - Sheet 16: Proposes a 5% grade on Three Falls Way at the intersection of Summerfield Court and at Snow Meadow Drive/Mountain Park Drive.
  - Sheet 18: Proposes a 5% grade on Mountain Park Drive at the intersection with Three Falls Way.
  - Sheet 18: Proposes a 4% grade on Snow Meadow Drive at the intersection with Three Falls Way.
  - Sheet 35: Proposes a 5% grade on Snow Meadow Drive at the intersection with Sliding Rock Ridge.

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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 763-9862

- Sheets 30-32, 32A: On August 28, 2007, the City Council granted an exception to allow the secondary access to have 20-feet of pavement with curb and gutter on both sides. In addition, an exception was granted to allow 80-foot centerline radii.
- The cul-de-sac called Daybreak Way exceeds the 450 foot maximum length. The DRC recommended that an exception be granted for this cul-de-sac, and the Planning Commission recommended the exception be approved at their September 20, 2005, meeting. The City Council has not acted on this exception.
- The Hillside Protection Ordinance limits the height of structures in this area to 25 feet. Due to the location of the development not being visible from other parts of the City, the DRC and the Planning Commission have recommended that the structures be allowed to be up to 34 feet in height, as they are in other parts of the City.

Following are the recommendations of the DRC for each issue:

- **Lot 9:** We are awaiting a recommendation from David Church, City Attorney, on this issue. Our preliminary recommendation is that this lot be allowed to be withheld from the new development plat, since it is an existing lot in a recorded subdivision and it is our understanding that the property owner would like the lot to remain as is. Based on this recommendation, we do not believe that an exception will be necessary.
- **Floodplain areas within lots:** This is an item that we have previously addressed and a recommendation was given by the Planning Commission to allow the floodplain areas to be within lots where necessary but could not be included in building envelopes. The City Council will need to vote on this exception.
- **Grades through intersections:** The requirement of a maximum grade of 3% for 50 feet each way of the intersection has caused some problems with the mountainous terrain in this area. We have been working with the developer's engineer on this issue for some time. They submitted a drawing for Three Falls Way showing what including 3% grades through intersections would do to the design. The design was not desirable in this case. We discussed the issue at length and determined that if the intersections could be designed not to exceed 5% grades through the intersections, that we could recommend an exception to this requirement. The intersections have been designed with grades not exceeding 5%, therefore, we recommend that an exception be granted for the intersections outlined above as designed.
- **Secondary Access Design Parameters:** This issue has been before the City Council where they granted an exception to allow the secondary access to have 20-feet of pavement with curb and gutter on both sides. In addition, an exception was granted to allow 80-foot centerline radii.
- **Daybreak Way Cul-de-Sac:** We recommend that the exception be granted for the length of the cul-de-sac.
- **Height of Structures:** We recommend that the structures be allowed to be up to 34 feet in height, as they are in other parts of the City.

We feel that recommendation of these exceptions is based on sound engineering and planning principles and will not have a negative impact on the City.

Please call me if you have any questions.

