ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, April 14, 2026, at 6:00 pm,** at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: **alpineut.gov**. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER
- **A. Roll Call** — **Mayor Carla Merrill**
- **B. Prayer** — **Jessica Smuin**
- **C. Pledge** — **Sarah Blackwell**

II. CONSENT CALENDAR
- **A. Approve Minutes from the March 24 City Council Meeting**
- **B. Resolution R2026-15: Approval of Municipal Wastewater Planning Program**
- **C. Resolution R2026-16: Appointment of Sarah Blackwell to Alpine Water Citizen Advisory Committee**
- **D. Approval of Funds to Remove Bricks from Olsen Home**
- **E. Ordinance 2026-08: Approval of 2026 Water Management Plan**
- **F. Ordinance 2026-10: Amendments to Municipal Code 8.04 Cemeteries**
- **G. Approval of Electrical Work Proposal for 300 N. Well VFD System, I-D Electric: $26,560**
- **H. Approval of New Pump and Equipment for Busch Well, Nickerson Company: $71,188**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS
- **A. Financial Report through Third Quarter**

V. DISCUSSION ITEMS
- **A. Proposal to Adopt an Ordinance Regulating the Use of Golf Carts on City Roadways**
- **B. Review of Main Street and Gateway Corridor Master Plan**
- **C. FY2027 Budget Projects**

VI. ACTION ITEMS
- **A. Consideration of Approval for the Reconstruction of a Non-conforming Building – 480 East 100 South**
- **B. Ordinance 2026-09: Proposed Code Amendment to Allow Indoor Self-Storage Units and Condo Luxury Garages**
- **C. Consideration for Membership in American Fork Chamber of Commerce/Lone Peak Business Alliance or Highland Alpine Chamber of Commerce**
- **D, Approval of Lone Peak Public Safety District FY2027 Budget**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

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

Mayor Carla Merrill
April 10, 2026

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

ALPINE CITY COUNCIL MEETING

March 24, 2026

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

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Chrissy Hannemann, Andrew Young, Brent Rummler, Jessica Smuin, and Sarah Blackwell.

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

Others: Mario Jimenez, Josh Walker, Wes Funk, Khyl Shumway, Jen Wadsworth, Michelle Shumway, Casey Nielson, Roman Frazier, Nache Nielson, Chad Littlewood, Paula Nielson, Bethany Sorensen, Brad Frost, Rob Crowley, Steve Burrows, Julie Daley, Andy Spencer, Steve Jolley, Martha Beck, Jay L. Beck, Corina Clark, Richard Clark, Syd McGee, Preston Reading, Rich Ainscough, Shawn Sorensen, Bret Vargason, Blake Webster

B. Prayer Chrissy Hannemann

C. Pledge Brent Rummler

II. CONSENT CALENDAR

A. Approve Minutes from the March 10th City Council Meeting

B. Approval to Declare Equipment as Surplus

Shane Sorensen explained that the items on the list are outdated parks equipment that is taking up space. Rather than storing them while they depreciate in value, we decided to sell. They will be posted on the surplus site where anyone may purchase them.

Motion: Brent Rummler moved to approve the Consent Calendar. Jessica Smuin seconded the motion. The motion passed unanimously.

Motion: Sarah Blackwell moved to have Item III-Public Comments heard after Item IV–Reports so the Mayor of American Fork may attend his own council meeting. Brent Rummler seconded the motion. The motion passed unanimously.

IV. REPORTS & PRESENTATIONS

A. Highland/Alpine Chamber of Commerce

Rob Crowley, President of the Highland/Alpine Chamber, grew up in the area and owns multiple businesses. At the suggestion of Lou Campbell, he recently talked with other business owners about starting a chamber for our area. The idea caught on quickly. In February they were established as a 501(c)(6) entity and were approved by the IRS. Chris Lundell, who owns Anytime Fitness, suggested that Alpine should also be part of the new chamber. Both cities have a similar demographic, businesses, and shopping patterns, and the board voted unanimously to include Alpine City. New businesses are joining every day, such as Hue & Hem, Hidden Gem Salon, Alta Bank, Courage Reins, and the Pizza Pie Café. The Highland City Council voted unanimously to join the chamber.

Membership would give Alpine free admission to the monthly luncheons and one city-appointed board seat. The board wants to build goodwill with the business community and the city through good communication, encouraging local shopping, and helping businesses succeed, which will increase sales tax revenue to the cities. The board will also support Alpine Days events.

Council members discussed details with Rob Crowley:

- The city can be part of more than one chamber – whatever we pay for.
- The board wants to get a list sent out so people know what services are available locally. This would include both commercial businesses and home enterprises, as many people have a side business.
- The cost for the city to join is $2,500 per year.
- Individual businesses may join even if the city does not.

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Mayor Carla Merrill asked Heidi Smith to send the presentation slides to council members.

B. American Fork Chamber of Commerce

Brad Frost is the President of the American Fork Chamber and also serves as their mayor. The chamber has been going strong for 80 years. Leadership consists of four governing board members, 13 representatives from participating cities, and three non-voting members from legislative staff. Big corporations nurture smaller businesses, and the chamber offers training in areas like cyber security, website optimization, and AI integration for marketing. They formed the Lone Peak Business Alliance about five years ago to include Cedar Hills, Highland, and Alpine. Highland has recently formed their own chamber, but American Fork would like to keep Alpine in their group. They are planning an event at UVU where multiple chambers would gather, they will host a Women in Business panel, and the board feels that the synergy of various chambers working together benefits everyone. Brad encouraged council members to call him with questions.

Council members discussed details with Brad Frost:

- The cost is $3,500 per year and Alpine has been participating for about six years.
- Alpine does not have many participating businesses, which may be due to our lack of a robust retail area.
- The trend in shopping is for convenient doorstep delivery for many items, and the home is becoming a major point of sale.

Chrissy Hannemann commented that she attended an accounting lecture where they said that the most charitable thing you can do is to employ someone full-time. There is a family behind every employee, and people are the most important part of a business.

Mayor Carla Merrill thanked both chamber presidents for their presentations.

III. PUBLIC COMMENT

Michelle & Khyl Shumway – Hawthorn Court, Alpine

Golf carts - The Shumways thanked the council for their service. They love living in Alpine and hope the council will look at allowing golf carts on city streets. Being part of a small community is a magical thing, and golf carts enhance that community feel. They do not think golf carts are as dangerous as bicycles, e-bikes, or surrons. With the goal to make Alpine a happier more pleasant community, it is worth reviewing the ordinance. Khyl commented that Highland City recently legalized golf carts that meet certain requirements, and it would be ideal to have the same rules for the Lone Peak Police Department to enforce. The Shumways encouraged the council to consider this issue.

Mario Jimenez – Whitby Woodlands Drive, Alpine

Golf carts - Mario spoke to the council at the last meeting and is attending again tonight. He appreciated the council members who responded to his emails. He has been in the professional safety business for more than 50 years. Mario said that an organization that does not identify a particular ordinance or procedure has a greater chance of risk than one that has clearly addressed the issue. The simplest path would be to implement the Highland City code, which is in compliance with UDOT, the Department of Public Safety, and the Highway Patrol. Mario would like to have another council member join Andrew Young to look at the matter. He would be happy to talk about his proposal and answer questions.

Julie Daley - River Circle, Alpine

Golf carts - Julie previously lived in several big cities in the country and was drawn to this community for the small-town feel, great parks and schools, and everything located nearby. Low-speed golf carts with the required safety devices are cleaner for the environment. In addition to Highland City, St. George and other cities have approved the use of golf carts on city streets. The Daleys love it here and feel that golf carts are a great way to see your neighbors, stop and visit, and enhance the sense of community. They hope the council will consider this change.

Syd McGee – Campfire Circle, Alpine
Golf carts - Syd said they love to use their golf cart to visit Alpine parks, and it is one of the highlights of the summer season. If Alpine adopts Highland City's code and requires safety features such as seat belts, licensing, turn signals, and insurance, it would be great to have the ability to use a golf cart around the community. They also like to loan their cart out to help transport seniors to the Alpine Days car show and other events. They hope the council will consider permitting golf carts in Alpine.

Martha Beck – 100 South, Alpine
Fire Station - Martha thanked the council for their hard and sometimes thankless work. She said she will end up paying more in property taxes over the time she lives in her home than she will for the mortgage. She wondered if the fire station/senior center could be constructed in a less expensive manner, and if there might be other places where the seniors could gather. She would appreciate more information on the project to help her understand the effects on residents.

Andy Spencer – 200 East, Alpine
Storage units - Andy said he understands that something positive needs to happen to improve the site of the former Purple Mattress factory, but he asked the council to consider long-term land use and city planning because our decisions will outlive us. The current land use is incongruent with where the community is today. It may require more study and planning, but the council can find something that is more in line with Alpine's character. If the council is inclined to approve the storage units, Andy thinks that an overlay zone would be more appropriate than changing the code for the Business-Commercial zone, and it would provide a better future for Alpine.

Steve Jolley – 300 East, Alpine
Steve said he appreciates the City Council and the mayor for the work that they do. He previously sent an email to council members. The council is the voice of the residents. He loves Alpine but cannot afford for his taxes to increase. There are three proposals tonight and the decisions may be moving too quickly. With the many smart people in town, Steve said we can find better ideas. He does not want to see storage units in Alpine and does not think the council members would want them in their own neighborhoods. He is grateful for the work the library group is doing but does not think we should reallocate the Bookmobile money to that cause. He does not understand the reason for the community center and would be willing to talk with council members about these issues.

Shane Sorensen explained that council members have requested more time to explore important issues, so some items will have a discussion first and then a minimum of two weeks until the next City Council vote for further consideration and research. There are two items in the discussion category for tonight's meeting. These are not action items, and no vote will be taken.

Several council members expressed their approval of the new discussion model, as it allows them to listen to other perspectives and ask questions before they make a decision.

V. DISCUSSION ITEMS

A. Proposal to Reallocate Funds from the Bookmobile to the Alpine Library

Shane Sorensen said that staff review the City Council agenda with the mayor each week, and the Bookmobile funding is on the agenda this evening because two council members requested it. The golf cart situation mentioned by several residents during Public Comment this evening could be handled this same way, with a discussion first and then a vote at a subsequent meeting.

Alpine City has entered an interlocal agreement with Utah County to be included in the Bookmobile program. The city pays $13,596 yearly as their contribution, and the current interlocal agreement ends June 30, 2026. Council members Sarah Blackwell and Chrissy Hanneman requested a discussion regarding the possibility of reallocating the Bookmobile funds to the Alpine Library. The following information was provided as part of this agenda request:

Currently the city pays $13,596 per year for the Bookmobile. The Bookmobile comes to Alpine every other Tuesday and spends six hours per month here. If the money were reallocated to the Alpine Library, residents could have access through the integrated library system to all the same books they currently can through the Bookmobile. They would be able to order books and pick them up at the library and return them without having to wait for a certain day and time when the Bookmobile would be in town. Patrons could have access to e-books as well. Some of the funds would also be used at the Alpine Library towards programs, collection development, supplies, and facility improvements.

Bethany Sorensen, Facility and Operations Director for the Friends of the Alpine Library Association, was invited to the microphone.

Bethany thanked Sarah Blackwell and Chrissy Hannemann for putting this discussion item on the agenda and said she is happy to be involved with many of the exciting things happening in Alpine.

The Bookmobile has been in service for 51 years, and the Alpine Library wants to add to this tradition. Benefits of reallocating the funds include: increased access for patrons, improved predictability and consistency, an established physical location, and regular hours (four days a week for 24 hours per week). The library volunteers want to provide assistance, materials, and programs based on individual requests from library patrons.

The State Library Division has visited the Alpine Library and invited them to join two consortia. One group is the Juniper Consortium, which is a small number of rural libraries that share resources to make things more affordable. The Beehive Consortium is part of the state system and has access to all the Libby digital resources. Sarah Blackwell is working with the State Library Division and can provide more information.

Currently the Bookmobile comes to Alpine every two weeks, with three stops, for a total of six hours. The Bookmobile librarian chooses materials based on which books the patrons have put on hold. Four percent of Alpine residents hold Bookmobile cards. If Bookmobile funds were reallocated to the library the Alpine tax dollars would stay in Alpine and would not be used throughout the County. Also, our taxes would not be used to pay for Bookmobile maintenance and repairs.

Bethany presented this comparison:

Feature	County Bookmobile	Alpine Library
Annual Cost	$13,596	$13,596
Hours of Access	6 hours every 2 weeks at $87 per hour	24 hours every week at $11 per hour
Local Control	Low	High
Programs Offered	Summer reading	Story time, music, journalism, languages, community interests (gardening, wellness, etc.), book clubs
Future growth	Not possible without increasing the contribution	Expandable (volunteer based)

If the reallocation is approved, the library will provide a record of their expenses and submit an annual report to the City Council. The library will be run by a non-profit organization and will abide by the American Library Association standards. They want to be a legitimate library.

The Alpine Library board wants to make sure that River Meadows residents have improved access to books, and they are working with Paula, Josh, and Laura to ensure that this happens. They want to continue the bi-weekly story times and can deliver books to River Meadows at those events. They also plan field trips to the library and curbside delivery of books to seniors' cars.

Bethany said that the Alpine Library has been operating for about one year and has issued around 300 free library cards. In the three months they have been open at the Alpine Highway location they have circulated more than 1,000 titles. They have at least two dozen volunteers and have received positive

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responses from many people who have waited years for a library here. Bethany said this is a wise investment in our community.

Andrew Young said he likes to make decisions based on if the proposal has the consent of those governed, especially residents who live closest to the area, and if it upholds the identity of Alpine. Bridle Up Hope has done well at being a good neighbor and has the support of the nearby residents. Andrew feels that the library does uphold the identity of Alpine as a close-knit community, but residents have brought up a lot of issues.

Andrew summarized residents' concerns as: the trees that were removed during construction of the parking lot, the intent for this property was different than how it has evolved, there is a precedent if the city gives funds to a non-profit organization, the library should be user-fee based instead of funded by taxes, city funds should be put toward essential services like water, gravel is spilling out on the driveway, library class parking could conflict with orchard customers, the library may want a full-time librarian instead of the volunteer model they started with, residents do not want to pay for the increasing scale, Alpine City already subsidizes library cards and that is sufficient, and services should be funded by those who wish to continue donating to expand the offerings. Andrew said most of the feedback came from residents who live near the library location.

Bethany responded to Andrew Young:

- The board is always happy to meet with anyone who is interested, and they will give their contact info to residents who have questions. Speaking directly is most effective and reduces the need for multiple, lengthy meetings.
- The board is grateful that the property that was donated, but it came with some previous issues attached, like the tree removal. The board is doing their best to remediate those concerns as time and funds become available. They have already talked with the neighbors about replacing the trees when funds are raised.
- The Planning Commission requested that the gravel driveway from Alpine Highway be regraded. The board has been waiting for spring and volunteers to do the work. It will take some time to make improvements, but they hope to have it ready for orchard season. Bethany offered to sweep the gravel from the driveway herself.
- The library Conditional Use Permit (CUP) requires that they manage the overflow parking for Burgess Orchards and have limited hours during orchard season from July 1 to October 31. The library will close by 3:00 pm during orchard season and be closed on Saturdays. This summer will be a good test period.
- The city is already spending this money on the Bookmobile, so if the funds are reallocated to the library, it will not add a tax burden on the residents. At $11 per hour versus $87 per hour, the library would be a better and more efficient use of the funds.
- The board is not proposing that they join the larger consortia (like Orem) because the benchmarks are more complicated and more expensive. This is the smartest and most fiscally responsible way to provide more for Alpine residents.

Brent Rummler thanked Bethany for the tour last week and said it sounds like the library will provide the advantages of the Bookmobile along with additional benefits. He appreciates the programs to serve the River Meadows residents. He asked about the library being able to provide books for patrons and about the rumor that a full-time librarian would be needed.

Brent recently learned that the Gu family donated the property to the library, which is wonderful. He mentioned the great efforts that have been expended to ensure that the orchard is safe and that adequate parking be provided. He wanted to make sure that expanded library services would not negatively impact traffic and safety. Brent said this is the first summer that we can evaluate how well the additional parking area functions. He asked for clarification on the hours of operation on the website and how they might change during orchard season. He wondered about cars parking on Bateman Lane, because the main reason the parking lot was allowed in the neighborhood was to eliminate cars parking on the residential streets. Brent commented that he appreciates how the library will improve the situation for Alpine residents and provide greater access.

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Bethany responded to Brent Rummler:

- The library will continue to be run by volunteers. A state certified library requires a full-time librarian, and they are not requesting that. The funds will not be used to pay staff.
- A memorandum of agreement (MOA) would be crafted with the city and the state to allow for physical and digital media to be provided to patrons. The library does not want to take any access away from the residents. Meetings with the State Library Division have convinced the board that this will work well and patrons will not lose any services.
- The library board has already started training volunteers and is waiting for a green light from the City Council to move ahead.
- The current hours of operation fit within the permitted framework, but hours will be reduced during the summer. The library now offers Saturday classes but will not do so during orchard season. Language and other classes require registration so enrollment can be managed. During orchard season, if the parking lot gets too full, the librarian in charge will close for the day. This is required by the CUP and staff are trained on this.
- Cars parking on Bateman Lane are the orchard's responsibility, as the library does not have control over how the fruit stand runs their business. The orchard has an easement on the library property for parking. Board members have talked about riding their bikes to work so they do not need a parking spot, and they support a Walk to the Library Day and other traffic calming measures. They want to help solve the problems.

Jessica Smuin said she appreciate the work the library is doing to create a community asset, and she has talked to many residents who are happy about the library. In fact, Alpine had a library at City Hall in years past. We do not have a large retail sales tax base so we must stretch our dollars in Alpine. The value for dollars spent ($87 vs $11 per hour) for the same investment is a positive point. The mission statement in the General Plan talks about providing a strong positive civic image and quality of life in Alpine, and this proposal aligns with that plan. In the Land Use section, the plan proposes to "encourage, develop, and or maintain venues that enhance a sense of community and provide residents an opportunity to congregate, including public gathering spaces." Jessica appreciated that the library is expanding to align with our General Plan. In the Community Engagement section the plan reads, "Encourage resident committees to create community engagement, plan, support, and conduct public gathering to strengthen resident social connections, and promote interactive and transparent communication through online and printed medium." She feels confident that the board is working hard to eliminate the drama that has occurred in the past.