Sincerely,  
ALPINE CITY



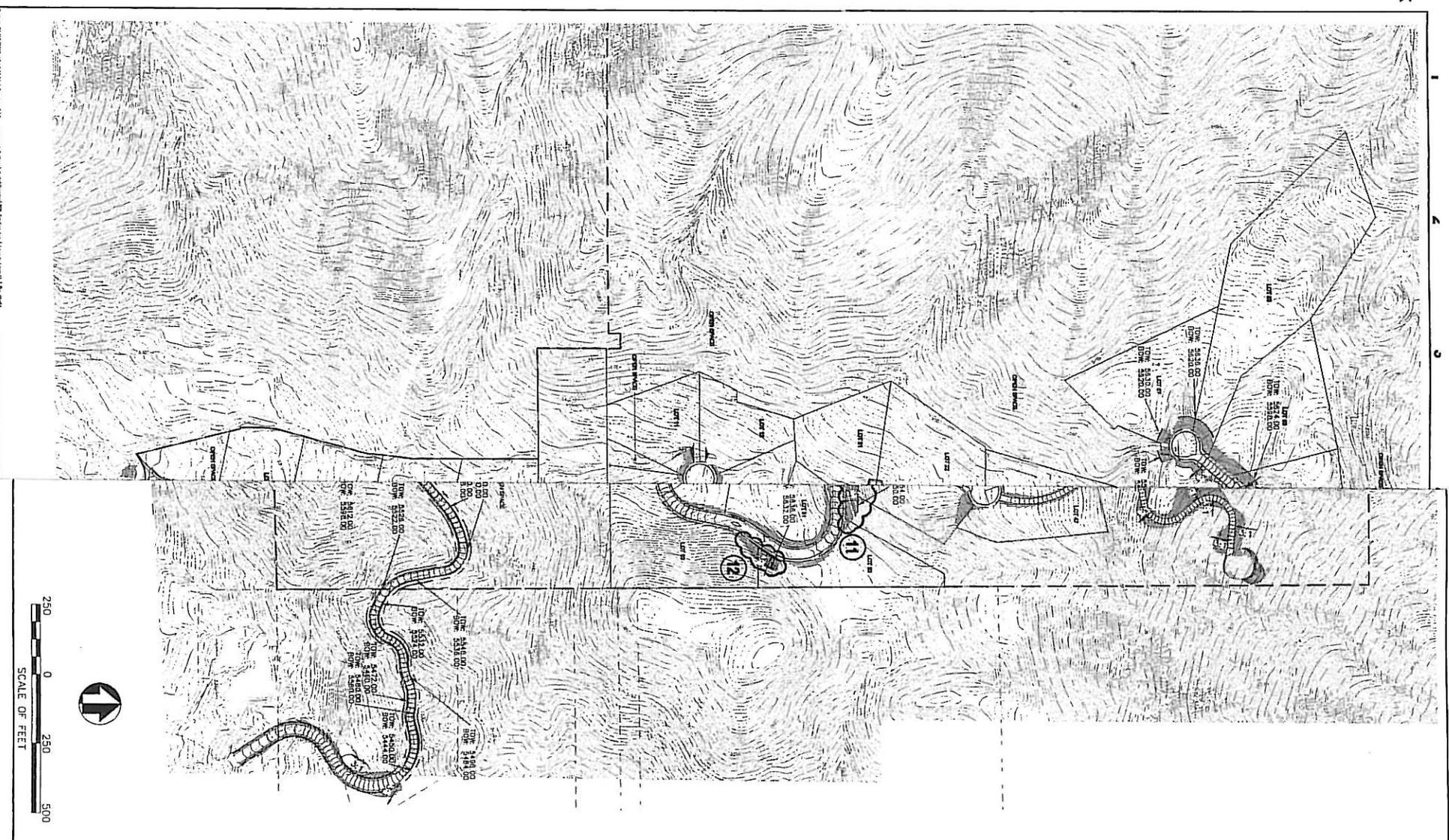
Shane L. Sorensen, P.E.  
City Engineer

cc: File

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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 763-9862

A B C D E F G H I J K



OF _____ _____	DESIGNED	<b>PSOMAS</b> 4179 South Riverboat Road, Suite 200 Salt Lake City, Utah 84123 (801) 270-5777 (801) 270-5782 (FAX)	<b>THREE FALLS RANCH</b> <b>PRELIMINARY PLAT</b> <b>PROPOSED GRADING AND/OR</b> <b>SETBACK MODIFICATIONS</b>		DATE
	DRAWN		SCALE	1"=250'	
	CHECKED		PROJECT NO.	8PVR010100	

1 2 3 4 5 6 7 8 9 10 11 12

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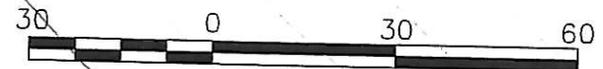
3:1 GRADING LIMITS

2:1 GRADING LIMITS

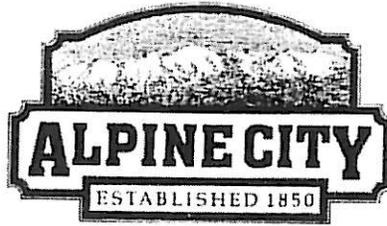
5420

PROPOSED WALL  
TO BE ELIMINATED

4



SCALE OF FEET



January 21, 2009

Mayor Willoughby and City Council  
Alpine City  
20 North Main  
Alpine, Utah 84004

**Subject: Three Falls Ranch PRD – Retaining Wall/Grading Exceptions**

Dear Mayor Willoughby and City Council Members:

The Three Falls Ranch development is progressing towards a preliminary approval. As the preliminary plans were presented to the Planning Commission at the January 6 and 20, 2009, Planning Commission meetings, we had a discussion concerning the grading and retaining walls. The City's cutfill ordinance limits the area of disturbance for cuts and fills to a distance of 50 feet from the right-of-way line. In certain areas, retaining walls had to be used to prevent the cut or fill line from daylighting beyond the limit of disturbance. In reviewing the plans, it was evident that some retaining walls could be eliminated by allowing the grading to extend a distance beyond the limit of disturbance. The developer was asked to have his engineer review the plans and bring back a plan showing where some walls could be eliminated if extended grading was allowed.

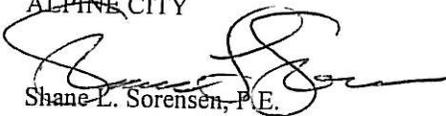
Attached is a drawing showing proposed grading modifications and what setback or slope would be required to grade these areas without the use of retaining walls. The Planning Commission recommended approval of the revised grading plan with the exception of number 3. The 140-foot setback that would be required for this one would encroach a significant distance on a lot. There was one additional change recommended near lot 27 that would eliminate a 2-foot high retaining wall by extending the grading a short distance beyond the limit of disturbance.

The thought behind this recommendation is that there would initially be some additional scarring of the hillsides, but with the 3H:1V slopes, revegetation should be able to be accomplished readily. The alternative is a retaining wall that would remain in place forever.

The developer is now seeking approval from the City Council for the revised grading plan.

Please call me if you have any questions.

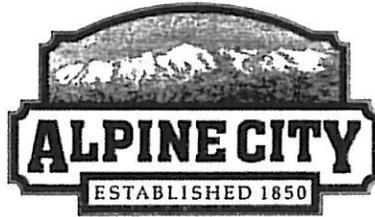
Sincerely,  
ALPINE CITY

  
Shane L. Sorensen, P.E.  
City Engineer

cc: File

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Alpine City Engineering  
20 North Main · Alpine, Utah 84004  
Phone/Fax: (801) 7639862



Date: February 24, 2009

By: Shane L. Sorensen, P.E.  
City Engineer

**Subject: Three Falls Ranch PRD – Preliminary Review  
59 lots on 805.98 acres (this includes Lot 9 owned by Gary Young)**

### **Background**

The proposed Three Falls Ranch PRD Subdivision which consists of 59 lots on 805.98 acres, is located at the north end of Fort Canyon Road. There is an existing, recorded development called Ilangeni Estates which consists of 37 lots on 167.457 acres (according to the recorded plats), with an additional 512 acres being dedicated as common area (private open space). The plat was recorded in 1985, but due to financial problems, development of the property was never completed.