Sarah Blackwell said she sees the positive aspects of material access, physical accessibility, and local tax dollars staying here. Sarah asked if the library is in compliance with their CUP, particularly regarding the access off the Alpine Highway, and wondered if the permit specified which is the primary and secondary egress. Neighbors have said they prefer to have traffic entering the parking lot from Alpine Highway. She also asked about ADA access and compliance. River Meadows residents would like to have outings to the library, but many use walkers. Jen Wadsworth said at a previous meeting that the end goal is to become a state-certified library, which would require a full-time librarian paid for by the city. Sarah mentioned the public comments this evening and the concern about increased taxes if the library were to expand. This is her biggest concern. The Vineyard library began with a volunteer model, and now the city pays over $120,000 per year for their library. At the November 18 Planning Commission meeting regarding the library CUP, Jen Wadsworth said that the library was not asking the city to contribute. Now the library is asking for Bookmobile funds from the city. Sarah wants to know clearly what the expectations are and to make sure things are transparent, so it does not become a "camel's nose inside the tent" scenario. We do not want to be tied to an agreement down the road where we have to increase taxes to pay for the library. Sarah thanked Bethany for all the time she devotes to serving Alpine.

Bethany responded to Sarah Blackwell:

- The CUP requires that the secondary access to Alpine Highway be re-graded when possible. The conditions were set in November (when we thought we would have an actual winter). The library blocked the second egress off to wait until spring for regrading. Surveys have been completed, and a landscape architect and a designer have volunteered to help when funds are raised. The board feels that they are in compliance because they have plans in place. The egress is currently not in use, and

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the goal is to make sure it is ready for the orchard season traffic. The permit did not specify primary or secondary egress points.

- Requiring entrance from Alpine Highway was not mentioned in the Planning Commission meeting nor in the permit.
- While the library shares a parking lot with the orchard, they do not have a say in how the orchard runs their business. The library board is very grateful for the gift of the property, and they want to do their part to mitigate traffic issues, but the library only has limited control over the whole situation.
- The temporary ramp allows ADA access, and wheelchairs and strollers can use the ramp now. The permit specifies that the library will be ADA accessible when possible, and they appreciate that understanding. The board will continue to improve ADA access as funds allow.
- Many residents from River Meadows use walkers, so curbside delivery of books might be the best option for them. The Bookmobile is not ADA compliant, so this would increase access for Alpine residents.
- The library's end goal is to become state-certified because of the options it would provide. The progression is like a ladder, with the non-profit/donor-based model at the bottom. The next step is tonight's proposal for reallocation of city funds. Perhaps five rungs up would be state certification, which would involve a full-time employee or the equivalent (such as someone who lives on site), and the city would pay a portion of the budget. The board feels that they can operate with the current model for a long time and provide the residents with what they need. They will work toward meeting the state certifications because they want to do things correctly, but the timing of expansion would depend on what the residents need.
- Residents have concerns about their tax burden, so it is good to have this on the public record. The board does not know what the future holds. If the library grew to a point where they needed a drastic increase in funding, it would be separate from this MOA. There would be plenty of time to anticipate an increase and it would not be a surprise—it would be an obvious next step. There are many benchmarks to be met before that point, so it seems far out of reach now. The board members are also residents and are invested in keeping costs low.

Sarah asked the City Attorney if city funds were allocated to the library and someone was injured on site, what is the city's liability?

Attorney Steve Doxey said liability issues would need to be addressed in the MOA. If the council wants to vote on this proposal at their next meeting, Steve would like to review the draft MOA sooner than later.

Chrissy Hannemann said the library is on a tight timeline because of budget approvals. Before the city pays to have Steve review the MOA, we need to know if we have the votes. Chrissy appreciated the accountability proposed for library expenditures and agreed that the ADA ramp does need improvements. The Bookmobile is not ADA compliant, so if the library is accessible, it would expand the scope of services to our residents. Alpine residents are self-reliant and we help each other. An example is the retired librarian from Alpine Elementary who volunteers her services. She has great knowledge and skills she is willing to share with the public. Chrissy mentioned the adage to "Use it up, wear it out, make it do, or do without", and feels that the library board is doing just that. The library has a home because of the generosity of the orchard owners, so the board would not want to jeopardize their situation by encroaching on orchard parking. Chrissy thanked Bethany for her work.

Mayor Carla Merrill said that if two council members wish to move forward with the proposed budget reallocation, they should inform staff and get a draft version of the MOA to Steve Doxey for review.

B. Proposed Code Amendment to Allow Indoor Self-Storage Units and Condo Luxury Garages

Because of Zoom connection problems, Ryan Robinson (former City Planner) was not able to participate at this point. Shane Sorensen presented the staff report prepared by Ryan.

An application was submitted to amend the Alpine City Development Code in the Business Commercial (B-C) Zone to allow indoor self-storage units and condo luxury garages. The applicant has a specific

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location under consideration for this use (119 East 200 North, the former Purple Mattress factory). However, if approved by the City Council following a recommendation from the Planning Commission, the amendment would apply to any property within the B-C Zone that meets the established standards.

The applicant has worked with staff to propose code language that would allow these conditional uses within the zone. The draft language was included in the packet. If the amendment is approved, any future applications for these uses will still be subject to the standard review process for setbacks, building height, and architectural compliance in accordance with the Gateway Historic Design Guidelines. The early draft of the Main Street Master Plan identifies the subject area as a Main Street Civic and Mixed-Use area. This is meant as a transitional zone from commercial to residential.

The Planning Commission held a public hearing for this agenda item during their November 18th, 2025, meeting. Discussion focused on consistency with the area's envisioned mixed-use character, and potential impacts related to traffic, parking, and site design. Public comments raised concerns about setting a precedent for code changes driven by individual projects, and compatibility with the community's identity. The applicant emphasized the low-traffic nature of the use, compatibility with surrounding commercial properties, and the potential demand for enclosed storage.

The commission discussed operational considerations such as parking, landscaping, screening, and restrictions on business activity within the units, as well as the need for compliance with design standards. While some concern remained regarding creating code changes for a single site, others noted the potential community benefit and reuse of a vacant building. A motion was made to recommend approval of the proposed code amendment, finding it consistent with the General Plan and Development Code standards. The motion was seconded and passed unanimously.

Shane Sorensen explained that this code amendment would require that the parcel be 3-5 acres in size, unless recommended by the Planning Commission and the City Council. Shane highlighted some of the restrictions: there cannot be another such use within one mile of an existing project, there will be no direct access to Main Street, no garage doors will face a street, individuals may not live in the units or have overnight accommodation, and commercial vehicle repairs are not allowed. Parking requirements also apply.

APPLICABLE CITY CODE

- Alpine Development Code 3.07.030 Conditional Uses (B-C Zone)
- Alpine Development Code 3.01.110 Definitions
- Alpine Development Code 3.23 Conditional Uses.

GENERAL PLAN POLICIES

- Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.

PUBLIC NOTICE

- This item required a public hearing to take place and has been noticed according to State and city requirements.

Applicant Nache Nielson, representing Stack Real Estate in Lehi, was invited to the microphone.

Stack Real Estate has received lots of feedback from the Planning Commission and spoken with Ryan Robinson at length. This property is a hot topic. It has been vacant for a while and is expensive. Multiple residents have emailed expressing concern that a self-storage facility does not belong in Alpine. It conjures images of barbed-wire fencing and the like. Nache wanted to explain the plan and respond to those concerns. Talking about another such storage facility in Alpine sounds scary, but this is the only spot in the B-C Zone where such a use would be possible.

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Stack proposes to use the structure of the rectangular building and add a mezzanine layer throughout the interior. This would provide two floors of climate-controlled storage. These units would be overseen by a an experienced property management company. The luxury condo garages would be for sale, and would typically be used for storing car collections, along with boats and RVs, like an extension of the home garage. Some residents are currently storing items in units further from Alpine and would like to bring them closer.

Nache has spoken to many of the neighbors, and they requested more landscaping, especially along the north side and by Hunters Ridge Circle. Stack would also plant trees along the east side by the cemetery access road. The front of the building on 200 North would be landscaped nicely.

Neighbors were also concerned about the look and feel, traffic, and visitors peering into their back yards. Parking has historically been a large issue with this building. There will not be any windows that look into back yards. These are high-priced luxury units, so they will be much nicer than the current industrial building. There will be subtle landscape lighting, but no bright lights to disturb the neighbors. The building will have an upscale façade to blend with the city theme. No outdoor storage will be allowed.

Institute of Traffic Engineers reports show that this type of facility would expect about seven trips per hour, with 12 on Saturday, so it is a very low trip count, especially compared to other uses that could go here. With past industrial uses, there was a lot of noise with late night deliveries. This will be a much quieter use, and the CC&Rs prohibit noise, commercial customers, the leasing of box trucks, and overnight residence.

Stack does not want it to look like a storage facility. The wall along 200 North is designed with two- and four-foot jogs for variety and elevation changes with the roof pitch. The lower-level windows are spandrel glass (faux windows) to upgrade the look. The primary façade will wrap around on the east and the west for continuity.

Entrance to the internal units would be by coded access between the hours of 6:00am and 10-11:00 at night. The office will be staffed during regular business hours. External storage units may be accessed at any time by the renters.

Chrissy Hannemann said that she appreciates Stack's efforts to address the aesthetics, even with the Main Street Gateway Plan not yet finalized. She felt that having cars and other items stored out of sight is good for Alpine. The traffic data from a reputable source is helpful. Residents have said they were impressed with Stack's previous projects and that they have a good reputation. She asked about sales tax revenue and personal vehicle repair. Chrissy also wanted to know about the possibility of another storage facility being built, and the maximum number of units allowed.

Nache responded:

- There will be a small amount of sales tax from the sale of storage materials (like boxes and locks), but no sales tax is collected for leasing in Utah. There will be property taxes collected on the owned condo units and the storage facility itself.
- As mentioned before, commercial car repair cannot be done here, but personal car work and restoration would be allowed.
- The original estimate was for the facility to contain approximately 720 units, but the number will be lower.

Shane Sorensen explained that with current code restrictions of one mile, there could not be another storage facility in the B-C Zone (or on the land by the Alpine Art Center if it were rezoned to B-C) because of proximity.

Andrew Young said this is a 100-year decision and would require a change in the Alpine code to allow storage units in the B-C Zone. The Alpine City Plan provides guidance for legislative decisions. He also mentioned his concern about typos and numbering errors in the draft.

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Brent Rummler commented that any errors will be fixed and the code will be reviewed by our attorney before the final document is presented to the council for a vote.

Shane Sorensen reminded the council that this code is not up for a vote tonight. This is only a discussion.

Andrew reiterated his decision-making formula: Does it fit the identity of Alpine, and does it have the consent of the nearby residents? He also shared comments from residents: storage units are not a transitional use and should not be placed near single-family homes, The Main Street Gateway plan does not address the area north of City Hall and that plan should be in place before this decision is made, and the long side of the building on 200 North feels heavy. Residents who live nearby are worried about safety, fire, and the current owners obtaining approval and then selling the property. They are concerned about the duration, noise and impact of the construction process, the hours units may be accessed, and the industrial feel of the renderings. He suggested moving the front wall back from 200 North and making it something that the residents are okay with. Andrew said that the businesses adjacent to the proposed site contacted him and they do not want storage units.

Andrew provided some photos he took in Bluffdale at a storage facility next to a residential neighborhood. He spoke to Bluffdale residents near the facility, and they said it is not the prettiest complex, but they are glad it is not a high-rise apartment building. A resident who serves on the Bluffdale Planning Commission said Bluffdale changed their ordinance to allow storage units, and now they are trying to walk it back because dozens of such facilities are coming in. They cannot fix the problem now. Problems include there is never enough parking, trucks constantly drop off items, alarms go off and no one is there to deal with them, renters sublet to others, and people live in the units as transitional housing.

Andrew said communities that permit storage units will then allow high-density housing and apartments and they lose their rural feel. He cannot support this when there are reasonable alternatives that are already permitted and fit the identity of Alpine.

Ryan Robinson (by phone) said the city received several proposals before this one and they were all high-density, multi-units, and the former City Council was not comfortable with those. This proposal would utilize the existing building without the need to tear it down, and this is the only parcel in Alpine where this use could work. Staff looked at what the applicant needed and also included safeguards to mitigate issues with the storage units. This is not the first time that Alpine or another city has made a code change for a single purpose.

Mayor Carla Merrill said she appreciates the staff efforts in evaluating the issues and including restrictions. The requirement of 3-5 acres and not allowing a similar facility within a mile would preclude another storage facility. She liked Andy Spencer's suggestion of an overlay instead of a conditional use. Either way, the proposal would go to the Planning Commission for recommendation and then to the City Council for approval.

Brent Rummler appreciated Andy Spencer's input. Because this must go through the conditional use approval process, even with a code change it would not be the end of the game. The applicant would still go through the permitting process and must provide plans that meet the Gateway standards regarding height, setbacks, and everything else. If specifics are important to the council, those should be included in the ordinance. The biggest concern he has heard from residents is that this does not meet the feel of Alpine.

Steve Doxey commented that if the council approves a text amendment to code, that is a legislative decision. Once a legislative decision has permitted something as a conditional use, then it moves into an administrative arena. The council cannot then act as a legislative body and say, "We do not like what you are doing here." They can only act as an administrative body regarding the permitted use and impose conditions to mitigate reasonably anticipated detrimental effects of the use. The council has more discretion on a text amendment than they would on a conditional use permit.

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Brent Rummler said that residents responding to a Facebook post said they did not want to see storage sheds in Alpine. Brent reached out to them and explained that they are welcome to contact Stack with questions, but this facility will not be like the units along the freeway with orange doors, chain link fences, and big neon signs. He explained that this proposal is much different than what they were picturing. Brent also explained the zoning issues, which are often misunderstood by residents.

The council members and Nache discussed various details:

- Anything in the B-C Zone is included in the Gateway Historic District.
- Ten parking stalls are planned for the facility. There is a similar facility in Cedar Hills with four parking stalls, and they do not have parking issues there. Stack's experience says daily trips are limited and this is sufficient parking.
- Trees will be planted to provide additional screening.
- CC&Rs will limit the hours of outdoor access. The city will have the facility owner's contact information, so if noise or other nuisances arise, they may contact them or the police.
- Signage is already controlled by city ordinance.

Motion: Jessica Smuin moved to extend the meeting beyond 9:00pm until the business of the city is complete. Brent Rummler seconded the motion. The motion was approved unanimously.

Attorney Steve Doxey commented that if the council were inclined to proceed with a text amendment, his experience is that the city does not have much leverage unless they are a party to the CC&Rs or an expressly intended third party beneficiary who can enforce the CC&Rs. For example, HOAs sometimes decide they do not want to maintain a landscaped area and could decide to "give it to the city" to maintain, or an HOA may dissolve because owners do not want to pay assessments. Enforcement of CC&Rs should be considered as part of the process. Nothing is fail-safe, but there are things we can do to strengthen the city's ability to take care of issues in the absence of a strong HOA.

Council members and Nache discussed further details:

- Stack will have a property management company in charge of the upkeep.
- The project will take approximately 12 months to build, but the timing of a building permit being issued is unknown right now. Winter weather may affect the timeline as well. Stack wants to be a good neighbor and will do their best to keep noise to a minimum. They will cooperate and coordinate with the Knot & Pine business for their events.
- Stack will have a superintendent who will communicate with businesses and neighbors about the construction schedule.
- Stack is not asking for setback exceptions on 200 North.
- The purchase price for the condo units is steep, and owners will be buying into a community experience in addition to their personal use. Stack is highly motivated to enforce the HOA restrictions to protect the significant investment of the owners.
- Fifty-two garage condos are planned. The average garage is 30 feet wide, and will contain a half bath, kitchenette, HVAC, epoxy or painted floors, and lighting. No one may sleep there.
- Alternative uses for this site - Industrial uses were denied by the City Council. This site could also be considered for retail or higher density housing. Both would involve more traffic.
- The condo building will have security cameras and key code access, which is standard practice now. A live-in manager is not planned at this time.
- The clubhouse is for use by condo owners and is not available for the self-storage renters. It will have a lounge area with a TV, a kitchenette, and a conference room.
- Bulk and massing standards are still being discussed, especially for the B-C Zone.
- The Planning Commission recommended approval because of the low impact on surrounding neighbors.

Brent Rummler said that he appreciates Stack's efforts to reach out to the residents and he has heard positive things about Nache's interactions with them. Residents do not want the property to be industrial like it was before, nor to become high-density housing. Previous uses created lots of noise and parking issues. With one employee on site and occasional visitors, it should be much less impactful.

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Jessica Smuin said that the Gateway Plan designates this area as a transitional zone, which is commercial use moving to low impact use and then single-family residential. We want to keep the look and feel of Alpine, and she sees this use as in conflict with Alpine's plan. This is a big decision that will affect our city for years in the future. With all of the Small Area Plan meetings and open houses, she does not recall one resident asking for storage units. This is not just a question of exterior surfaces and landscaping, but of many moving parts. There is a whole list of uses that are allowed here, and Jessica does not think this project meets our historic identity.

Sarah Blackwell said she appreciates Nache's sensitivity to the residents, and that they plan to keep the historic monument. Stack has been easy to communicate with and responsive in answering questions. Sarah noted that if restrooms are included in the garages, it would be easy for people to live there.

Mayor Carla Merrill said she received an email supporting the facility because residents want a safe place to store their collections. A specific resident has worked with Stark on projects in multiple states, and said they do high quality work with integrity, and it adds value to the city. The mayor is not sure which way a vote would go, but she appreciates Nache's efforts to reach out to residents. Even those who do not want the storage facility have expressed appreciation for the contact and information.

Council members had questions about the precedent for amending city code.

Steve Doxey said it is not unusual for an applicant to request a rezone or code amendment to allow them to move forward with what they want to do. This requires council approval as a legislative decision. If we adopt an ordinance that is not perfect, we can amend it later.

Andrew Young asked if a future City Council could allow these units to become high-density housing and how they could accomplish that.

Mayor Carla Merrill said the land would have to be rezoned for higher density housing. Currently Alpine allows quarter-acre lots, and with an overlay you could have eight units per acre. This number of units would be above what is currently allowed, so it would require a zone change.