The development as proposed will require vacating the existing Ilangeni Estates plat. The property is currently zoned CE-5 and if re-platted would be required to be a planned residential development (PRD) since the parcels involved include areas designated as sensitive lands. In accordance with the PRD ordinance, a minimum of 50 percent of the property, or approximately 403.5 acres, will be required to be designated as common open space area. The proposed plan provides approximately 652 acres of dedicated open space. There is approximately 19.08 acres of the total open space area that is proposed as private open space.

### **PRD Requirements**

A slope analysis has been previously performed for this development. It was determined that up to 59 lots could be developed if the maximum bonus density was allowed.

The Alpine City Development Code to allow lots in the CE-5 zone up to a maximum of 15% of the lot area to be over 25%, subject to an exception being recommended by the DRC and Planning Commission and approved by the City Council. An additional requirement is that the lots must be able to meet the standard ordinance of no more than 5% of the lot exceeding the 25% slope limit. The development engineer has analyzed the lots to determine the amount of each lot that is over 25% slope. Sheets 4-9 of the preliminary drawings show the percentage of

each lot that exceeds the 25% slope. It appears that the only lot that has an issue is lot 9, assuming that the Planning Commission is satisfied with the information that has been presented in the past concerning the layout of the lots. However, lot 9 will not be included in the redevelopment of the subdivision.

The developer has proposed a change from public to private open space for 0.93 acres of land north of lot 56. This is a change from what was approved with the concept plan. It is our understanding that the proposed change is to better protect an area that has several springs. In addition, the boundaries of this parcel have been designed to allow it to be a potential lot in the future, if one of the current lots has geologic issues that make it non-buildable. This change will need to be addressed. In return, there is a portion of the large piece of private open space that will be set aside as public open space for a future parking area for visitors of Sliding Rock.

### **Street System**

The development plan includes maintaining the alignment of some of the existing roads, in addition to some additional streets that will accommodate frontage for the proposed arrangement of lots. The existing roads in the Ilangeni Estates area are surfaced with asphalt. All of the existing asphalt will be replaced. The proposed plan does provide for a different entrance to the subdivision, which is further west, than the access used by Ilangeni Estates.

Plan and profile sheets have been submitted for Fort Canyon Road. These plan sheets are not included in the preliminary plan submittal, but were submitted separately several months ago after working with City Staff in refining the design. We have reviewed the design and feel that it is the best fit for the circumstances, knowing that there will be some minor changes as right-of-way is acquired and construction begins. The anticipated cut and fill limits are shown on the drawings. The retaining wall design has been completed for walls along Fort Canyon Road. The majority of the retaining walls are on the cut side or west side of the road. It is approximately 4,680 feet or 0.89 miles from the intersection of Fort Canyon Road and Meadowlark Drive and the entrance to the Three Falls Ranch development. The proposed cross section is the rural street cross section, which consists of 26 feet of pavement, curb and gutter on each side of the street, and in this case a 5-foot wide sidewalk on the east side of the street. The sidewalk is shown as being adjacent to the curb. The developer is in the process of negotiating right-of-way for acquisition along the alignment.

Plan and profile sheets have been provided for the interior of the subdivision and the secondary access road. All of the streets within the cul-de-sacs will have 36 feet of pavement, with the exception of the cul-de-sacs which will have the standard 30 feet of pavement. The pavement widths have been presented to the Planning Commission at previous meetings. The reason for the additional six feet of pavement on the main streets is to accommodate bike lanes. There is a significant amount of retaining walls within the development to maintain the cuts and fills within the 50-foot clear zone, which is a requirement of the cut/fill ordinance. There are some areas that have been granted an exception to grade beyond the 50-foot clear zone, which will allow some retaining walls to be eliminated. These changes are reflected on the revised plans. The location

and the heights of the necessary retaining walls are shown on the plans, however the retaining wall design within the development is not fully complete. IGES, the consultant that has been hired by the developer to design the retaining walls, has completed a geotechnical study within the development. They have indicated that they do not see any areas of concern that would cause problems with the design of retaining walls. The developer has requested that we not require a full design of these retaining walls until he is confident that the layout and design of the streets is acceptable to the City. This could be a condition of preliminary approval.

One design issue that has been difficult to deal with in this area is the City's requirement of a maximum 3% grade for 50 feet each way from intersections. The intersections that had design issues have been previously presented to the Planning Commission and City Council for an exception. The City Council approved exceptions to the problem intersections at the February 10, 2009, City Council meeting. The intersections where exceptions were granted do not exceed 5% grades.

The secondary access road has been designed based on some criteria that were approved by the City Council, which included a 20-foot pavement width and a minimum 80-foot radius at centerline. Again, there are significant retaining walls that will be required along this alignment. The location and height of the walls is shown on the plans, however the full design of the walls is not complete. A portion of the secondary access road alignment goes through an annexation that is pending approval of the City. There will be geotechnical work required in this area prior to construction. It is our understanding that Utah County would not issue a permit for this work to be done.

The issue of where sidewalks will be required has been before the Planning Commission and the City Council. The City Council recently approved a design that would not require any sidewalks on cul-de-sacs. A 5-foot wide sidewalk will be required, on one side only and adjacent to the curb, on all streets except the cul-de-sacs and the secondary access road beyond the last lot.

The development code requires two working accesses for developments with more than 20 lots. The issue of when the secondary access would be required to be constructed was taken before the City Council. The City Council approved allowing development of the lots that are essentially west of the Sliding Rock area to be developed without a working second access. Any lots that are developed east of the Sliding Rock area will require completion of the secondary access road.

## **Sewer System**

The City recently completed a sewer line extension up Fort Canyon that has been planned since 1997. The sewer system can now serve all properties in Fort Canyon. There is an existing 8-inch sewer line that is stubbed to the entrance of the Three Falls Ranch development. The development plans include extending this line throughout the development. There will be a second sewer main that will be extended to provide sewer service to lots 44-53. This will require an extension of the sewer system from the Alpine Cove subdivision, which is operated and maintained by Alpine City, along the alignment of the secondary access road. Due to the curved

design of the road, a curved alignment has been designed using HDPE pipe that will reduce the number of manholes required significantly. The only other alternative to this design is a lift station, which the Public Works Department is not in favor of.

The sewer lines at the end of the Fawn Meadow and Summerfield Court cul-de-sacs are fairly shallow. A note should be placed on the plat indicating this issue to potential lot buyers.

### **Culinary Water System**

The majority of the proposed development is above the 5,350 foot elevation. Developments above the 5,350 foot elevation are required to meet the requirements of the Hillside Protection ordinance. This ordinance requires the developer to provide all additional infrastructure required to provide adequate water and pressure". City ordinances require a minimum of 40 psi to all homes.

In order to meet these requirements, a satellite water system, similar to the system in the Box Elder and Willow Canyon subdivisions, has been proposed. The system includes two 500,000 gallon water tanks, and two booster pump stations. The lower booster pump station would pump water from the Grove pressure zone in the City's current system, to fill the intermediate water tank. A second set of booster pumps would pump water from the intermediate tank to the upper tank. Three separate pressure reducing valves would create four pressure zones within the development. The system is designed to provide sufficient capacity for indoor water, irrigation for a maximum of 1 acre per lot, and fire protection. We believe that it will be the most cost effective to serve indoor and outdoor water to the lots from the culinary system. This system will require the existing culinary water line in Fort Canyon road to be replaced from Meadowlark Drive going north. The line currently ends approximately half way up the canyon.

Complete designs for the water tanks and booster pump stations have not been provided. We recommend that a schematic of the water system meet the requirements for this stage of the development, and that full plans and specifications be required prior to final approval and construction. This schematic is provided in the current plan set. It is our understanding that the Division of Drinking Water will also have to review and approve the plans.

It is our understanding that the location of the fire hydrants has been reviewed and approved by the Fire Chief. One area of concern was access and fire protection to lots 57-59. We have met with the developer and Fire Chief to discuss this area. The Fire Chief indicated that if turnaround area would be constructed where he needed them along the shared access driveway and if fire hydrants were required where he needed them in the area, that he could accept the plan.

### **Pressurized Irrigation System/Irrigation System**

We anticipate that outdoor irrigation water will be provided through the culinary water system for this development. However, the developer is investigating potential water sources within the development to determine if there is sufficient supply to serve part of the lots through a

pressurized irrigation system.

The City owns rights to springs within the area of this development. The City will determine what measures will need to be taken to develop these springs as the development progresses.

There is an existing open irrigation ditch that diverts water from Fort Creek and serves two shareholders in the Alpine Irrigation Company. The Alpine City development code requires that all open ditches be piped. A design has been provided for piping the ditch. An easement will be required along the alignment.

### **Storm Water Drainage System**

A storm water drainage system has been designed throughout the development. The system includes a collection system and some detention basins. The water will drain through the system and then into the various channels throughout the development.

### **General Subdivision Remarks**

There is a pending annexation that needs to be finalized prior to final approval of any phase of this development.

Driveway access to lots 57-59 appears to be difficult. A plan has been proposed for access to the lots.

A landscape plan has been submitted for some of the trailhead areas within the development. In addition, a trail plan has been provided. These plans need to be reviewed by the Planning Commission.

There are some redlines on the plans that need to be addressed.

A storm water pollution prevention plan has been provided. A more detailed plan will be required with each phase of the development. A UPDES permit will be required prior to beginning any construction.

### **Geologic Hazards Evaluation**

A geologic hazards evaluation has been performed for this development area. Included in the evaluation were excavation and logging of seven exploratory trenches, in addition to reviewing other published geologic maps and reports for the area. Following is a quote from the Geologic Hazards Evaluation Report executive summary:

Due to the large scale of the development, geologic hazards potentially impact every lot at the site, including earthquake ground shaking, surface fault rupture, liquefaction, tectonic subsidence, stream flooding, debris flows, shallow ground-water, landslides, and rock fall. To

reduce the risk from these hazards, the report recommends constructing homes to current seismic standards to reduce the potential ground-shaking hazard; locating no structures designed for occupancy within the fault setback zone; evaluation of and recommendations regarding debris flows and stream flooding in the civil engineering design for the development; and conducting a design-level geotechnical engineering study prior to construction for addressing soil conditions, shallow ground water, and slope stability hazards. Data regarding expected debris flow volumes is provided for use in the civil engineering design.