Steve Doxey added that the proposed code change requires that the applicant submit a Development Agreement and the CC&Rs for review and approval by the City Council. Residential use of the units is already prohibited in the code, but if it were also prohibited in the Development Agreement it would be much more difficult to permit it in the future and would require the agreement of both parties.

Nache Nielsen said that Stack thinks this is a good use for this site and he is happy to answer questions.

Mayor Carla Merril thanked Nache for his presentation.

Motion: Sarah Blackwell moved to have Item B-the Fire Station Budget heard before Item A-the Mid-Year Budget Adjustment so the presenters could be excused. Brent Rummler seconded the motion. The motion passed unanimously.

VI. ACTION ITEMS

B. Approval of Fire Station Addition/Community Center Project Budget

Shane Sorensen said that the team led by Babcock Design, SIRQ Construction, and assisted by Navigate, has been working on finalizing the design development drawings for the Fire Station Addition/ Community Center project. As outlined in the information sheet prepared by Navigate in the packet, the design team has put significant effort into providing a project that meets the desires of the City Council, while attempting to stay within the $5M budget.

SIRQ Construction has prepared a detailed cost model that has been refined following each design meeting. Representatives of SIRQ Construction and Navigate are at tonight's meeting to discuss the remaining cost-saving strategies and provide the council with the opportunity to finalize the scope and anticipated cost of the project so that construction drawings may be completed.

As a reminder, $3M has been allocated in the FY2026 budget. The remainder of the funds needed for the project may be provided through bonding and potential future budget allocations. With the project slated to be completed in the fall of 2027, it will cross three budget years. This timeline provides a scenario where some funds could be budgeted in the next two fiscal years with the remainder of the non-cash funds being provided through a bond.

Staff will prepare an analysis of the anticipated capital improvement fund balance at the end of FY2026 and will work with Zions Public Finance to have a proforma for bonding scenarios to be reviewed at a City Council meeting.

We are at a point where we need to make decisions for the final construction drawings. Because of the significant cost, it is important to bring this to the council. Shane said that this is a team of all-stars who have put a great deal of work into evaluating and managing the costs. The fire station team was invited to the microphone.

Preston Reading – Navigate
Chad Littlwood – Babcock Design architect
Rich Aincough, Bret Vargerson & Blake Webster – SIRQ Construction

Rich Ainscough said they love public safety projects because they are important to the community. This process will take the existing fire station and make it viable for future use by bringing it up to public safety standards and allowing crews to be comfortable and successful in their jobs. It will update the firehouse with dorms and a day room and convert the existing building into a community center. The projected budget now is above what was listed in the RFP, so the team has spent a lot of time on value engineering. The decisions the council makes tonight will determine if the $5.2M goes up, down, or stays the same. In addition to the construction costs that are being reviewed tonight, there will be soft costs for administration, architects, appliances, and other items of around $900,000 for the project.

Rich explained that this is not the guaranteed maximum price. The team is working to manage design elements so they can provide accurate plans for subcontractors to submit bids in each category. Then they will provide the guaranteed maximum price for the project. Many contractors are looking for work now, so the market is favorable to Alpine.

Shane Sorensen said over the months that this project has been in the design phase, council members have said they want to end up with a building that they like. This item is on the agenda so the council gets the building they want and will pay for. Chief Beck and Chief Patten have been in the meetings and have agreed to the plans. The chiefs are not asking for any frills, just functional items.

Chad Littlewood said he has designed more than have a dozen fire stations, and our chiefs have been very supportive of a minimal approach and making it as functional as possible.

Shane explained that many value engineering decisions have already been made, such as regular-speed bay doors for re-entry. The more significant choices are before the council tonight.

Options and considerations for the council:

- The entire building needs to be re-roofed. Installing a hybrid roof would save $32,608 over roofing the whole structure with standing seam metal. Metal roofs look nice but are loud in the rain and require cleats to keep snow from falling onto visitors.
- Replacing the faux wood gable with stucco would save $15,300.
- Decreasing the size of windows in the fire station day room would save $7,500.
- Patching the apparatus bay floor instead of adding epoxy coating would save money. Epoxy floors are good because they are not slick when wet, but they typically fail after five or more years with the heavy trucks.
- Eliminating the community center vestibule would save $23,578. However, the vestibule is a good way to tie the old section in with the new building and would provide weather protection for visitors.

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- Eliminating a sheetrock wall in the gym saves money. Insulation is on the outside of the wall, so leaving the block wall exposed will not reduce energy efficiency.
- Millwork along the east wall in the Community Center (cabinets for the TVs, bookshelves, countertop for serving) may be reduced.
- The city could purchase a generator on a state contract directly to save money.
- Installing sinks only in the bathrooms instead of in individual dorm rooms would save money.
- Windows on the south side of the Community Center would be add-ons.
- Built-in beds in the dorm rooms cost more up front but they wear well and last for years. Highland's station has built-ins and they are fine after 18 years of use.

Shane said that the fire station bond would be paid from sales tax revenue so there will not be a property tax increase. The original plan was to provide $3M from the budget and get a $2M bond. Council could increase the bond amount if they desired.

Mayor Carla Merril explained that because this project spans several years, we can utilize funds from those budget years as well. The bond will be paid back over 20 years, so the cost is spread out.

Shane ran some fast calculations: a 20-year bond at 4 percent of $2M is about $150,000 per year. If we reduced the bond to $1.8M, the payment would be around $134,000 per year.

Mayor Carla Merrill said with a $2M bond and a $150,000 per year payment, if you divide that by 2,700 homes you have $55 per year per household. Divided by 12 months, this is an average of $4.63 per month per household from sales taxes.

Brent Rummler commented that he is averse to borrowing money in his personal life but has been educated that sometimes it is appropriate to bond in government funding because it spreads out the cost. He appreciates the team and the chiefs working together to reduce costs.

Mayor Carla Merrill added that residents are not obligated to the bond when they move from the city.

Chrissy Hannemann said that the fire station was built in 1996, so it is time for an update. We should build what we want because it will last for years, and we have resources and donations to help.

Andrew Young asked about the cost per square foot of the various elements and the team provided the specific numbers. Andrew also wondered why we are doing this project when other things are more pressing.

Mayor Carla Merrill said that the fire station project has already been approved by the City Council with the rough numbers. Once we get the finalized plans the team will gather actual bids. Most of our emergency calls are for our older residents and the improved station will help facilitate emergency responses to those calls.

[See detailed fire station choices on next page.]

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Alpine Fire Station - 3/24/2026

ITEM #	ITEM DESCRIPTION	VALUE	CLASS	UNDECIDED (1)	ACCEPTED (2)	REJECTED (3)
1a	Hybrid Roof System (Standing Seam Over Dayroom & Vestibule, Keep Roof Over App. Bay, Asphalt in leui of standing seam over addition)	$ 198,557	3	$ -	$ -	$ 198,557
1b	Hybrid Roof System (Standing Seam Over Dayroom & Vestibule, Replace Roof Over App. Bay w/ asphalt, Asphalt in leui of standing seam over addition)	$ 165,949	2	$ -	$ 165,949	$ -
1c	Asphalt Shingle in leiu of standing seam metal roof (all roofing)	$ 179,000	3	$ -	$ -	$ 179,000
2	ADDED glazing on community center (Not VE)	$ (50,000)	2	$ -	$ (50,000)	$ -
3	Eliminate Added Glazing SF on Dayroom	$ 7,500	3	$ -	$ -	$ 7,500
4	Eliminate Epoxy Flooring	$ 74,834	2	$ -	$ 74,834	$ -
5	City purchases emergency generator	$ 10,000	2	$ -	$ 10,000	$ -
6	Reduction of furring at CMU walls in gym	$ 4,116	2	$ -	$ 4,116	$ -
7	Wood Wall Panels - Gable Ends (Only Keep Street Facing)	$ 15,300	2	$ -	$ 15,300	$ -
8	Keep Existing Entry Overhead Doors	$ 57,000	3	$ -	$ -	$ 57,000
9	Eliminate Vestibule	$ 23,578	3	$ -	$ -	$ 23,578
10	Eliminate Dorm Sinks - 2 Drawer Floating Cabinet; Floating Sink Cabinet; Quartz Countertop	$ 12,000	2	$ -	$ 12,000	$ -
11	Eliminate Dorm Beds - PLAM Built in Bed	$ 16,500	3	$ -	$ -	$ 16,500
12	Eliminate Community Center Millwork	$ 30,490	2	$ -	$ 10,490	$ -
13	Eliminate Storage Room 117 Millwork	$ 14,100	2	$ -	$ 14,100	$ -
14	Eliminate Laundry 116 Millwork - Counters	$ 12,480	2	$ -	$ 12,480	$ -
15	Eliminate Pantry 118 - Built-ins	$ 14,000	2	$ -	$ 14,000	$ -
16	Tool Room Millwork + No Door	TBD	2	$ -	TBD	$ -
17	Alternate Wall Tile	TBD	2	$ -	TBD	$ -
18	Prefab Shower Insert in leui of shower tile (with glass door)	TBD	2	$ -	TBD	$ -
19	Eliminate Shower ADA Benches (Owner Purchase & Install)	$ 460	2	$ -	$ 460	$ -
20			1	$ -	$ -	$ -
21			1	$ -	$ -	$ -
22			1	$ -	$ -	$ -
23			1	$ -	$ -	$ -
24			1	$ -	$ -	$ -
		785,863	SUBTOTAL	$ -	$ 283,729	$ 482,135
	General liability	0.34%		$ -	$ 964.68	-
	Contractor Fee	5.49%		$ -	$ 15,576.70	-
	Warranty	0.25%		$ -	$ 709.32	-
			GRAND TOTAL	$ -	$ 300,979	$ 482,135

CURRENT COST ESTIMATE	$ 5,211,797	
CURRENT COST + ACCEPTED ITEMS	$ 4,910,818	$ 5,815,854
	Construction Costs	Construction Costs + Soft Costs

Motion: Chrissy Hannemann moved to accept the cost strategies with a target budget of $5,820,000 and a contingency of $10,000 for millwork for the Fire Station Addition/Community Center Project. Jessica Smuin seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes	No	Excused
Chrissy Hannemann	Andrew Young	
Brent Rummler		
Jessica Smuin		
Sarah Blackwell		

A. Public Hearing: Ordinance 2026-07: FY2026 Mid-Year Budget Adjustment

After reviewing the current budget for FY2026, staff propose the following adjustments:

- General Fund – Intergovernmental Revenue: The city received a $1M grant from Utah County for street maintenance after the FY2026 budget was approved. The city entered an interlocal agreement with Utah County, which specified that the city would front the cost of the street maintenance project and then request reimbursement. The project was completed in the fall of 2025. The city

requested reimbursement of the funds that had been expended and subsequently received a reimbursement of $1M. This budget adjustment is to account for the revenue received and to increase the expense side of the budget.

- General Fund – Charges for Services, Waste Collection Sales: There was a discrepancy in the FY2026 budgeted revenue for waste collection sales. The budgeted revenue was listed at $730,000, while the budgeted expense was listed at $758,550. This portion of the budget amendment increases the anticipated revenue by $28,550, making the budgeted revenue and expense match.

- General Fund – Class C Roads: The Class C Road budget was overspent by $29,100 as a result of street work that was completed in the fall of 2025. This portion of the budget amendment brings $29,100 from fund balance to cover the expense.
  - The Class C Road project was previously approved by the City Council. The street maintenance, sealcoating, and overlay work came in over the budget.

- Storm Drain Fund: As a result of a very competitive bid for the Fairview Circle Storm Drain Project, the cost for additional storm drain work on Canterbury Lane was negotiated with the contractor as a change order. The project was completed in the fall of 2025. This portion of the budget amendment brings $215,000 from the fund balance to cover the expense of the additional project.
  - There was a section of Canterbury Lane that was retaining storm water. The project extended the storm drain system to channel the water away. It is expensive to dig through the asphalt and existing utilities, but doing this project in connection with the other one saved the city money in the long run.

NOTICE
The required public hearing notice was posted for this proposed FY2026 mid-year budget adjustment.

PUBLIC HEARING

Mayor Carla Merrill opened the public hearing at 11:24 pm.

There were no public comments.

With no public comments, the mayor closed the public hearing at 11:25 pm.

Motion: Brent Rummler moved to approve Ordinance 2026-07 including the proposed mid-year budget adjustment. Chrissy Hannemann seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes	**No**	**Excused**
Chrissy Hannemann	Andrew Young	
Brent Rummler		
Jessica Smuin		
Sarah Blackwell		

Chrissy Hannemann commented that a fund balance acts as a contingency for unexpected needs. Some projects cost more and some are less. Tonight's adjustment is using the fund balance in the way it is designed.

VII. STAFF & COUNCIL REPORTS

Shane Sorensen said that our new City Planner, Caden Lyon, will start next Tuesday. Shane will send an email to the council members with his reports for this evening.

Jessica Smuin said she will also send an email tomorrow.

Chrissy Hannemann said she will send updates about the Sculpture Garden. The Finance Committee meeting will be held Thursday from 8:00-9:30 am. The meeting has been properly noticed, so council members are encouraged to attend.

Andrew Young said that residents have asked for the shingles to be replaced on the Box Elder pump shed, and some residents have requested that the PI water be turned on early this year. Andrew asked about progress on signs requiring dogs to be on a leash at Smooth Canyon Park.

Mayor Carla Merrill asked Andrew to send repair requests directly to Shane Sorensen.
Shane Sorensen said staff are working on a sign package for our parks that will be brought to the council.

Heidi Smith reported that the Alpine Days Grand Marshall nominations will open soon. The council will make the final decision.

Motion: Brent Rummler moved to adjourn the meeting. Andrew Young seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 11:34 pm.

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ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-15: Wastewater Planning Program Survey

FOR CONSIDERATION ON: April 14, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review and approve Resolution R2026-15 – Wastewater Planning Program Survey.

BACKGROUND INFORMATION:

Each spring we are required by the Division of Water Quality to complete a self-assessment of our sewer system for the prior year. Based on the questions, it appears that they want to make sure that we are financially stable within our sewer utility fund and that we are planning for any major changes that might be on the horizon. The Division requires that the report be adopted by resolution and submitted by April 15, 2026.

STAFF RECOMMENDATION:
Review and approve Resolution R2026-15: Wastewater Planning Program Survey as part of the consent calendar.

RESOLUTION NO. R2026-15

A RESOLUTION APPROVING THE 2026 MUNICIPAL WASTEWATER PLANNING PROGRAM OF ALPINE CITY

WHEREAS, the Utah Division of Water Quality requires the City to complete an annual municipal wastewater planning program survey; and

WHEREAS, the City Council has reviewed the program survey for the current year;

WHEREAS, the City Council has met in regular session to consider approval of the program survey, included as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it approves the 2026 Municipal Wastewater Planning Program as prepared.

PASSED AND APPROVED this 14th day of April, 2026.

ALPINE CITY COUNCIL

By:_____
Carla Merrill, Mayor

VOTING:

Andrew Young	Yea___	Nay ___	Absent __
Jessica Smuin	Yea___	Nay ___	Absent __
Sarah Blackwell	Yea___	Nay ___	Absent __
Chrissy Hannemann	Yea___	Nay ___	Absent __
Brent Rummler	Yea___	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of April, 2026.

RECORDED this 14th day of April, 2026.

Exhibit A

Municipal Wastewater Planning Program Survey

Shane Sorensen

From: Forms Response Receipts <forms-receipts-noreply@google.com>
Sent: Thursday, April 9, 2026 3:06 PM
To: Shane Sorensen
Subject: Thanks for filling out this form: Full MWPP Survey - 2026

Thanks for filling out this form: Full MWPP Survey - 2026

You're receiving this email because you filled out the following form using your email address. **This form is owned by State of Utah.** Make sure you recognize and trust this form before copying or clicking on any links. If it looks suspicious, **report it**.

Here's what was received.

Full MWPP Survey - 2026

Municipal Wastewater Planning Program survey for the year 2025.

Email *

ssorensen@alpineut.gov

Section I: General Information

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page

What is the name of the Facility? *

Alpine City

What is the Name of the person responsible for this organization?

*

Shane L. Sorensen, P.E.

What is the Title of the person responsible for this organization? *

City Administrator/Public Works Director

What is the Email Address for the person responsible for this organization? *

ssorensen@alpineut.gov

What is the Phone number for the person responsible for this organization? *

801-756-6347

Please identify the Facility Location? *

Please provide either Longitude and Latitude, address, or a written description of the location (with area or point).

20 North Main, Alpine, Utah 84004

Are you a federal facility?

A federal facility is a military base, a national park, or a facility associated with a federal government organization (e.g., BLM, Forest Service, etc.)

Yes

No

Financial Evaluation Section

As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each

question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.

This section is completed by:

Shane L. Sorensen, P.E.

Are sewer revenues maintained in a dedicated purpose enterprise/district account?

Yes

No

Are you collecting 95% or more of your anticipated sewer revenue?

Yes

No

Are Debt Service Reserve Fund requirements being met?

Yes

No

Where are sewer revenues maintained?

General Fund

Combined Utilities Fund

Other

What was the average MONTHLY User Charge for 2025?

$40.13

Do you have a water and/or sewer customer assistance program (CAP)?

Yes

No

Are property taxes or other assessments applied to the sewer systems?

Yes

No

What is the yearly amount of revenue that you receive from these taxes?

n/a

Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time?

Yes

No

Are projected sewer revenues sufficient to cover operation & maintenance, and repair and replacement costs for the next five years?

Yes

No

Does the sewer system have sufficient staff to provide proper operation & maintenance, and repair and replacement?

Yes

No

Has a repair and replacement sinking fund been established for the sewer system?

Yes

No

Is the repair & replacement sinking fund sufficient to meet anticipated needs?

Yes

No N/A

Are sewer revenues sufficient to cover all costs of current capital improvements projects?

Yes

No

Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next five years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next ten years?

Yes

No

Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?

Yes

No

Have you completed a rate study within the last five years?

Yes

No

Do you charge Impact fees?

Yes

No

If you charged Impact Fees, how much were they? =

If not a flat fee, use total collected impact fees for the year divided by the total number of entities who paid fees that year.

$362.52

Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?

Yes

No

Do you maintain a Plan of Operations?

Yes

No

Have you updated your Capital Facility Plan within the last five years?

Yes

No

In what year was the Capital Facility Plan last updated?

2025

Do you use an Asset Management system for your sewer systems?

Yes

No

Do you know the total replacement cost of your total sewer system capital assets?

Yes

No

Replacement Cost =

$163,957,854

Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?

0.1

Describe the Asset Management System. Check all that apply:

- [x] Spreadsheet
- [x] GPS
- [ ] Accounting Software

Specialized Software

What is the 2025 Capital Assets Cumulative Depreciation for your facility?

$187,886

What is the 2025 Capital Assets Book Value?

Book Value = (total cost) - (accumulated depreciation)

$5,089,639

Cost of projected capital improvements - Please enter a valid numerical value - 2025?

$50,000

Cost of projected capital improvements - Please enter a valid numerical value - 2026 through 2030?

$150,000

Cost of projected capital improvements - Please enter a valid numerical value - 2031 through 2035?

$400,000

Cost of projected capital improvements - Please enter a valid numerical value - 2036 through 2040?

$400,000

Cost of projected capital improvements - Please enter a valid numerical value - 2041 through 2045?

$400,000

Purpose of Capital Improvements - 2025? Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2026 through 2030? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2031 through 2035 Check all that apply.?

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements - 2036 through 2040? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

Purpose of projected Capital Improvements from 2041 through 2045? - Check all that apply.

- [x] Replace/Restore
- [ ] New Technology
- [ ] Increased Capacity

To the best of my knowledge, the Financial Evaluation section is completed and accurate.

- True
- False

Do you have a collection system? *

- Yes
- No

Collection System

Including piping and lift stations.

This form is completed by [name]?

The person completing this form may receive Continuing Education Units (CEUs).

Shane L. Sorensen, P.E.

Part I: SYSTEM DESCRIPTION

Please answer the following questions regarding SYSTEM DESCRIPTION.

What is the largest diameter pipe in the collection system?

Please enter the diameter in inches.

18

What is the average depth of the collection system?

Please enter the depth in feet.

10

What is the total length of sewer pipe in the collection system?

Please enter the length in miles.

61.7

How many lift/pump stations are there in the collection system?

1

What is the largest capacity lift/pump station in the collection system?

Please enter the design capacity in gpm.

400

Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more?

Yes

No

What year was your collection system first constructed?

This can be an approximate guess if you really are not sure.

1979

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed?

If more than one, cite the oldest.

1979

Part II: DISCHARGES

Please answer the following questions regarding DISCHARGES.

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure, except plugged laterals?

0

Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:
(a) affects more than five private structures;
(b) affects one or more public, commercial or industrial structure(s);
(c) may result in a public health risk to the general public;
(d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
(e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

How many Class 1 SSOs were there in Calendar year 2025?

0

How many Class 2 SSOs were there in Calendar year 2025?

0

Please indicate what caused the SSO(s) in the previous 2 questions.

n/a

Please specify whether the SSOs were caused by contract or tributary community, etc.

n/a

Part III: NEW DEVELOPMENT

Please answer the following questions regarding NEW DEVELOPMENT.

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

No

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

What is the number of new commercial/industrial connections in 2025?

0

What is the number of new residential sewer connections added in 2025?

32

How many equivalent residential connections are served?

2,101

Part IV: OPERATOR CERTIFICATION

Please answer the following questions regarding OPERATOR CERTIFICATION.

How many collection system operators do you employ?

4

What is the approximate population served?

11,000

State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at leaset at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Shane L. Sorensen, P.E. - Grade II, ssorensen@alpineut.gov

Please list all other wastewater collection system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Greg Kmetzsch- Grade II, Landon Wallace - Grade II, Travis Austin - Grade II

Please list all other wastewater collection system operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: SLS17-1, Grade I, Grade II, Grade III, and Grade IV.

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Please answer the following questions regarding FACILITY MAINTENANCE.

Have you implemented a preventative maintenance program for your collection system?

Yes

No

Have you updated the collection system operations and maintenance manual within the past 5 years?

Yes

No

Do you have a written emergency response plan for sewer systems?

Yes

No

Do you have a written safety plan for sewer systems?

Yes

No

Is the entire collections system TV inspected at least every 5 years?

Yes

No

Is at least 85% of the collections system mapped in GIS?

Yes

No

Part VI: SSMP EVALUATION

Please answer the following questions regarding SSMP EVALUATION.

Have you completed a Sewer System Management Plan (SSMP)?

Yes

No

Has the SSMP been adopted by the permittees governing body at a public meeting?

Yes

No

Has the completed SSMP been public noticed?

Yes

No

USMP Public Notice Date

Date of public notice?

MM

03

/

DD

24

/

YYYY

2023

Continue 1

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Yes

No

What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)?

During 2025, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?

Yes

No

Does the collection system have more than 2,000 connections?

Yes

No

Has a fats, oil, and grease (FOG) or fats, oil, sand, and grease program been developed by the collection system?

Yes

No

Part VII: NARRATIVE EVALUATION

Please answer the following questions regarding NARRATIVE EVALUATION.

Describe the physical condition of the sewerage system: (lift stations, etc. included)

Sewer system is in excellent condition.

What sewerage system capital improvements does the utility need to implement in the next 10 years?

Replacement of a sewer line with a sag in the line.

What sewerage system problems, other than plugging, have you had over the last year?

None

Is your utility currently preparing or updating its capital facilities plan?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100%

Partially

Does not pay

Is there a written policy regarding continued education and training for wastewater operators?

Yes

No

Do you have any additional comments?

To the best of my knowledge, the Collections System section is completed and accurate

True

False

Wastewater Treatment Options

You have either just completed or just bypassed questions about a Collection System. If this section was bypassed by mistake, in the next question you will have the option to return to the questions on a Collection System. If you are good with the progress up to now, next you will determine what kind of Wastewater Treatment you have, or you can choose NO Wastewater Treatment.

What kind of wastewater treatment do you have in your wastewater treatment system?

Mechanical Plant

Discharging Lagoon

Non-Discharging Lagoon

No Treatment of Wastewater

Collections (go back to Collections)

Adopt & Sign

I have reviewed this report and to the best of my knowledge the information provided in this report is correct. *

True

False

Has this been adopted by the City Council or District Board? *

yes

No

End of Survey

This is the end of the survey. Please make sure you have submitted your responses for each section. Thank you for your participation.

Also, if you want a copy of your response to this survey you must click the button immediately below and you must do it before you submit the survey.

Create your own Google Form
Does this form look suspicious? Report

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Resolution R2026-16: Appointment of a Member to the Alpine Water Citizen Advisory Committee**

FOR CONSIDERATION ON: **14 April 2026**

PETITIONER: **Mayor Carla Merrill**

ACTION REQUESTED BY PETITIONER: **Approve Resolution R2026-16 appointing a member to the Alpine Water Citizen Advisory Committee.**

BACKGROUND INFORMATION:

A resolution creating the Alpine Water Citizen Advisory Committee was approved at the February 24, 2026, City Council meeting as Resolution R2026-11. Initial appointments were made to the committee by the adoption of Resolution R2026-13. Mayor Merrill has proposed the following individual to be an additional committee member:

- Sarah Blackwell

The committee is created like the trail committee with respect to terms. The normal term for a member is three years, with the terms being staggered so there is continuity on the committee.

STAFF RECOMMENDATION:
Approve Resolution R2026-16 appointing Sarah Blackwell as a member of the Alpine Water Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE:
I move to approve Resolution R2026-16 appointing Sarah Blackwell as a member of the Alpine Water Citizen Advisory Committee.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve Resolution R2026-16 appointing Sarah Blackwell as a member of the Alpine Water Citizen Advisory Committee with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny Resolution R2026-16 based on the following:

- (insert finding)

RESOLUTION NO. R2026-16

A RESOLUTION GRANTING ADVICE AND CONSENT OF THE ALPINE CITY COUNCIL FOR THE APPOINTMENT OF A RESIDENT TO THE ALPINE WATER CITIZEN ADVISORY COMMITTEE

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

WHEREAS, the Mayor has appointed the following individual to serve as a member of the Alpine Water Citizen Advisory Committee for a term not to exceed three (3) years; and

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

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

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

NAME	DATE TERM BEGINS	DATE TERM ENDS
Sarah Blackwell	April 14, 2026	December 31, 2028

PASSED AND APPROVED this 14th day of April, 2026.

ALPINE CITY

_____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea	Nay ___ Absent __
Chrissy Hannemann	Yea	Nay ___ Absent __
Brent Rummler	Yea	Nay ___ Absent __
Sarah Blackwell	Yea	Nay ___ Absent __
Andrew Young	Yea	Nay ___ Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of April, 2026.

RECORDED this 14th day of April, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Funds to Remove Bricks from Olsen House

FOR CONSIDERATION ON: April 14, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approval of the proposal to remove the bricks from the Olsen House.

BACKGROUND INFORMATION:

The City Council has expressed a desire to salvage the brick from the Olsen home prior to it being demolished for the fire station/community center project. The salvaged brick would be used to create a historical tie between the home and the fire station/community center project.

We have been in contact with the individual who salvaged the brick from the Carlisle home prior to it being demolished. She did an excellent job removing the brick from the home and cleaning the old mortar from them so they could be reused. The estimate includes a time frame of 3-4 weeks to complete the work with a fee of $45/manhour. The range of the estimated total cost is between $15,000-$22,500. The estimate was based on the time required to remove and reclaim the brick from the Carlisle home. Once the brick is removed from the home, they will be moved to the small shop on the 100 South property owned by the City where the brick will be cleaned.

STAFF RECOMMENDATION:
Review the estimated cost to reclaim the brick from the Olsen home and consider approval of the cost.

SAMPLE MOTION TO APPROVE:
I move to approve the proposal from Sherrie Smith to reclaim the brick from the Olsen home at a rate of $45/hour, not to exceed a total cost of $22,500.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve the proposal from Sherrie Smith to reclaim the brick from the Olsen home at a rate of $45/hour, not to exceed a total cost of $_____, and subject to the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny the item based on the following:

- **insert finding**

Proposal for Olsen House 4/1/2026

For the purpose of salvaging as many of the historical bricks as possible.
I will provide my own scaffolding and tools required to remove bricks individually and by hand to preserve the maximum amount of brick. I will clean brick of old mortar in order to prepare it for use in new construction. I will stack brick on pallets provided by the city and wrap for safe transport to a storage facility provided by the city.
I estimate the process could be completed within 3 to 4 weeks. A rough estimate of cost for my crew and myself at a rate of $45.00 per man hour is somewhere between $15 to $22,500. I propose that if our work is completed earlier than my estimation, we will only charge the city for the time we labor.
All brick is the property of the city.
If there are any further questions of my process please feel free to reach out to me.

Thank you,
Sherri Smith
801-588-9461

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2026-08 – 2026 Water Management Program

FOR CONSIDERATION ON: April 14, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Adopt Ordinance No. 2026-08 for the 2026 Water Management Program.

BACKGROUND INFORMATION:

Fo several years, the City has implemented a water management program. With the lowest snowpack ever recorded and the extreme drought conditions, staff recommends that a water management program once again be adopted by ordinance. This ordinance clarifies that the water management program includes the following:

- Days and times for allowed water use
- Clarifies that the restrictions are for those who irrigate from both the pressurized irrigation and culinary water systems
- Outlines penalties for water use outside of that allowed
- Identifies that reduced water use may be required at times due to system limitations
- Encourages water conservation by all users.

STAFF RECOMMENDATION:
Approve Ordinance No. 2026-08 adopting the 2026 Water Management Program.

SAMPLE MOTION TO APPROVE:
I move to approve Ordinance No. 2026-08 adopting the 2026 Water Management Program.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve Ordinance No. 2026-08 adopting the 2026 Water Management Program, with the following conditions/changes:
insert finding

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny Ordinance No. 2026-08 based on the following:
insert finding

ALPINE CITY

ORDINANCE NO. 2026-08

AN ORDINANCE ADOPTING THE 2026 WATER MANAGEMENT PROGRAM

WHEREAS, in 2012, the City Council adopted a Water Management Program, detailing the irrigation watering schedule for users; and

WHEREAS, the City has implemented the same water management plan each year;

WHEREAS, Utah experienced the lowest snowpack on record this past winter and is currently in a severe drought which is anticipated to limit irrigation water supply; and

WHEREAS, all water users will need to conserve water under these extreme circumstances;

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

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THIS MUNICIPALITY AS FOLLOWS:

1. Watering Restriction for Residents. Use of irrigation water, whether it be through the pressurized irrigation or culinary system, will be allowed three days per week. Odd numbered addresses will water on Monday, Wednesday & Friday. Even numbered addresses will water on Tuesday, Thursday & Saturday. The time period allowed for residential water use will be from 7 PM on the scheduled day for watering until 7 am the following day. This does not mean that residents should water for a twelve-hour time period, but rather a reasonable amount of water can be used during this time period sufficient to provide for the needs of their landscaping. Smaller ¼ acre lots should irrigate less hours than 1 acre lots.

2. City Parks and Other Large Water Users (schools, churches, etc.). The City will coordinate a plan for 2026 for irrigation of the parks and large water users. The plan will require watering during the day to balance the demand on the system. Some parks will be watered less frequently than others.

3. Agricultural Users. The City will coordinate with the Alpine Irrigation Company and the agricultural users to implement a water management program for 2026.

4. Reduced Watering. Depending on water availability and other factors, users may be required to reduce water usage and could potentially be limited to watering less than three days per week. The requirement for reduced watering will be communicated to users by messages, through social media and other methods.

5. Water Conservation. The City will encourage and promote water conservation by all users through holding public meetings, publishing information and promoting other programs.

6. Enforcement. Violation of this Ordinance will result in the assessment of a civil penalty in the following schedule:

a. Upon the first violation of this Ordinance, User will be given a written warning from the City

b. Upon the second violation of this Ordinance, User will pay a $50 penalty and the pressurized irrigation system tied to the User's property will be locked. The pressurized irrigation will not be unlocked until the $50 penalty is paid in full.

c. Upon the third and subsequent violations, User will pay a $200 penalty per violation and the pressurized irrigation system tied to the User's property will be locked. The pressurized irrigation will not be unlocked until the $200 penalty is paid in full for each violation.

6. Effective Date. This Ordinance shall take effect immediately upon passing and shall remain in effect until rescinded.

PASSED AND APPROVED this 14th day of April, 2026.

By:_____
Carla Merrill, Mayor

[SEAL]

VOTING:

Andrew Young	Yea___	Nay ___	Absent __
Jessica Smuin	Yea___	Nay ___	Absent __
Sarah Blackwell	Yea___	Nay ___	Absent __
Chrissy Hannemann	Yea___	Nay ___	Absent __
Brent Rummler	Yea___	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of April, 2026.

RECORDED this 14th day of April, 2026.

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Ordinance 2026-10: An Ordinance Amending Sections 8.04.060 and 8.04.090 of the Alpine Municipal Code Clarifying Requirements for Cemeteries**

FOR CONSIDERATION ON: **April 14, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Adopt Ordinance No. 2026-10 including amendments to Alpine Municipal Code 8.04 Cemeteries.**

BACKGROUND INFORMATION:

City staff is proposing several amendments to Sections 8.04.060 and 8.04.090 of the Alpine Municipal Code to clarify sections of the ordinance and to bring others in line with current operations. Following are highlights of the proposed changes:

- Clarify requirements for grave markers
- Clarify requirements for flat headstones in certain sections and other related items.
- Clarify requirements for raised headstones.
- Clarify the number of individuals and type of interments allowed in an individual grave.
- Clarify rules for decorations.

The intent of requesting approval of the amendments is to allow new signage to be installed at the cemetery prior to the upcoming Memorial Day weekend. Staff has reviewed the policies of other cities and found this proposal to be in line with them.

STAFF RECOMMENDATION:
Approve Ordinance No. 2026-10 including amendments to Sections 8.04.060 and 8.04.090 of the Alpine Municipal Code as part of the consent calendar.

This item is proposed as part of the consent calendar, however suggested motions are being included in the event that the item is moved to an action item.

SAMPLE MOTION TO APPROVE:
I move to approve Ordinance No. 2026-10 including amendments to Sections 8.04.060 and 8.04090 of the Alpine Municipal Code.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve Ordinance No. 2026-10 including amendments to Sections 8.04.060 and 8.04.090 of the Alpine City Municipal Code, with the following conditions/changes:
insert finding

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny Ordinance No. 2026-10 based on the following:
insert finding

Suggested Code Changes for the Cemetery

April 2026

8.04.060 GRAVE MARKERS AND GRAVE SITES

~~A. There shall be placed upon the grave wherein a decedent has been interred, within one (1) year of such interment, a grave monument with the name of such decedent inscribed plainly thereon. The grave owner, or his relatives if he is the decedent, shall be informed of this requirement by the City Sexton before the decedent is interred. Before placement of a grave monument, the City Sexton shall be notified. The monument shall be placed or erected under the direction and supervision of the City Superintendent or his representative and shall comply with the requirements of this chapter. If the monument is not erected or placed within the one (1) year time period, the City Sexton shall be authorized to cause to be made and placed or erected such a monument at the expense of the grave owner or relatives interring such owner.~~

There shall be placed upon the grave wherein a decedent has been interred, within one year of interment, a grave monument with the name of such decedent inscribed plainly thereon.

B. No person shall injure, deface, remove, or attempt to remove from any grave any monument, tree, shrub, flower, or any other property or ornament in the cemetery without express written consent of the Sexton and approval of the Superintendent.

C. It shall be unlawful for any person to erect or maintain any fence, corner post, or boundary of any kind; to plant any vegetation upon any grave, street, alley, or walk in the cemetery; or to grade the ground or land thereof. The City Sexton shall, whenever required, furnish the true lines of any grave according to an official survey, shall prevent and prohibit any markings of the same except by official landmarks, and shall prevent and prohibit any grading thereof which might destroy or interfere with the general slope of the land within the cemetery.

D. Families may purchase a small temporary marker on a stake until the headstone can be installed. Planter boxes are not allowed as temporary markers. Decorations and flowers should be kept within the headstone area (3 feet x 2 feet) at the head of the grave.