The Geologic Hazards Evaluation Report appears to have been prepared in a very professional manner. The authors outlined the hazards for the area and proposed mitigation measures. Following is a summary of the information. Figure 4 of the report also indicates low and high hazard potential by lot for each of the identified hazards.

Geologic Hazard	Proposed Mitigation
Earthquake ground shaking	Design and construction of homes in accordance with appropriate building codes.
Surface fault rupture	Minimum setbacks from faults for occupied structures as determined by the fault setback formula, with a minimum setback of 15 feet.
Liquefaction and lateral-spread ground failure	Address in geotechnical engineering evaluation during the subdivision approval process.
Tectonic deformation	No mitigation measure stated. High hazard for several lots.
Seismic Seiche and Storm Surge	No mitigation measure stated. However, it is considered a low hazard for all lots.
Stream Flooding	Site hydrology and runoff should be addressed by the civil engineering design for the development.
Shallow ground water	Address in geotechnical engineering evaluation during the subdivision approval process.
Landslide and slope failures	Address in geotechnical engineering evaluation during the subdivision approval process.
Debris flows	Address in geotechnical engineering evaluation during the subdivision approval process. PSOMAS has prepared a map identifying debris flow risk for each lot.
Rock fall	Deflection berms or ditches may be effective and should be considered to protect lots in high hazard areas. However, lot owner and developer should be willing to accept the risk from

	rock falls as an inherent hazard.
Snow avalanche	Lot owner and developer should be willing to accept the risk from snow avalanches as an inherent hazard.
Radon	Moderate hazard rating. Indoor testing following construction is the best method to characterize the radon hazard and determine if mitigation measures are required.
Swelling and collapsible soils	Address in geotechnical engineering evaluation during the subdivision approval process to address soil conditions and provide specific recommendations for site grading, subgrade preparation, and footing and foundation design.
Volcanic eruption	No hazard.

Also see 8.0 Conclusions and Recommendations on page 22 of the Geologic Hazards Evaluation.

The geologic hazards for this site have been identified. Based on the recommendations of the geologists, some additional studies were recommended to finalize the development plans. Since the time that the Geologic Hazards Evaluation was performed, a supplemental surface fault rupture hazard study and landslide investigation has been completed. In addition, a geotechnical investigation was completed for roadway cut slopes and fill embankment stability analyses.

When the Planning Commission recommended approval of the concept plan, there was condition that required all lots to have a lot specific study for hazards for each lot prior to final approval. We anticipate that these lot specific studies will indentify more specifically any hazard issues associated with each lot.

## RECOMMENDATIONS

**We recommend preliminary approval of the proposed development subject to the following conditions:**

- **The proposal of the additional 0.93 acres of private open space be approved by the Planning Commission.**
- **The design of the retaining walls within the development be completed. The City's independent consultant will need to review and approve the design.**
- **The necessary geotechnical studies be completed on the secondary access road prior to final approval.**
- **Cross sections be provided for the secondary access and other areas where there are significant retaining walls.**
- **A note be placed on the final plat indicating the shallow depth of the sewer line at the end of the Fawn Meadow and Summerfield Court cul-de-sacs.**

- **Full design of all components of the water system be provided, reviewed and approved prior to final plat approval.**
- **The annexation be finalized.**
- **The landscape and trail plans be approved.**
- **The redlines be corrected.**
- **Detailed stormwater pollution prevention plans be submitted for each phase of the development.**
- **A UPDES permit be obtained prior to construction.**
- **A lot specific study for hazards be completed for each lot prior to final approval.**

DRAFT

PRIVILEGED AND CONFIDENTIAL

BRUCE R. BAIRD P.C.

ATTORNEY AND COUNSELOR

2150 SOUTH 1300 EAST, FIFTH FLOOR

SALT LAKE CITY, UTAH 84106

TELEPHONE (801) 328-1400

BBAIRD@DIFFICULTDIRT.COM

September 24, 2014

VIA EMAIL ONLY

Mr. Will Jones  
Pine Valley Realty

**Re: Ilangeni Estates – Subdivision Plat Amendment**

Dear Will:

You have asked me for a legal opinion on a very narrow question: Can an amendment to a previously recorded subdivision plat add property to the plat or, instead, is there a requirement to process and record a completely new plat. I have researched the Land Use, Development, and Management Act (“LUDMA”), Sections 10-9a-101, *et seq.*, specifically sections 601 – 609 dealing directly with subdivisions and amendments (much of which I have helped re-write over the years as a part of the Land Use Task Force) and, also, Chapter 4 of the Alpine City Development Code as found on the City’s website specifically including Section 4.6.3.15 dealing with “Resubdivision Procedure”. I have also kept in mind *Brown v. Sandy City Board of Adjustment*, 957, 207 (Utah App. 1998) and *Patterson v. Utah County Board of Adjustment*, 893 P. 2d 602 (Utah Ct. App. 1995) both articulating the strong, and constitutionally-based presumption in favor of a private party’s rights to develop their land free from government interference unless clearly and specifically discussed by properly enacted legislation.

I find nothing in either LUDMA or the Alpine City Code that prohibits the addition of land to a previously recorded subdivision plat nor any requirement that any such addition of land is required to go through all of the requirements for a new plat. I believe that is especially true where, as here, no development is being contemplated on the added land. It seems pointless to me to require a new subdivision application in this situation as all legitimate interests of Alpine City are being addressed by the “resubdivision”. I understand that the City’s attorney has a similar opinion and, of course, the City’s interpretation of its own Code is entitled to deference in that regard.