E. FLAT MONUMENTS

1. All monuments in Plats "C" and “E” **and the North Section** of the Alpine City Cemetery shall be limited to flat monuments placed level with the ground **(not sloped or beveled). A marking fee is required for each headstone as determined in the Consolidated Fee Schedule.**

2. All flat monuments shall be placed on a concrete foundation that is at least ~~six (6)~~ **five (5)** inches deep and shall be placed level with the ground.

3. All flat monuments shall be surrounded by a cement strip of not less than six
(6) inches in width.

4. Flat monuments shall not exceed the dimensions shown in the following diagram. **Flat monuments shall not exceed the dimensions and requirements shown on the Alpine City Standard Drawings and Specifications for monuments.**

F. RAISED MONUMENTS

1. No raised monument may be erected in the cemetery unless it is in an approved raised monument area of the cemetery and the required monument fee has been tendered. ~~and the written permission of the Cemetery Sexton has been secured.~~

2. Raised monuments shall have a concrete foundation that is at least ~~eight (8)~~ **five (5)** inches deep and the foundation shall be placed level with the ground.

3. All raised monuments shall be surrounded by a cement strip of not less than six (6) inches in width.

4. Raised monuments shall not exceed thirty-six (36) inches in height above the lawn. **Metal dowels are encouraged to prevent the sliding of the headstone from the base.**

5. Bench type monuments will be permitted in approved raised monument areas. **Bench monuments** shall meet the same size requirements as regular raised monuments.

6. ~~Raised and bench type monuments shall not exceed the dimensions shown in the following diagram~~. **Raised monuments shall not exceed the dimensions and requirements shown on the Alpine City Standard Drawings and Specifications for monuments.**

(Alpine City Ordinance No. 83-08; Amended by Ordinance No. 85-08; Amended by Ordinance No. 89-03; Amended by Ordinance No. 2005-05; Amended by Ordinance No. 2005-11; Amended by Ordinance No. 2006-10; Amended by Ordinance No. 2007-07; Amended by Ordinance No. 2009-04; Amended by Ordinance No. 2009-19.)

8.04.090 MISCELLANEOUS PROVISIONS

A. Pricing for graves and cemetery services will be determined under the Consolidated Fee Schedule set by the City Council.

~~B.~~ Where the cremated remains of a decedent are ~~housed in an urn and~~ interred in the cemetery, ~~treated as the remains for a child for burial fee purposes, a child being defined as any person under four (4) feet in height~~ **they shall be subject to the opening/closing fee as determined in the Consolidated Fee Schedule**. ~~In any~~

~~grave where a child as herein defined is interred, a second child or adult may also be interred.~~

C. A grave may contain the remains of up to three individuals. The following interments are allowed in one grave: one traditional casket/vault burial and two small burials (cremations or infants), or three small burials (cremations or infants). Double-deep casket/vault burials are not allowed in the Alpine Cemetery.

D. The City Council may designate, by resolution, a portion of the cemetery to be reserved for the burial of indigents. If the indigent is a resident of the City or if a non-resident of the City who dies while in the City, he shall, upon satisfactory proof to the Mayor of his estate's inability to pay the purchase price of a burial lot, be interred in such portion of the cemetery, unless the indigent's relatives desire that he be interred in a cemetery located in some other community.

E. Every grave or portion thereof conveyed by the City shall be subject to such rules, regulations, and resolutions which have been or may thereafter be adopted for the protection of owners and the remains of the dead, and for the preservation of the cemetery. Such rules, regulations, and resolutions shall be promulgated by the City Council and published from time to time at the direction of the Mayor; and shall constitute a part of the conditions under which owners may rightfully utilize the cemetery.

F. The City reserves the right to enter upon any grave within the cemetery and to perform all work necessary for the care and upkeep of the same.

G. TRAFFIC RULES. The following special provisions shall supersede the general municipal traffic laws as they apply to cemetery grounds:

1. No person shall drive any vehicle within the cemetery at a rate in excess of ten (10) miles per hour.
2. No person shall drive, move, or park any vehicle within the cemetery except over a roadway open for vehicular traffic.
3. No person shall intentionally obstruct any path or driveway within the cemetery open to vehicular traffic.
4. No person shall use the cemetery grounds or any driveway therein as a public thoroughfare.
5. No person shall disobey or disregard the directions **of** the Superintendent or his assistants as they relate to the movement or standing of vehicles within the cemetery.

H. HOURS OF OPERATION. The cemetery will close to the public at 9:00 PM each evening and will remain closed until dawn the following morning.

I. DECORATION POLICY. The cemetery decoration policy is as follows:

1. **Mowing Season:** ~~April 1 and October 31~~ **March 1 through November 30**: Floral pieces, decorations, **solar lights**, and displays may be placed on ~~any monuments~~ **the headstone or cement border and may not exceed eighteen (18) inches in height.** Any items left on the grass or items that obstruct maintenance will be removed and disposed of without prior notice. Shepherd's hooks are prohibited from ~~April 1 to October 31~~ **March 1 through November 30**. **No decorations may be permanently attached to the headstone or concrete border.**

   Winter Season: ~~November 1and March 31~~ **December 1 through February 28**: Floral pieces, decorations, **solar lights**, and displays may be placed ~~anywhere on the grave site~~ **on the headstone or cement border and may not exceed eighteen (18) inches in height.** Shepherd's hooks **are allowed within three (3) inches of the headstone only for the Winter season. No decorations may be permanently attached to the headstone or concrete border.**

   Interments: Floral pieces, decorations, and displays may be placed anywhere on the grave site and left for up to one (1) week after interment.

   Memorial Day: Floral pieces, decorations, and displays may be placed anywhere on the grave site starting the ~~Wednesday~~ **Thursday** before Memorial Day and may be left for up to one (1) week after Memorial Day.

   The city shall remove ALL grave decorations, flowers, or other items from headstones, vases, and concrete borders on a regular schedule as follows:
   The first Monday in March
   The first Monday in June
   The first Monday in October
   The first Monday in December

2. Flowers and similar decorations should be placed in a non-breakable container. Glass or ceramic ornaments, vases, and jars are prohibited and should not be used to decorate any gravesite.

3. The Cemetery Superintendent has the authority to enter upon any grave site to remove anything objectionable that may have been placed there contrary to the rules and regulations of the cemetery.

4. No rocks, bark, chips, statues, bird baths, **or portable** benches shall be permitted on grave sites and will be removed and disposed of without prior notice.

5. All flowers and other items left in the cemetery shall become the property of Alpine City. **The city shall not be responsible for grave decorations, flowers, or other items that are removed, damaged, or stolen.**

(Alpine City Ordinance No. 83-08; Amended by Ordinance No. 85-08; Amended by Ordinance No. 89-03; Amended by Ordinance No. 2005-05; Amended by Ordinance No. 2005-11; Amended by Ordinance No. 2006-10; Amended by Ordinance No. 2007-07; Amended by Ordinance No. 2009-04; Amended by Ordinance No. 2009-19.)

Standard Drawings and Specifications:
Sections C, E, and the entire North Cemetery

Flat Headstones Required *(Resolution R2024-18)*

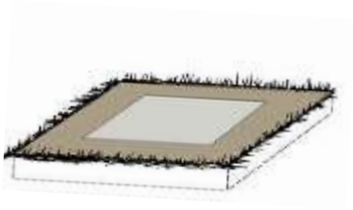
Single Marker

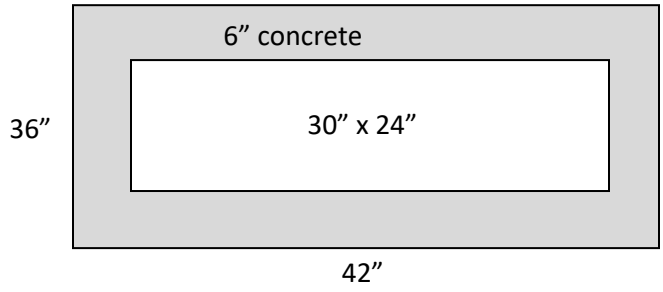
The base shall be a good concrete foundation of at least five (5) inches deep, and no larger than:

- Forty-two (42) inches across
- Thirty-six (36) inches deep
- There must be a six (6) inch border around the monument.

The monument set inside the foundation can be no larger than:

- Thirty (30) inches across
- Twenty-four (24) inches deep
- The monument itself must be FLAT, which is flush with the ground.





If you choose a vase as part of your headstone, it must be the type that can be turned upside down to be flush with the headstone for mowing.
- No permanent upright vases -

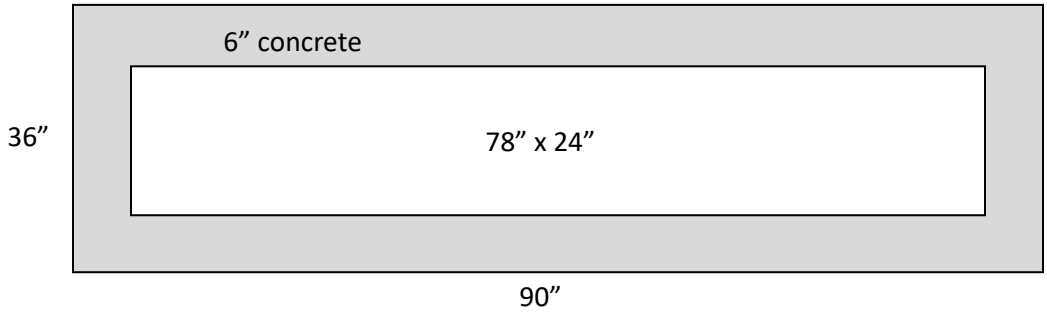
Double Marker

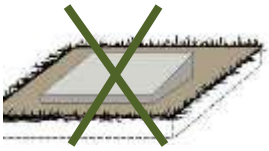
The base shall be a good concrete foundation of at least five (5) inches deep, and no larger than:

- Ninety (90) inches across
- Thirty-six (36) inches deep
- There must be a six (6) inch border around the monument.

The monument set inside the foundation can be no larger than:

- Seventy-eight (78) inches across
- Twenty-four (24) inches deep
- The monument itself must be FLAT, which is flush with the ground.



Sloped or beveled  and upright headstones are not allowed. 

Standard Drawings and Specifications: Upright Headstones

Single Marker

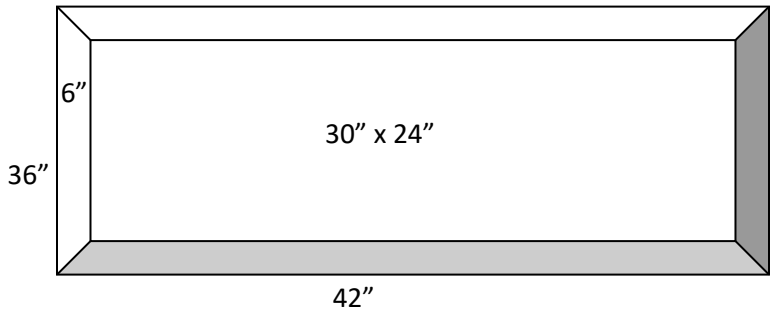
The base of the marker shall be a good concrete foundation of at least five (5) inches deep.

The concrete foundation can be no larger than:

- Forty-two (42) inches across
- Thirty-six (36) inches deep
- There must be a six (6) inch border around the monument.

The monument set inside the foundation can be no larger than:

- Thirty (30) inches across
- Twenty-four (24) inches deep
- Thirty-six (36) inches high



Double Marker

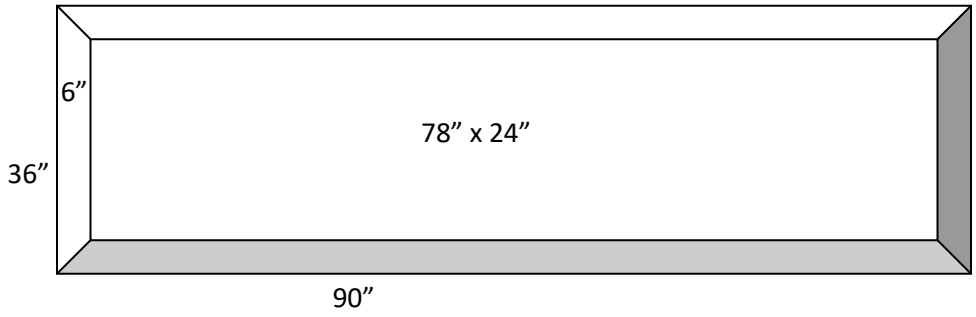
The base of the marker shall be a good concrete foundation of at least five (5) inches deep.

The concrete foundation can be no larger than:

- Ninety (90) inches across
- Thirty-six (36) inches deep
- There must be a six (6) inch border around the monument.

The monument set inside the foundation can be no larger than:

- Seventy-eight (78) inches across
- Twenty-four (24) inches deep
- Thirty-six (36) inches high



Note: Because our cemetery is on a hill, Alpine City strongly recommends metal dowels to secure an upright monument to its base and prevent sliding. Your monument company can provide details.

ALPINE CITY

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING SECTIONS 8.04.060 AND 8.04.090 OF THE ALPINE MUNICIPAL CODE CLARIFYING REQUIREMENTS FOR CEMETERIES

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Sections 8.04.060 and 8.04.090 of the Alpine Municipal Code are in the best interest of the general health, safety, and welfare of the public that this Ordinance should be passed; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the policies of the City.

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

Amendments to Sections 8.04.060 and 8.04.090 of the Alpine Municipal Code are included as Exhibit A.

EFFECTIVE DATE. This Ordinance shall take effect immediately upon passing and shall remain in effect until rescinded.

PASSED AND APPROVED this 14th day of April, 2026.

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Andrew Young	Yea___	Nay ___	Absent __
Jessica Smuin	Yea___	Nay ___	Absent __
Sarah Blackwell	Yea___	Nay ___	Absent __
Chrissy Hannemann	Yea___	Nay ___	Absent __
Brent Rummler	Yea___	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of April, 2026.

RECORDED this 14th day of April, 2026.

EXHIBIT A

Amendments to Alpine Municipal Code - Cemetery

8.04.060 GRAVE MARKERS AND GRAVE SITES

A. There shall be placed upon the grave wherein a decedent has been interred, within one year of interment, a grave monument with the name of such decedent inscribed plainly thereon.

B. No person shall injure, deface, remove, or attempt to remove from any grave any monument, tree, shrub, flower, or any other property or ornament in the cemetery without express written consent of the Sexton and approval of the Superintendent.

C. It shall be unlawful for any person to erect or maintain any fence, corner post, or boundary of any kind; to plant any vegetation upon any grave, street, alley, or walk in the cemetery; or to grade the ground or land thereof. The City Sexton shall, whenever required, furnish the true lines of any grave according to an official survey, shall prevent and prohibit any markings of the same except by official landmarks, and shall prevent and prohibit any grading thereof which might destroy or interfere with the general slope of the land within the cemetery.

D. Families may purchase a small temporary marker on a stake until the headstone can be installed. Planter boxes are not allowed as temporary markers. Decorations and flowers should be kept within the headstone area (3 feet x 2 feet) at the head of the grave.

E. FLAT MONUMENTS

   1. All monuments in Plats "C" and “E” and the North Section of the Alpine City Cemetery shall be limited to flat monuments placed level with the ground (not sloped or beveled). A marking fee is required for each headstone as determined in the Consolidated Fee Schedule.

   2. All flat monuments shall be placed on a concrete foundation that is at least five (5) inches deep and shall be placed level with the ground.

   3. All flat monuments shall be surrounded by a cement strip of not less than six (6) inches in width.

   4. Flat monuments shall not exceed the dimensions and requirements shown on the Alpine City Standard Drawings and Specifications for monuments.

F. RAISED MONUMENTS

   1. No raised monument may be erected in the cemetery unless it is in an approved raised monument area of the cemetery and the required monument fee has been tendered.

   2. Raised monuments shall have a concrete foundation that is at least five (5) inches deep and the foundation shall be placed level with the ground.

3. All raised monuments shall be surrounded by a cement strip of not less than six (6) inches in width.

4. Raised monuments shall not exceed thirty-six (36) inches in height above the lawn. Metal dowels are encouraged to prevent the sliding of the headstone from the base.

5. Bench type monuments will be permitted in approved raised monument areas. Bench monuments shall meet the same size requirements as regular raised monuments.

6. Raised monuments shall not exceed the dimensions and requirements shown on the Alpine City Standard Drawings and Specifications for monuments.

(Alpine City Ordinance No. 83-08; Amended by Ordinance No. 85-08; Amended by Ordinance No. 89-03; Amended by Ordinance No. 2005-05; Amended by Ordinance No. 2005-11; Amended by Ordinance No. 2006-10; Amended by Ordinance No. 2007-07; Amended by Ordinance No. 2009-04; Amended by Ordinance No. 2009-19.)

8.04.090 MISCELLANEOUS PROVISIONS

A. Pricing for graves and cemetery services will be determined under the Consolidated Fee Schedule set by the City Council.

B. Where the cremated remains of a decedent are interred in the cemetery, they shall be subject to the opening/closing fee as determined in the Consolidated Fee Schedule.

C. A grave may contain the remains of up to three individuals. The following interments are allowed in one grave: one traditional casket/vault burial and two small burials (cremations or infants), or three small burials (cremations or infants). Double-deep casket/vault burials are not allowed in the Alpine Cemetery.

D. The City Council may designate, by resolution, a portion of the cemetery to be reserved for the burial of indigents. If the indigent is a resident of the City or if a non-resident of the City who dies while in the City, he shall, upon satisfactory proof to the Mayor of his estate's inability to pay the purchase price of a burial lot, be interred in such portion of the cemetery, unless the indigent's relatives desire that he be interred in a cemetery located in some other community.

E. Every grave or portion thereof conveyed by the City shall be subject to such rules, regulations, and resolutions which have been or may thereafter be adopted for the protection of owners and the remains of the dead, and for the preservation of the cemetery. Such rules, regulations, and resolutions shall be promulgated by the City Council and published from time to time at the direction of the Mayor; and shall constitute a part of the conditions under which owners may rightfully utilize the cemetery.

F. The City reserves the right to enter upon any grave within the cemetery and to perform all work necessary for the care and upkeep of the same.

G. TRAFFIC RULES. The following special provisions shall supersede the general municipal traffic laws as they apply to cemetery grounds:

1. No person shall drive any vehicle within the cemetery at a rate in excess of ten (10) miles per hour.
2. No person shall drive, move, or park any vehicle within the cemetery except over a roadway open for vehicular traffic.
3. No person shall intentionally obstruct any path or driveway within the cemetery open to vehicular traffic.
4. No person shall use the cemetery grounds or any driveway therein as a public thoroughfare.
5. No person shall disobey or disregard the directions **of** the Superintendent or his assistants as they relate to the movement or standing of vehicles within the cemetery.

H. HOURS OF OPERATION. The cemetery will close to the public at 9:00 PM each evening and will remain closed until dawn the following morning.

I. DECORATION POLICY. The cemetery decoration policy is as follows:

1. Mowing Season: March 1 through November 30: Floral pieces, decorations, solar lights, and displays may be placed on the headstone or cement border and may not exceed eighteen (18) inches in height. Any items left on the grass or items that obstruct maintenance will be removed and disposed of without prior notice. Shepherd's hooks are prohibited from March 1 through November 30. No decorations may be permanently attached to the headstone or concrete border.

   Winter Season: December 1 through February 28: Floral pieces, decorations, solar lights, and displays may be placed on the headstone or cement border and may not exceed eighteen (18) inches in height. Shepherd's hooks are allowed within three (3) inches of the headstone only for the Winter season. No decorations may be permanently attached to the headstone or concrete border.

   Interments: Floral pieces, decorations, and displays may be placed anywhere on the grave site and left for up to one (1) week after interment.

   Memorial Day: Floral pieces, decorations, and displays may be placed

anywhere on the grave site starting the Thursday before Memorial Day and may be left for up to one (1) week after Memorial Day.

The city shall remove ALL grave decorations, flowers, or other items from headstones, vases, and concrete borders on a regular schedule as follows:

The first Monday in March
The first Monday in June
The first Monday in October
The first Monday in December

2. Flowers and similar decorations should be placed in a non-breakable container. Glass or ceramic ornaments, vases, and jars are prohibited and should not be used to decorate any gravesite.

3. The Cemetery Superintendent has the authority to enter upon any grave site to remove anything objectionable that may have been placed there contrary to the rules and regulations of the cemetery.

4. No rocks, bark, chips, statues, bird baths, **or portable** benches shall be permitted on grave sites and will be removed and disposed of without prior notice.

5. All flowers and other items left in the cemetery shall become the property of Alpine City. The city shall not be responsible for grave decorations, flowers, or other items that are removed, damaged, or stolen.

(Alpine City Ordinance No. 83-08; Amended by Ordinance No. 85-08; Amended by Ordinance No. 89-03; Amended by Ordinance No. 2005-05; Amended by Ordinance No. 2005-11; Amended by Ordinance No. 2006-10; Amended by Ordinance No. 2007-07; Amended by Ordinance No. 2009-04; Amended by Ordinance No. 2009-19.)

Memo

To: **Alpine City Council**

From: **Jason Judd, P.E.**
City Engineer

Date: **March 10, 2026**

Subject: **300 North Well – Electrical Installation**

The 300 North Well is scheduled to have the new pump and motor installed next month. The proposals received from the pump supplier did not include any electrical work, as they do not have electrical expertise. An electrician specializing in well work was contacted to supply a proposal to install the electrical equipment for the new pump and motor.

ID Electrical provided a cost of $26,560.00 to install and connect all the electrical items for the new well equipment and update a few items in the current well house.

One of the major items needing an update is the electrical disconnect that connects the well house to the power company. The existing disconnect was installed when the well house was built. It has come to the end of its lifespan and should be replaced.

During a site visit with ID Electric, it was determined a few minor items needed fixing or replaced within the well house. These included replacing a damaged wall pack and installing conduit and fittings for exposed cables.

The biggest item on the proposal is for the removal of the existing and the installation of the new electrical equipment. This includes the removal of the old motor controller and all wire connecting the disconnect to the controller and to the old motor. The cost also includes the installation of the variable frequency drive, the harmonic filter, and all the wire connections.

ID Electric will also be on hand during the start-up of the new equipment, test and verify the equipment, and help with any troubleshooting.

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

I-D ELECTRIC
— EST. 1970 —

PO Box 651066
Salt Lake City, UT 84165
801.268.1471
www.idelect.com

To: Attn: Jason Judd
Alpine City Public Works
181 E 200 N
Alpine, UT 84004

March 30, 2026

Project: Well repairs/upgrade
Quote-B26091

WE AGREE TO: Electrical work at 300 North Well as follows:

1-Provide and install (1) 480v, 600-amp fused disconnect on the exterior of the building to replace the existing disconnect. The existing switch appears to be original to the building and may not re-energize if shut off. These switches should be exercised yearly for normal operation.

TOTAL FOR NEW DISCONNECT $10,305.00

1-Provide and install (1) Keystone adjustable LED wall pack to replace the existing damaged fixture.

TOTAL FOR THE NEW WALL PACK $378.00

1-Provide and install sealtight conduit and fittings on the exposed cabling for the flow meters, pressure switch, etc. to prevent damage to the wire.

TOTAL FOR CONDUIT INSTALLATION $2,012.00

1-Remove the existing OTL motor starter and cabinet from the west wall.
1-Install the new owner provided VFD and harmonic filter on the south and west walls of the building.
1-Install new wire from the VFD to the new 200HP pump. Install a motor connection box on the pump to allow for extra room to terminate the feeder wires. Cap off unused conduits in the floor.
1-Reconnect the control wiring from the VFD to the existing SCADA system to allow for remote operation of the system.
1-Provide labor for motor start-up with Delco Western.
1-Test and verify system operation.

TOTAL FOR VFD AND MOTOR CONNECTION $13,865.00

This includes labor during regular business hours.
This includes standard wages.

TOTAL **$26,560.00**

Due to the volatility in market costs, tariffs, and availability of products this pricing is subject to change based on the actual cost of conduit, wire, and electrical equipment at the time of purchase. We will hold our manufacturing costs where possible and make you aware of any increase in a timely manner. A change order may be issued regarding the cost difference between the bid time and purchase time.

The above prices are quoted for acceptance within ten (10) days unless otherwise stated in writing, and apply only to the project specified. This quotation, when accepted by the purchaser by signing below, constitutes (together with each and every one of the provisions in Conditions of Sale) a binding contract Between the parties.

Terms: _____

Mechanics' lien will automatically be filed within 60 days from completion of work if not paid in full at that time.

Accepted _____

By _____

Date _____

I-D Electric Co.

By _____

Doug Edwards

Name & Title: Estimator

CONDITIONS OF SALE

1. The Seller shall not be liable for performance or failure or delay in delivery by reason of any contingency beyond the Seller's reasonable control, including strikes, differences with workmen, fire, flood, weather, embargo, war, Government regulations, including allocation, preferences or priorities for Government and other orders, or shortage or failure of raw materials, fuel or transportation, or rising cost of materials.

2. Unless it shall have been expressly agreed thereto in writing, the Seller shall not be responsible for the operation and results of any technical advice in connection with the design, installation or use of the product sold hereunder.

3. It is agreed that no promises, agreements or understandings have been made other than herein contained; that no agent or salesman has any authority to obligate the Seller to any terms, stipulations or conditions not herein expressed; that no modifications of this agreement shall be binding upon the Seller unless approved of in writing by an executive officer of the Seller.

4. Any Federal, State or other tax, of any nature, imposed on the performance of this contract shall be borne by the purchaser.

5. Failure of the Seller to enforce any of these conditions or to exercise any right shall not affect the Seller's rights nor shall any such failure act as a waiver in respect of other or future occurrences.

6. All payments are to be made by the purchaser to Seller at Seller's general offices in Salt Lake City, Utah. All accounts are due and payable the 10th of the month following delivery except where otherwise agreed in writing. Interest at 1 ½ % per month (18 % per annum) will be charged on all past due accounts. The purchaser agrees to pay reasonable attorney's fees incurred in collecting past due accounts, with or without legal action together with all court costs involved.

Sales Estimate

NICKERSON COMPANY, INC
801-973-8888

Date: 4/10/26
Estimate# KTP041026
Job #:

Estimate good for 10 days

Customer: ALPINE CITY
Attention:
Pages: 3
Phone:
Email:

Important Notes:

Unless specifically indicated below, price does not include shipping, sales tax, installation, discharge piping, electrical controls or wiring. Please read, sign and return Terms and Conditions of Sales.

SHIPPING TERMS		PAYMENT TERMS	DUE DATE	
		Net 30 Days		
QTY	**ITEM**	**DESCRIPTION**	**UNIT PRICE**	**LINE TOTAL**
1.00		NEW NATIONAL MODEL# SK8LC-8STG	$ 71,188.00	$ 71,188.00
		SUBMERSIBLE PUMP, SME 8" 100HP 460V 3PH		
		SUBMERSIBLE MOTOR, 530' OF 6" TAPER		
		COLUMN PIPE, 2/0 SUBMERSIBLE PUMP CABLE,		
		LAKOS SAND SEPERATOR, REINSTALLATION		
		AND START UP		
		Due to current economic conditions, pricing and		
		leadtimes are subject to change without notice.		
		Please note: Pricing does not include		
		any applicable taxes. These charges will		
		be added to your invoice. A 3% processing fee will		
		be added to all Credit Card orders over $2,000.00		

Quote prepared by: Kyle Polatis
Thank you for your business!

Freight:	Included
Sales Tax:	Not Included
Total	**$ 71,188.00**

2301 West Indiana Avenue Salt Lake City, UT 84104
Phone: (801) 973-8888 - Fax: 801-973-8267

Nickerson Company, Inc. Warranty, Terms, and Conditions of Sale

Purchaser:_____

Purchase Order:_____

Description:_____

All orders must be directed to Nickerson Company, Inc., at PO Box 25425, Salt Lake City, Utah 84125, and are subject to Nickerson Company, Inc.'s acceptance.

1. Agreement

These terms and conditions govern the sale of goods by Nickerson Company, Inc. ("Nickerson") to the buyer ("Buyer"). These terms supersede and reject any conflicting terms and conditions submitted by the Buyer, regardless of any statement to the contrary. Exceptions to these terms must be in a written document signed by an authorized officer of Nickerson. No representations have been made except as stated herein. This agreement supersedes all prior communications and negotiations regarding the goods, and Nickerson will furnish only the quantities and items specified on the face of this agreement. Nickerson assumes no responsibility for other equipment or materials shown in any plans or specifications for the project to which the ordered goods pertain. Any action for breach of contract must commence within one year after the cause of action accrues. Prices, discounts, terms, and conditions are subject to change without prior notice.

2. Prices

Unless otherwise stated on the face of this agreement, prices are net F.O.B. Point of Origin. Service time for factory-trained personnel is not included and may be charged separately. Applicable taxes or other government charges on the production, sale, shipment, or use of the goods will be added to the invoice unless the Buyer provides a valid exemption certificate.

3. Warranty and Limitation of Liability

If, within one year from the date of shipment, equipment sold by Nickerson fails to function properly under normal, proper, and rated use due to defects in material or workmanship existing at the time of delivery, and the Buyer promptly notifies Nickerson in writing, Nickerson will, at its option, either inspect the equipment at the Buyer's location or request its return (transportation prepaid by the Buyer) to Nickerson's Salt Lake City plant. Nickerson will then, at its expense, repair or replace the defective equipment or parts F.O.B. to its Salt Lake City plant or issue credit for the defective items. This warranty does not apply to equipment altered or repaired after shipment by anyone other than Nickerson's authorized employees, unless such alteration or repair is made with Nickerson's prior written consent. The Buyer is solely responsible for determining the suitability of the equipment for its intended use. Nickerson is not liable in any way in this respect. Equipment or parts manufactured by others and furnished by Nickerson will be repaired or replaced only to the extent of the original manufacturer's warranty. Nickerson's obligations and liabilities hereunder are contingent upon full payment for the equipment. If the Buyer resells the products, the Buyer will include in its resale contract provisions that limit recoveries against Nickerson in accordance with this section. If Nickerson fails to meet any performance representation, Nickerson may, at our option, remove and reclaim the equipment at its own expense and discharge all liability by refunding to the Buyer all sums received on account of the purchase price. THE FOREGOING OBLIGATIONS ARE IN LIEU OF ALL OTHER OBLIGATIONS AND LIABILITIES, INCLUDING NEGLIGENCE, AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OTHERWISE, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SALE OR FURNISHING OF GOODS OR PARTS, THEIR DESIGN, SUITABILITY FOR USE, INSTALLATION, OR OPERATION. NICKERSON WILL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES OR DELAY RESULTING FROM ANY DEFECT WHATSOEVER, AND ITS LIABILITY UNDER NO CIRCUMSTANCES WILL EXCEED THE CONTRACT PRICE FOR THE GOODS FOR WHICH LIABILITY IS CLAIMED.

4. Delivery

Delivery, shipment, and installation dates are estimates only and, unless otherwise specified, are calculated from the date Nickerson receives complete technical data and approved drawings, if applicable. Nickerson is not liable for delays caused by carriers, labor difficulties, shortages, strikes, stoppages, fires, accidents, failure or delay in obtaining materials or manufacturing facilities, acts of government, weather, or any other causes beyond its reasonable control. Estimated delivery dates will be extended accordingly. Nickerson will not be liable for any damages or penalties whatsoever, whether direct, indirect, special, or consequential, resulting from its failure to perform or delay in performing, unless otherwise agreed in writing by an authorized officer.

5. Operating Conditions and Acceptance

Quotations and recommendations are based on operating conditions specified by the Buyer. If actual conditions differ and adversely affect equipment performance, the Buyer is responsible for the cost of all necessary changes to the equipment. Nickerson reserves the right to cancel the order, and the Buyer will reimburse Nickerson for all costs and expenses incurred. Nickerson reserves the right to refuse any order based on a quotation containing an error. Specifications or charts issued by Nickerson are descriptive only and are not warranties or representations. Nickerson will, upon request, certify the rated capacity of any product. Capacity, head, and efficiency certifications are based on shop tests using clear, fresh water at a temperature not exceeding 85°F. Certifications apply only to this specified rating and do not cover sustained performance or conditions varying from these.

6. Shipping

Unless the Buyer specifies otherwise in writing, (a) goods will be boxed or crated as Nickerson deems appropriate for normal handling, and additional charges will apply for special packaging (e.g., preservation, waterproofing, export boxing); and (b) routing and method of shipment will be at Nickerson's discretion and may be insured at the Buyer's expense (value to be declared at order price). For all shipments F.O.B. Nickerson's plant, delivery to the initial carrier constitutes delivery to the

Buyer, and the goods are shipped at the Buyer's risk. Claims for loss or damage in transit must be filed by the Buyer with the carrier. Acceptance of material from a common carrier constitutes a waiver of any claims against Nickerson for delay, damage, or loss.

7. Cancellation and Returns

Orders may be canceled only with Nickerson's written consent and upon payment of reasonable and proper cancellation charges. Goods may be returned only with Nickerson's prior written authorization. Buyers will be charged for costs incurred by Nickerson in placing returned goods in saleable condition, any related sales expenses, a restocking charge, and all transportation costs paid by Nickerson.

8. Credit and Payment

Payment is due 30 days net. Pro-rata payments are due upon partial shipments. A late charge of 2% per month, or the maximum rate permitted by law (whichever is less), will be applied to all past-due invoices. Nickerson reserves the right to alter, suspend, or change credit terms if, in its sole judgment, the Buyer's financial condition so warrants. Failure to pay invoices when due, at Nickerson's election, makes all subsequent invoices immediately due and payable, regardless of terms, and Nickerson may withhold subsequent deliveries until the full account is settled and may terminate this agreement. Acceptance of partial payment does not waive any of Nickerson's rights. The Buyer represents that it is not insolvent as defined in applicable state or federal statutes. Buyers will notify Nickerson in writing if it becomes insolvent before delivery. Failure to provide such notice at the time of delivery will be deemed a reaffirmation of solvency. Regardless of the delivery destination, Nickerson has the right to withhold or reclaim goods under applicable state and federal statutes. If the Buyer is responsible for shipping delays, the date of completion of the goods may be deemed the shipment date for payment purposes. Completed goods held at the Buyer's request are at the Buyer's cost and risk, and Nickerson may bill the Buyer for reasonable storage and insurance expenses. All orders will be invoiced for a minimum of $200.00 net, regardless of the quoted price.

9. Inspection

The Buyer may inspect goods at Nickerson's plant, provided such inspection does not unduly interfere with Nickerson's workflow and the Buyer submits complete details of the desired inspection in writing in advance.

10. Records, Audits, and Proprietary Data

Unless otherwise agreed in writing signed by an authorized officer of Nickerson, the Buyer will not have any right to examine or audit Nickerson's cost accounts, books, or records, or have access to or control over any engineering or production prints, drawings, or technical data that Nickerson considers proprietary.

11. Taxes, Duties, and Tariffs

The Buyer is responsible for all taxes, duties, fees, tariffs, and other charges related to the contract, its performance, or payment for work under it. This includes, but is not limited to, taxes on consumption, gross receipts, imports, property, sales, stamps, turnover, use, and value-added, as well as any withholding taxes, deficiencies, penalties, additions to tax, interest, or assessments, regardless of the government authority imposing them and whether imposed on the Buyer, Seller, or their subcontractors.

Acceptance

By placing an order, the Buyer accepts these terms and conditions and acknowledges being bound by them. Title to and right of repossession of the property remains with Nickerson until payment is received in full. Upon any default of this contract, the Buyer agrees to return the merchandise in good order upon demand, and all prior payments will be forfeited as compensation for rental and use, plus any legal or attorney fees incurred by Nickerson in enforcing these provisions.