If you have any questions please feel free to call me.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'B' followed by a horizontal line extending to the right.

Bruce R. Baird

### **ALPINE CITY DEVELOPMENT CODE SECTION 4.7.4.3 – STUB STREETS**

3. Stub Streets (Amended by Ord. 96-08, 5/28/96; Amended by Ord. 2013-01, 1/15/13) Shall be required to provide adequate circulation -- Temporary turnaround required in certain instances--Subsequent development of adjacent property to incorporate.
  - (1) In order to facilitate the development of an adequate and convenient circulation system within the City, and to provide access for the logical development of adjacent vacant properties, the City shall, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the parcel, and dedicate the right-of-way to the property line to the City to insure that adjacent properties are not landlocked.
  - (2) All such stub streets shall be fully developed with full City street and utility improvements to the boundary of the subdivision unless it can be shown by the applicant for the subdivision that the need for a fully improved street does not have an essential link to a legitimate government interest or that the requirement to fully improve the stub street is not roughly proportionate, both in nature and extent to the impact of the proposed subdivision on the City.
  - (3) Factors to be considered in determining whether or not the requirement to install a fully improved street is considered proportionate may include but not be limited to:
    - The estimated cost to improve the stub street;
    - Whether or not the stub street will be essential to provide reasonable access to the undeveloped parcel;
    - The number of lots in the proposed subdivision that will be accessed from the improved stub street;
    - The estimated number of lots that can be developed in the future on the adjacent undeveloped parcel through use of the stub street.

After receiving a recommendation by the Planning Commission, if the City Council determines that the stub street need not be fully developed either because it does not further a legitimate government interest or that the requirement is disproportionate to the impact of the proposed subdivision on the City, then only the right-of-way for the stub street shall be dedicated to the City and the requirement to improve the stub street shall be placed on the undeveloped adjacent parcel as a condition of the development if the adjacent property is ever developed.

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: FY 2015-2016 Budget Discussion**

**FOR CONSIDERATION ON: January 27, 2015**

**PETITIONER: Rich Nelson, City Administrator, and Alice Winberg, City Financial Officer**

**ACTION REQUESTED BY PETITIONER: For Council discussion and direction to staff in the development of the FY 2015-2016 City Budget.**

**INFORMATION: The following information is attached:**

- 1. Budget Item Recommendations.** A list of important budget items to consider in the development of next year's budget. This list is from Council recommendations and from staff recommendations.
- 2. Impact Fee Expenditure Plan.** This is a chart showing the amount of impact fees the City has collected and the City's plan to expend those impact fee funds.
- 3. Fund Balance Goals.** These charts show what the City's Enterprise Fund Balance Goals are. It is staffs' recommendation that the City begin a program to expend those funds over the fund balance goals to start a maintenance program for the various enterprise programs (culinary water; pressurized irrigation; sewer; and storm drain).
- 4. 5-Year Financial Plan.** This is the plan that shows what City staff think will happen during the next 5 years; what assumptions the staff is using to make the plan; and where the staff thinks the City is headed.

***RECOMMENDED ACTION:*** That the Council review the information included in the packet and make recommendations to staff on the direction that they want staff to follow in the development of the FY 2015-2016 City Budget.

Budget Items  
Fiscal Year 2015-2016

Proposed Items

1. Go out for bid for the outside audit.
2. Go out for bid for inspection services and plan checks.
3. Hire an additional front office staff person.
4. Install a sample number of electronic-read culinary and pressurized irrigation meters.
5. Refurbish the bell tower.
6. Impact fee expenditure plan.
7. Public Works projects.
8. Increase in burial fees.
9. Burgess Park tennis courts redo (add pickle ball).
10. Deer remediation.
11. GASB 68.
12. Increase culinary water base rate by \$1.
13. Stay in Utah Lake Commission or not.
14. Change water leak policy.
15. Text amendment fee.
16. Parking lot/restroom/fence/entrance signage – Lambert Park.
17. Increase City funds in capital improvement fund to \$500,000.
18. Continue to follow the equipment replacement schedule.
19. Begin using funds over the fund balance goals to start maintenance projects.



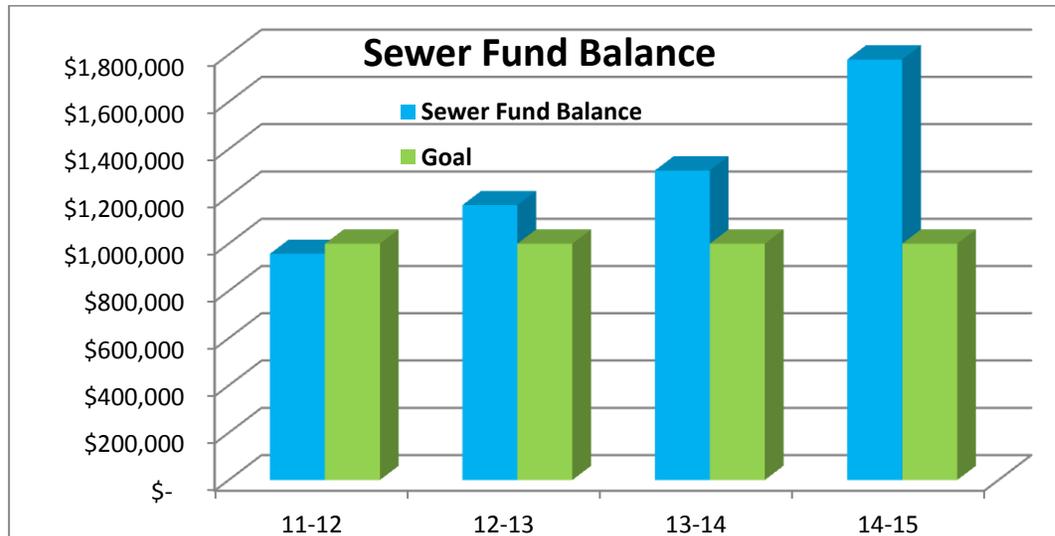
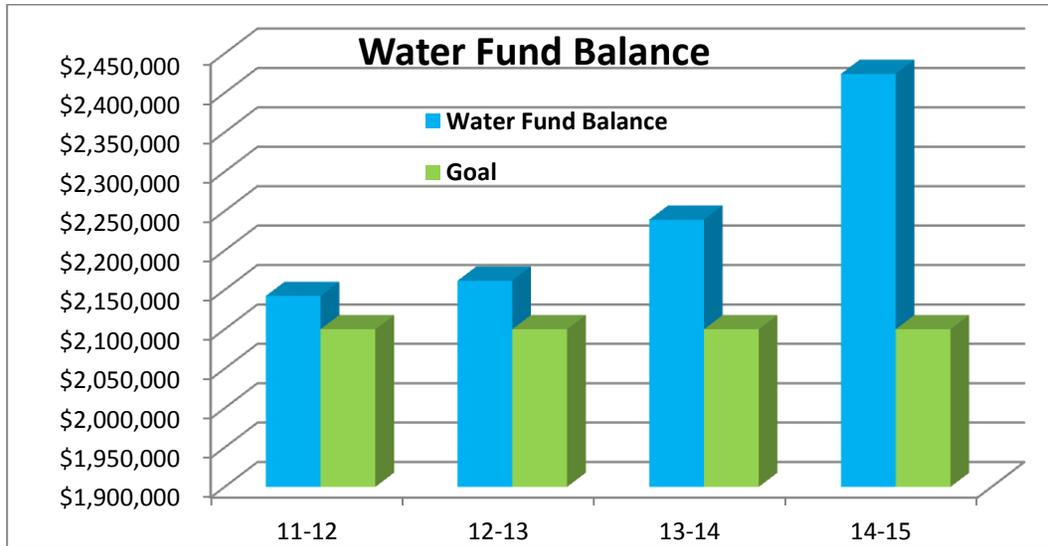
**Impact Fees Needing to Be Spent**

Year	Streets	Parks	Water	Sewer	Storm Drain
FY 2006				\$ 49,287	
FY 2007	\$ 12,907			\$ 43,667	\$ 64,444
FY 2008	\$ 19,629			\$ 17,556	\$ 9,600
FY 2009	\$ 32,144			\$ 9,310	\$ 11,600
FY 2010	\$ 8,153			\$ 7,315	\$ 5,600
<b>Totals</b>	<b>\$ 72,833</b>			<b>\$ 127,135</b>	<b>\$ 91,244</b>

Impact Fee Projects in Process	Streets	Parks	Water	Sewer	Storm Drain
100 South Improvements	\$ 90,000				
600 North Sewer Extension				\$ 44,688	
100 West Sewer Improvements				\$ 230,532	
600 North Storm Drain Improvements					\$ 346,823
<b>Totals</b>	<b>\$ 90,000</b>			<b>\$ 275,220</b>	<b>\$ 346,823</b>