Signature:_____ ***Title:***_____

Date:_____

Financial Report

as of March 31, 2026

Presented at the April 14, 2026, City Council Meeting

ALPINE
1850

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
DECEMBER 31, 2025

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	932,698.67
01-1112	XPRESS BILL PAY	1,909.63
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	29,038,815.41
	TOTAL COMBINED CASH	29,974,423.71
01-1190	CASH - ALLOCATION TO OTHER FUN	(29,974,423.71)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,844,418.20
11	ALLOCATION TO CLASS C ROADS	775,223.86
15	ALLOCATION TO RECREATION IMPACT FEES	462,299.50
16	ALLOCATION TO STREET IMPACT FEES	169,463.32
44	ALLOCATION TO PARC FUND	108,223.36
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	10,310,800.89
51	ALLOCATION TO WATER FUND	3,936,758.00
52	ALLOCATION TO SEWER FUND	3,404,740.28
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,759,466.29
56	ALLOCATION TO STORM DRAIN FUND	779,203.07
70	ALLOCATION TO TRUST AND AGENCY FUND	813,750.44
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,862,277.19
81	ALLOCATION TO WATER IMPACT FEES	833,387.39
82	ALLOCATION TO SEWER IMPACT FEES	165,035.55
85	ALLOCATION TO PI IMPACT FEES	523,379.15
86	ALLOCATION TO STORM DRAIN IMPACT FEES	225,997.22
	TOTAL ALLOCATIONS TO OTHER FUNDS	29,974,423.71
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(29,974,423.71)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

FY2026 3rd Quarter Highlights

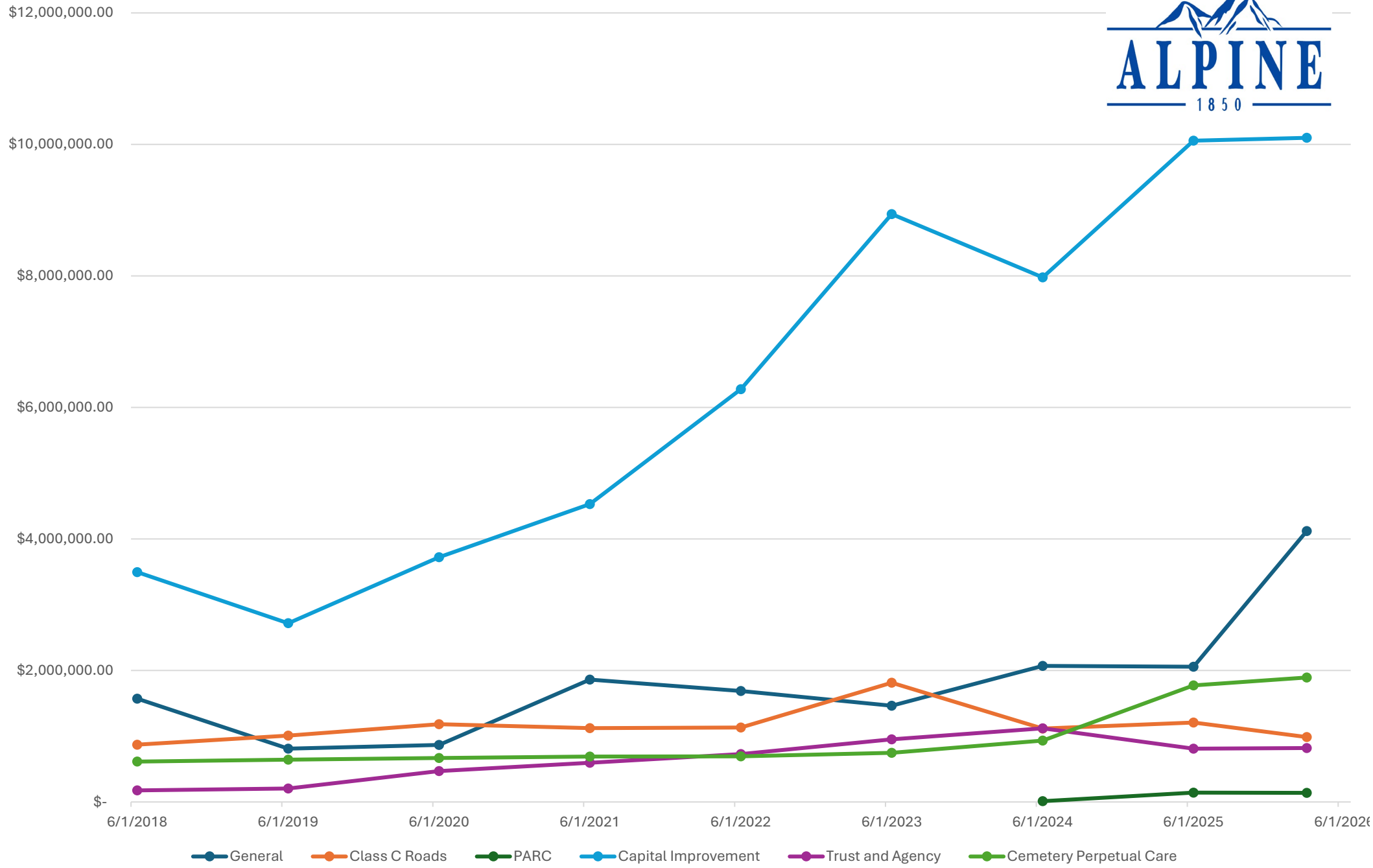
- Revenue
  - Property tax distribution – 99.2% of budgeted revenue (redemption taxes 122.8%)
  - Sales tax - +4.75% YOY
- Expenditures
  - Fire Station Progress Payments
  - Closed on Carlton Shop

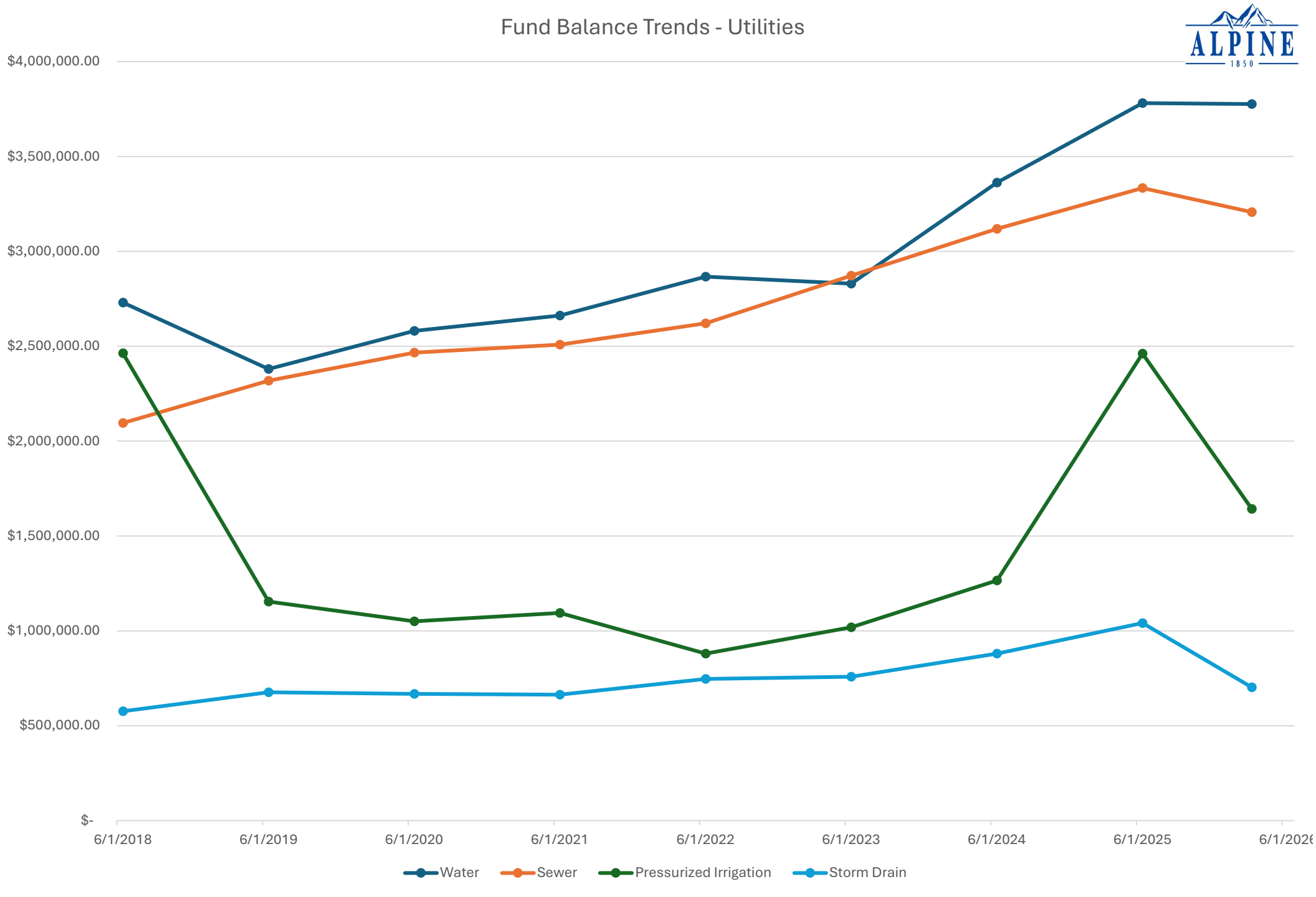
ALPINE
1850

Historical Fund Balance Trends

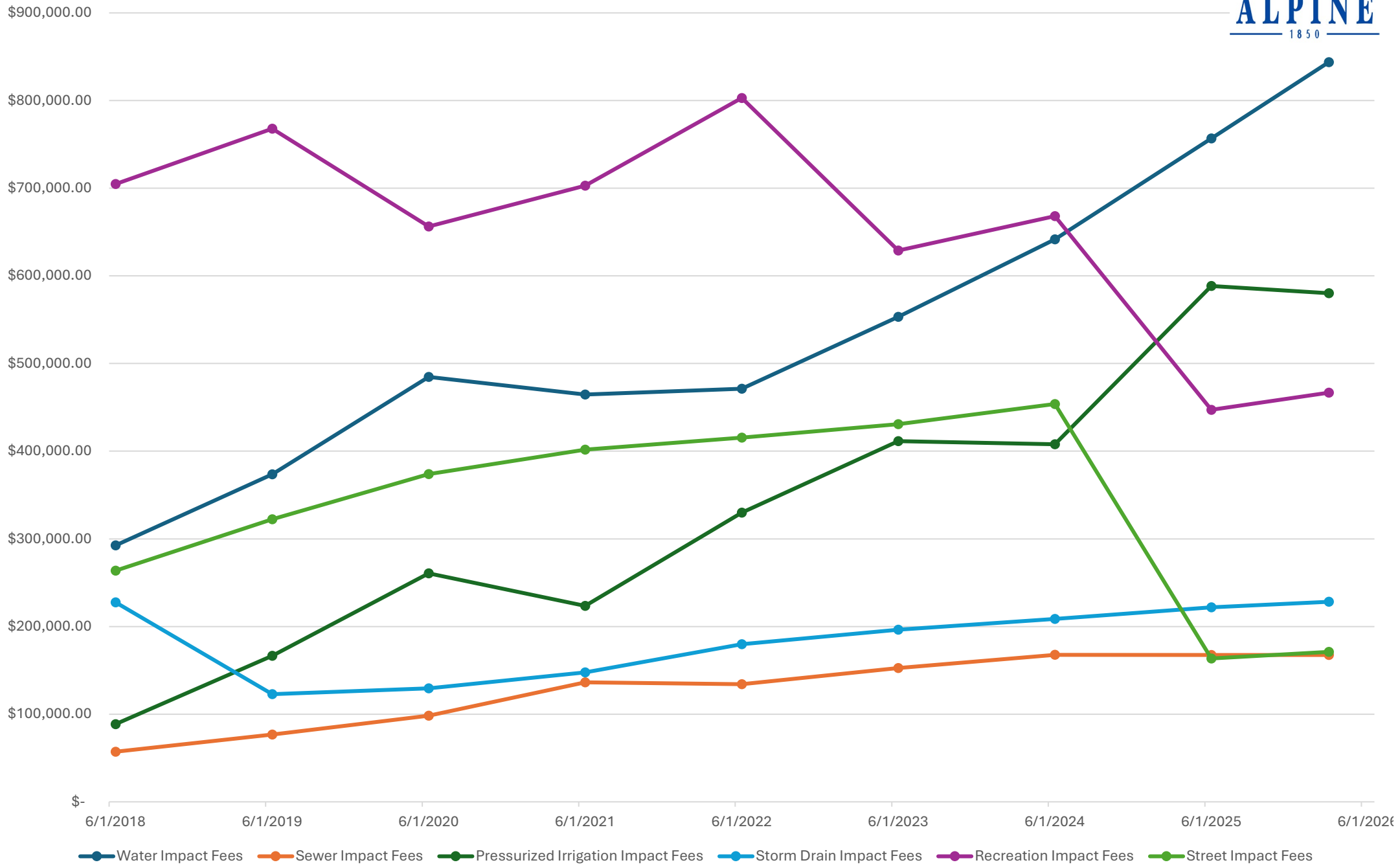
	Fund Balance (based on EOY fund balance)								
Fund	**6/30/2018**	**6/30/2019**	**6/30/2020**	**6/30/2021**	**6/30/2022**	**6/30/2023**	**6/30/2024**	**6/30/2025**	**3/31/2026**
General	$ 1,570,685.36	$ 810,809.31	$ 868,135.61	$ 1,861,558.34	$ 1,687,206.64	$ 1,464,080.79	$ 2,067,757.61	$ 2,057,173.57	$ 4,119,293.38
Class C Roads	$ 871,638.29	$ 1,009,431.75	$ 1,182,219.50	$ 1,123,346.55	$ 1,131,279.68	$ 1,813,199.69	$ 1,116,569.15	$ 1,209,221.23	$ 986,617.35
PARC							$ 11,724.39	$ 142,101.42	$ 137,223.84
Capital Improvement	$ 3,495,391.32	$ 2,717,533.22	$ 3,720,864.78	$ 4,530,898.83	$ 6,275,987.85	$ 8,940,728.93	$ 7,977,369.73	$10,056,315.46	$10,100,213.28
Trust and Agency	$ 175,841.18	$ 205,304.18	$ 468,920.05	$ 596,642.33	$ 727,132.30	$ 953,415.35	$ 1,119,777.48	$ 810,443.12	$ 820,068.52
Cemetery Perpetual Care	$ 614,030.74	$ 642,634.99	$ 667,780.99	$ 691,834.74	$ 692,871.99	$ 745,970.49	$ 932,925.74	$ 1,773,567.67	$ 1,892,736.08
Fund	**6/30/2018**	**6/30/2019**	**6/30/2020**	**6/30/2021**	**6/30/2022**	**6/30/2023**	**6/30/2024**	**6/30/2025**	**3/31/2026**
Water	$ 2,730,121.61	$ 2,379,936.56	$ 2,580,896.16	$ 2,661,881.33	$ 2,866,646.65	$ 2,829,628.96	$ 3,362,827.99	$ 3,781,245.73	$ 3,776,702.93
Sewer	$ 2,095,400.62	$ 2,318,088.55	$ 2,466,772.34	$ 2,508,328.96	$ 2,620,750.12	$ 2,872,224.02	$ 3,118,368.55	$ 3,333,601.78	$ 3,206,582.78
Pressurized Irrigation	$ 2,462,768.52	$ 1,154,286.07	$ 1,050,534.41	$ 1,094,277.63	$ 880,115.94	$ 1,019,172.72	$ 1,266,039.38	$ 2,461,285.04	$ 1,642,233.41
Storm Drain	$ 576,203.12	$ 676,090.77	$ 667,622.67	$ 663,658.96	$ 747,041.71	$ 757,773.60	$ 880,176.76	$ 1,041,123.59	$ 702,995.84
Fund	**6/30/2018**	**6/30/2019**	**6/30/2020**	**6/30/2021**	**6/30/2022**	**6/30/2023**	**6/30/2024**	**6/30/2025**	**3/31/2026**
Water Impact Fees	$ 292,553.93	$ 373,676.93	$ 484,678.07	$ 464,721.28	$ 471,243.64	$ 553,323.82	$ 641,760.33	$ 756,692.78	$ 843,780.43
Sewer Impact Fees	$ 57,176.98	$ 76,805.08	$ 98,281.48	$ 136,396.64	$ 134,115.02	$ 152,627.06	$ 167,657.12	$ 167,430.41	$ 167,608.04
Pressurized Irrigation Impact Fee	$ 88,682.44	$ 166,589.73	$ 260,690.05	$ 223,420.31	$ 329,912.05	$ 411,475.83	$ 407,848.61	$ 588,447.91	$ 580,329.71
Storm Drain Impact Fees	$ 227,551.53	$ 122,810.87	$ 129,442.70	$ 147,719.70	$ 179,798.70	$ 196,359.94	$ 208,568.94	$ 221,917.86	$ 228,199.10
Recreation Impact Fees	$ 704,726.99	$ 767,887.39	$ 656,237.39	$ 702,776.41	$ 802,951.05	$ 628,914.38	$ 668,101.38	$ 447,207.36	$ 466,803.68
Street Impact Fees	$ 263,692.80	$ 322,383.46	$ 373,764.88	$ 401,672.92	$ 415,407.08	$ 430,816.08	$ 453,828.08	$ 163,536.55	$ 171,114.39
Totals	$ 16,226,465.43	$ 13,744,268.86	$ 15,676,841.08	$ 17,809,134.93	$ 19,962,460.42	$ 23,769,711.66	$ 24,401,301.24	$29,011,311.48	$29,842,502.76