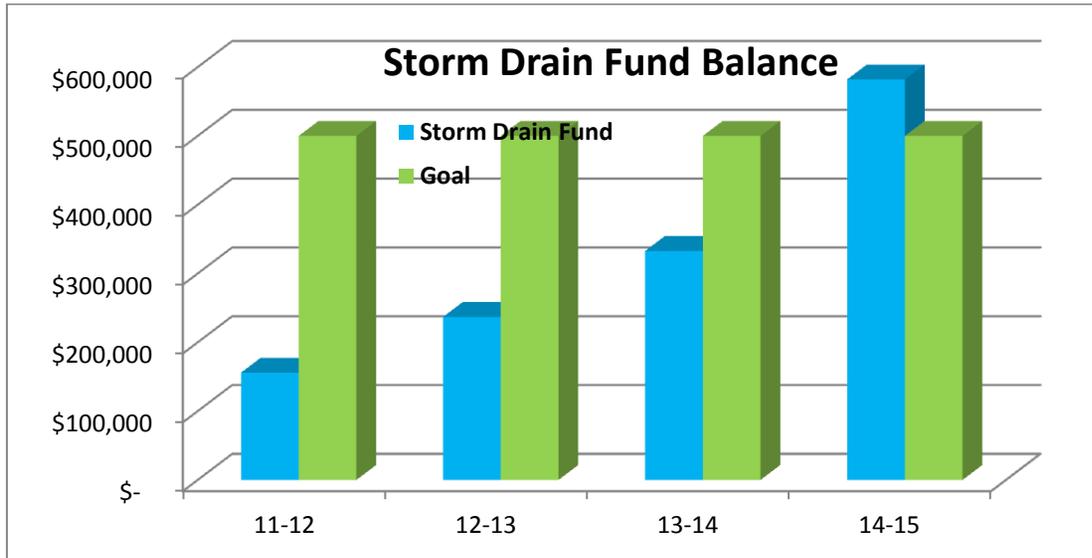
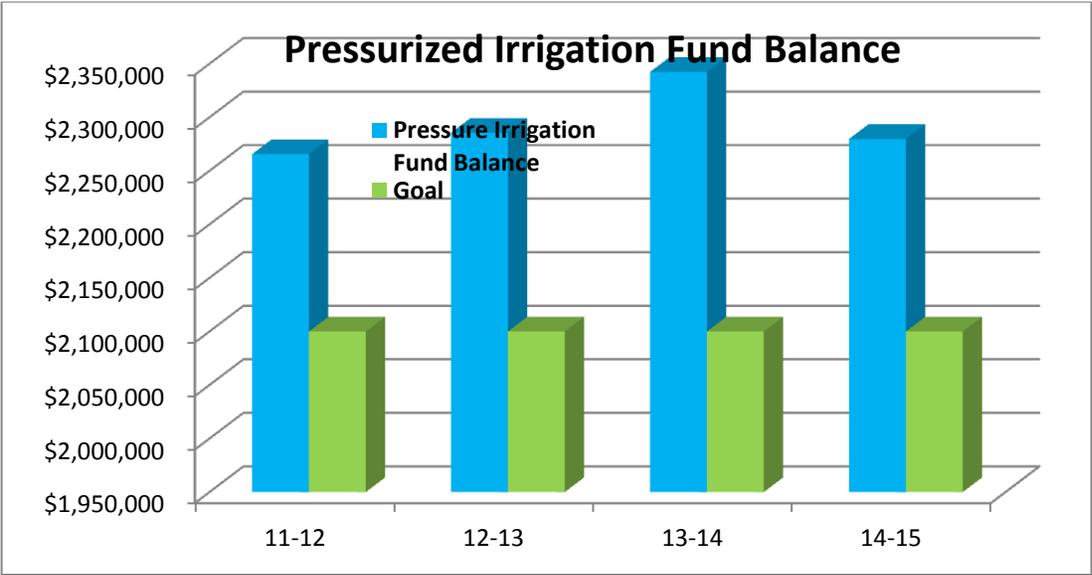
<b>Difference</b>	<b>\$ (17,167)</b>			<b>\$ (148,085)</b>	<b>\$ (255,579)</b>
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# Fund Balance Goals



**Goal: Maintain \$2.1 Million balance**

**Goal: Increase balance to \$1 Million**



**Goal: Maintain \$2.1 Million balance**

**Goal: Increase fund balance to \$500,000**

## **Alpine City**

### **5-Year Financial Projections**

#### **Part One – Assumptions**

The key to the creation of a 5-year financial plan are the assumptions used to create the plan. Below is listed the assumptions that will be the drivers of the plan.

1. Assume 2 new permanent full-time new staff positions in the next 5 years.
2. Assume increased use of part-time workers by Public Works.
3. Assume 2% salary increase a year.
4. Assume retirement will go up by 0% to 1% a year for 3 years then go to 2% for the last two years.
5. Assume GASB 68 will require the City to set aside more assets for retirement.
6. Assume that all replacement hires in Public Works will be an entry level position.
7. Assume that health care costs will continue to increase at 2% a year and that Alpine will change its health care system by 2018.
8. Assume that we continue on the same capital equipment replacement schedule as we have.
9. Assume we will have 37 new homes per year for the next 5 years.
10. Assume the assessed valuations for the homes in Alpine has reached bottom and the assessed valuation of the properties will increase 3% to 5% a year for the next 5 years and that property tax will only increase based on new growth.
11. Assume TNT for the next 5 years to collect redemptions.
12. Assume one new soccer park or a new public works building and staging area will be constructed.
13. Assume a gradual increase in WC, insurance, FICA, etc.
14. Assume police and fire will hire an additional officer each in the next 5 years.
15. Assume police and fire and dispatch will grow 1 - 2% a year for the next 5 years.
16. Assume garbage rates will increase 2% a year and that they will be covered by rate increases.
17. Assume sewer rates will increase by 2% a year and they will be covered by rate increases.
18. Assume that the City will go to a mandatory city wide green waste garbage pickup program.
19. Assume that the City will pick up the total amount of fees for telecommunications and revenue will increase by 2% a year from telecommunications fees.
20. Assume a yearly 1 to 1.5% increase in utility rates for PI and storm drain based on a yearly CPI based rate increase.
21. Assume that culinary water rates will increase based on the water rates study of the City Engineer and the base rate will increase by at least \$1 every year for the next 3 years.
22. Assume that B&C road funds remain flat for the next year but will increase by 5% a year for 4 years.
23. Assume no new bonding.

24. Assume Alpine and Highland will jointly hire a part time emergency preparedness coordinator.
25. Assume that a new meter reading system for culinary and pressurized irrigation will be installed.
26. Assume a new PI reservoir will be constructed.
27. Assume that land for a new public works facility will be purchased.

**ALPINE CITY COUNCIL AGENDA**

**SUBJECT: Cell Tower (Lambert Park) Proposed Lease Terms**

**FOR CONSIDERATION ON: January 27, 2015**

**PETITIONER: Rich Nelson, City Manager**

**ACTION REQUESTED BY PETITIONER: Approval of the terms of the proposed lease.**

**INFORMATION: The City has been approached by a telecommunications company to see if the City would lease them one of the two remaining spaces on the Lambert Park cell tower. The proposed lease terms are:**

- 1. 5-Year Lease.**
- 2. Renewal after 5 years, with a 10% increase in payment.**
- 3. Monthly lease rate of \$1,600.**

***RECOMMENDED ACTION: That the City Council approve the terms of the proposed lease.***