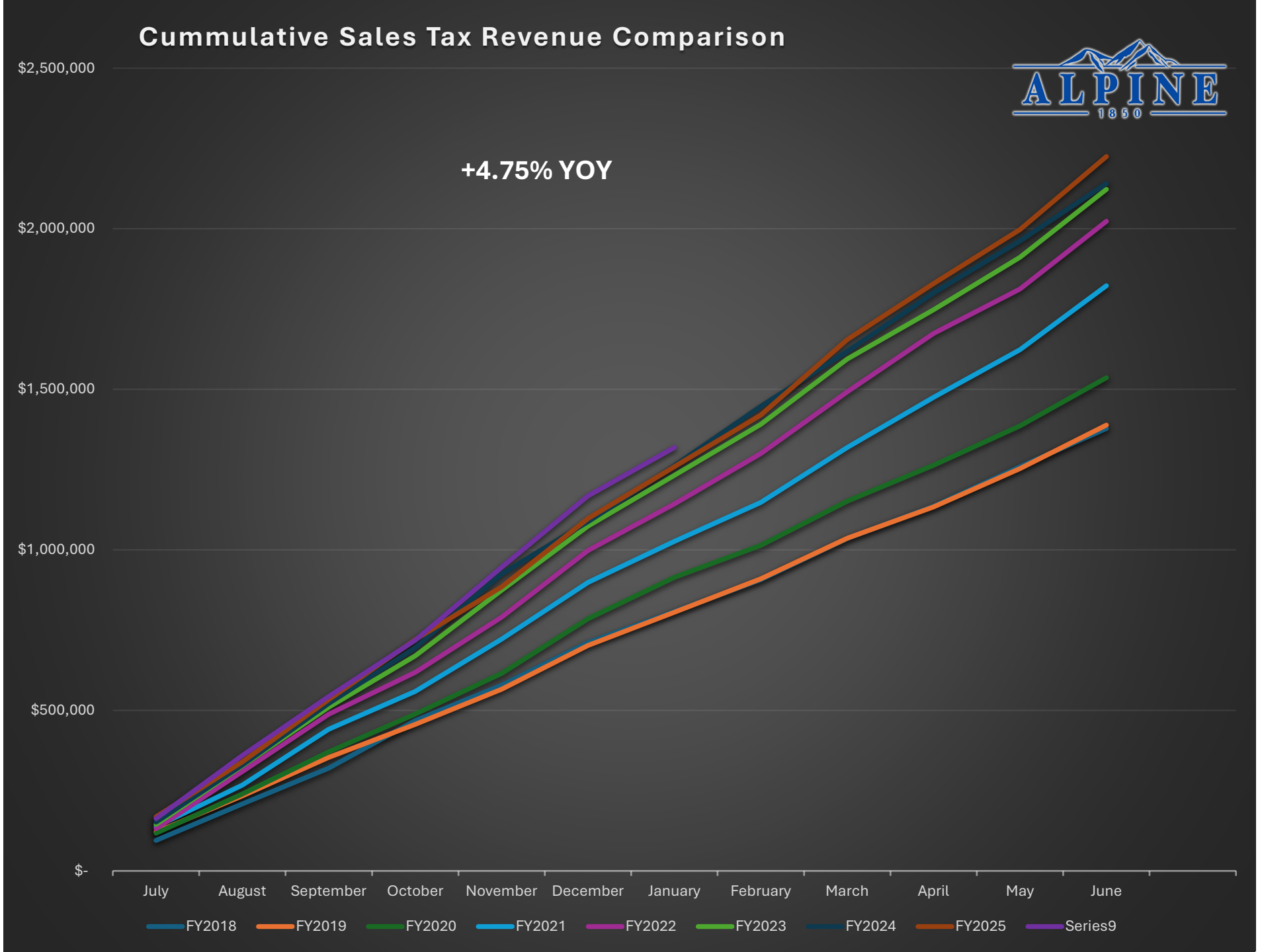
Fund Balance Trends - General Funds

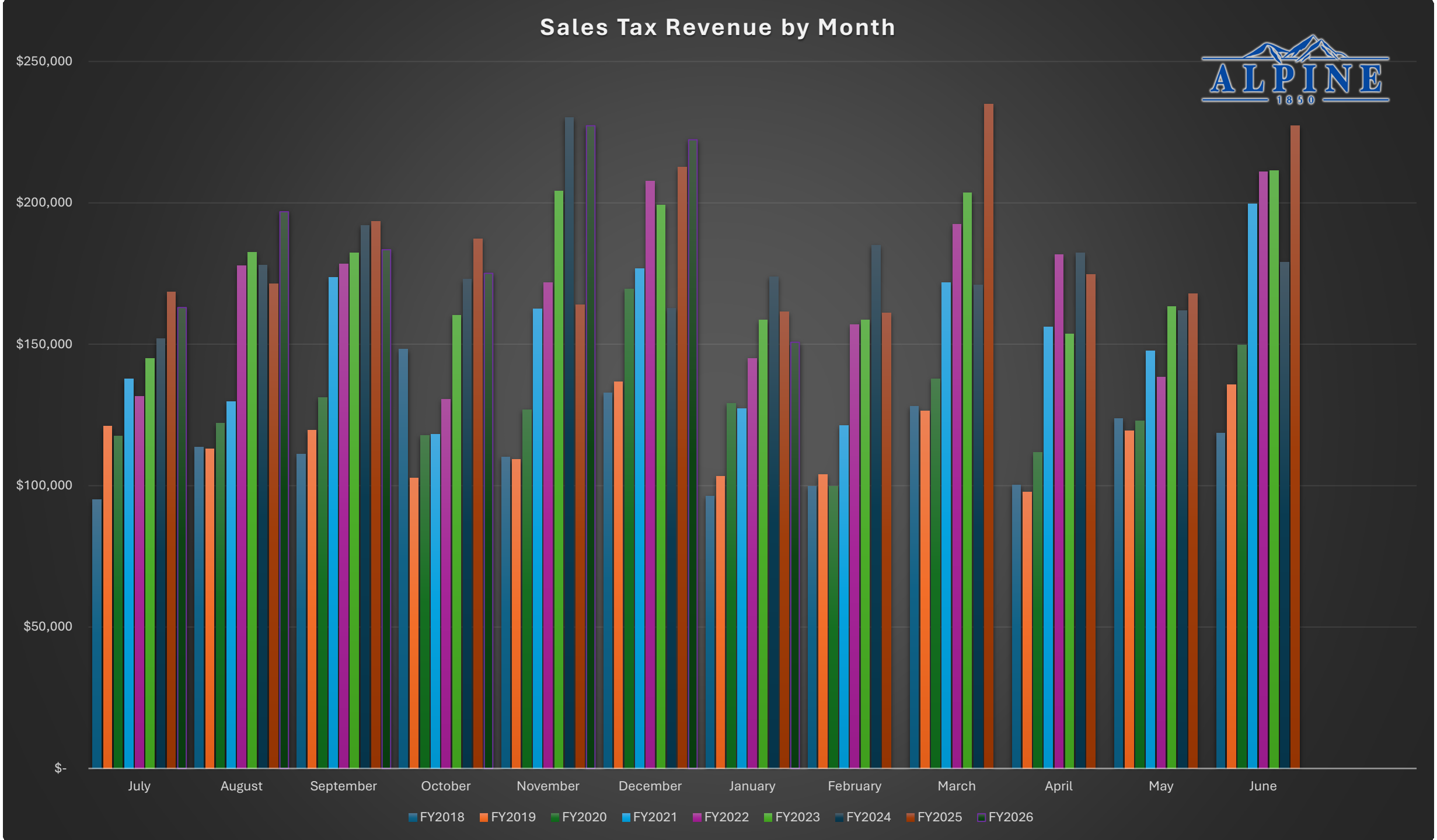



Fund Balance Trends - Utilities
$4,000,000.00
$3,500,000.00
$3,000,000.00
$2,500,000.00
$2,000,000.00
$1,500,000.00
$1,000,000.00
$500,000.00
$-
6/1/2018
6/1/2019
6/1/2020
6/1/2021
6/1/2022
6/1/2023
6/1/2024
6/1/2025
6/1/2026
Water
Sewer
Pressurized Irrigation
Storm Drain

Fund Balance Trends - Impact Fees




Cummulative Sales Tax Revenue Comparison
+4.75% YOY
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
July
August
September
October
November
December
January
February
March
April
May
June
FY2018
FY2019
FY2020
FY2021
FY2022
FY2023
FY2024
FY2025
Series9


Sales Tax Revenue by Month
$250,000
$200,000
$150,000
$100,000
$50,000
$-
July
August
September
October
November
December
January
February
March
April
May
June
FY2018
FY2019
FY2020
FY2021
FY2022
FY2023
FY2024
FY2025
FY2026

Upcoming Expenses

- Fire Station – anticipate breaking ground May 2026
- Capital projects
- Well maintenance

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
MARCH 31, 2026

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	37,225.64
01-1112	XPRESS BILL PAY	1,268.72
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	29,803,008.40
	TOTAL COMBINED CASH	29,842,502.76
01-1190	CASH - ALLOCATION TO OTHER FUN	(29,842,502.76)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,119,293.38
11	ALLOCATION TO CLASS C ROADS	986,617.35
15	ALLOCATION TO RECREATION IMPACT FEES	466,803.68
16	ALLOCATION TO STREET IMPACT FEES	171,114.39
44	ALLOCATION TO PARC FUND	137,223.84
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	10,100,213.28
51	ALLOCATION TO WATER FUND	3,776,702.93
52	ALLOCATION TO SEWER FUND	3,206,582.78
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,642,233.41
56	ALLOCATION TO STORM DRAIN FUND	702,995.84
70	ALLOCATION TO TRUST AND AGENCY FUND	820,068.52
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,892,736.08
81	ALLOCATION TO WATER IMPACT FEES	843,780.43
82	ALLOCATION TO SEWER IMPACT FEES	167,608.04
85	ALLOCATION TO PI IMPACT FEES	580,329.71
86	ALLOCATION TO STORM DRAIN IMPACT FEES	228,199.10
	TOTAL ALLOCATIONS TO OTHER FUNDS	29,842,502.76
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(29,842,502.76)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

GENERAL FUND

	ASSETS			
10-1190	CASH - ALLOCATION TO OTHER FUN		4,119,293.38	
10-1309	DEFERRED PROPERTY TAXES REC		2,659,542.68	
10-1311	ACCOUNTS RECEIVABLE		74,878.24	
10-1561	PREPAID EXPENSES		550.00	
	TOTAL ASSETS			6,854,264.30
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-2211	WAGES PAYABLE		26,854.72	
10-2223	STATE WITHHOLDING PAYABLE		(5.96)	
10-2225	ULGT PAYABLE		13,916.92	
10-2227	RETIREMENT PAYABLE EMPLOYEES		(7,442.62)	
10-2229	WORKERS COMP PAYABLE		16,981.14	
10-2230	ALPINE DAYS REVENUES IN ADVANC		7,073.50	
10-2400	UNEARNED REVENUE		2,659,542.00	
	TOTAL LIABILITIES			2,716,919.70
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-2980	BALANCE BEGINNING OF YEAR	2,487,751.53		
	REVENUE OVER EXPENDITURES - YTD	1,649,593.07		
	BALANCE - CURRENT DATE		4,137,344.60	
	TOTAL FUND EQUITY			4,137,344.60
	TOTAL LIABILITIES AND EQUITY			6,854,264.30

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAXES					
10-31-10	CURRENT YEAR GENERAL PROPERTY	43,419.54	2,681,839.41	2,704,800.00	22,960.59	99.2
10-31-20	REDEMPTION TAXES	239.49	276,349.30	225,000.00	(51,349.30)	122.8
10-31-30	GENERAL SALES AND USE TAXES	150,714.99	1,318,678.73	2,100,000.00	781,321.27	62.8
10-31-31	MOTOR VEHICLE TAXES	5,184.04	87,216.32	135,000.00	47,783.68	64.6
10-31-40	FRANCHISE FEES	118,814.44	553,699.72	750,000.00	196,300.28	73.8
10-31-90	PENALTIES & INT. ON DELINQUENT	9,034.98	13,124.62	4,500.00	(8,624.62)	291.7
	TOTAL TAXES	327,407.48	4,930,908.10	5,919,300.00	988,391.90	83.3
	LICENSES AND PERMITS					
10-32-10	BUSINESS LICENSES AND PERMITS	1,525.00	20,830.24	25,000.00	4,169.76	83.3
10-32-20	PLAN CHECK FEES	18,537.50	145,068.44	175,000.00	29,931.56	82.9
10-32-21	BUILDING PERMITS	32,651.52	237,122.45	350,000.00	112,877.55	67.8
10-32-22	BUILDING PERMIT ASSESSMENT	349.83	2,431.33	5,000.00	2,568.67	48.6
	TOTAL LICENSES AND PERMITS	53,063.85	405,452.46	555,000.00	149,547.54	73.1
	INTERGOVERNMENTAL REVENUE					
10-33-42	MUNICIPAL RECREATION GRANT	.00	.00	29,122.00	29,122.00	.0
10-33-59	OTHER GRANTS	.00	1,000,000.00	1,000,000.00	.00	100.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	1,000,000.00	1,029,122.00	29,122.00	97.2
	CHARGES FOR SERVICES					
10-34-13	ZONING AND SUBDIVISION FEES	3,015.00	6,785.00	5,000.00	(1,785.00)	135.7
10-34-14	ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15	SALE OF MAPS AND PUBLICATIONS	.00	110.00	250.00	140.00	44.0
10-34-22	PUBLIC SAFETY DISTRICT RENTAL	9,629.00	28,887.00	38,516.00	9,629.00	75.0
10-34-40	WASTE COLLECTION SALES	67,832.26	607,799.75	730,000.00	122,200.25	83.3
10-34-69	YOUTH COUNCIL	650.00	4,344.59	3,000.00	(1,344.59)	144.8
10-34-81	SALE OF CEMETERY LOTS	425.00	24,650.00	25,000.00	350.00	98.6
10-34-83	BURIAL FEES	4,450.00	51,575.00	50,000.00	(1,575.00)	103.2
	TOTAL CHARGES FOR SERVICES	86,001.26	724,151.34	852,266.00	128,114.66	85.0
	FINES AND FORFEITURES					
10-35-10	TRAFFIC FINES	9,420.00	48,740.22	75,000.00	26,259.78	65.0
10-35-15	OTHER FINES	.00	7,475.01	7,000.00	(475.01)	106.8
10-35-16	TRAFFIC SCHOOL	.00	5,310.00	2,000.00	(3,310.00)	265.5
	TOTAL FINES AND FORFEITURES	9,420.00	61,525.23	84,000.00	22,474.77	73.2

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	RENTS AND OTHER REVENUE					
10-36-20	RENTS AND CONCESSIONS	7,423.00	45,073.00	65,000.00	19,927.00	69.3
	TOTAL RENTS AND OTHER REVENUE	7,423.00	45,073.00	65,000.00	19,927.00	69.3
	INTEREST AND MISC REVENUE					
10-38-10	INTEREST EARNINGS	(146,414.26)	85,338.86	150,000.00	64,661.14	56.9
10-38-17	ALPINE DAYS REVENUE	.00	98,532.82	85,000.00	(13,532.82)	115.9
10-38-18	RODEO REVENUE	.00	62,074.00	50,000.00	(12,074.00)	124.2
10-38-50	BICENTENNIAL BOOKS	120.00	550.00	500.00	(50.00)	110.0
10-38-90	SUNDRY REVENUES	134.00	14,093.93	40,000.00	25,906.07	35.2
	TOTAL INTEREST AND MISC REVENUE	(146,160.26)	260,589.61	325,500.00	64,910.39	80.1
	TRANSFERS AND CONTRIBUTIONS					
10-39-10	FUND BALANCE APPROPRIATION	.00	.00	28,550.00	28,550.00	.0
10-39-20	CONTRIBUTION FOR PARAMEDIC	2,928.44	26,278.20	35,000.00	8,721.80	75.1
	TOTAL TRANSFERS AND CONTRIBUTIONS	2,928.44	26,278.20	63,550.00	37,271.80	41.4
	TOTAL FUND REVENUE	340,083.77	7,453,977.94	8,893,738.00	1,439,760.06	83.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-41-11	SALARIES & WAGES	19,159.70	185,420.59	247,500.00	62,079.41	74.9
10-41-13	EMPLOYEE BENEFITS	9,888.71	92,574.02	116,500.00	23,925.98	79.5
10-41-14	OVERTIME WAGES	10.82	898.81	2,000.00	1,101.19	44.9
10-41-21	BOOKS, SUBSCRIPTIONS & MEMBERS	10,114.63	23,159.65	25,000.00	1,840.35	92.6
10-41-22	PUBLIC NOTICES	.00	738.81	2,000.00	1,261.19	36.9
10-41-23	TRAVEL	367.14	906.61	7,500.00	6,593.39	12.1
10-41-24	OFFICE SUPPLIES & POSTAGE	3,024.96	18,499.52	15,000.00	(3,499.52)	123.3
10-41-25	EQUIPMENT - SUPPLIES & MAINTEN	.00	2,425.00	1,500.00	(925.00)	161.7
10-41-28	TELEPHONE	484.10	3,647.84	5,500.00	1,852.16	66.3
10-41-30	PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-41-33	EDUCATION	.00	671.72	3,000.00	2,328.28	22.4
10-41-46	COUNCIL DISCRETIONARY FUND	1,120.80	4,761.77	12,000.00	7,238.23	39.7
10-41-47	MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51	INSURANCE	431.34	13,076.93	12,000.00	(1,076.93)	109.0
10-41-63	OTHER SERVICES	1,875.00	29,828.91	36,500.00	6,671.09	81.7
10-41-64	OTHER EXPENSES	3,343.59	4,749.47	6,000.00	1,250.53	79.2
	TOTAL ADMINISTRATION	49,820.79	381,457.15	542,000.00	160,542.85	70.4
	COURT					
10-42-24	OFFICE EXPENSE & POSTAGE	1,393.87	9,680.95	38,000.00	28,319.05	25.5
10-42-31	PROFESSIONAL SERVICES	5,045.09	43,988.35	45,000.00	1,011.65	97.8
10-42-40	WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46	VICTIM REPARATION ASSESSMENT	4,574.70	18,992.92	32,000.00	13,007.08	59.4
	TOTAL COURT	11,013.66	72,662.22	115,200.00	42,537.78	63.1
	TREASURER					
10-43-11	SALARIES & WAGES	1,657.73	16,773.64	21,700.00	4,926.36	77.3
10-43-13	EMPLOYEE BENEFITS	1,011.90	9,388.71	11,700.00	2,311.29	80.3
10-43-14	OVERTIME WAGES	352.04	2,661.18	2,500.00	(161.18)	106.5
10-43-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23	TRAVEL	.00	.00	750.00	750.00	.0
10-43-24	OFFICE SUPPLIES & POSTAGE	.00	50.00	250.00	200.00	20.0
10-43-31	PROFESSIONAL & TECHNICAL	630.00	4,165.82	5,200.00	1,034.18	80.1
10-43-33	EDUCATION	.00	.00	1,300.00	1,300.00	.0
10-43-34	ACCOUNTING SERVICES/AUDIT	.00	12,500.00	15,900.00	3,400.00	78.6
	TOTAL TREASURER	3,651.67	45,539.35	60,500.00	14,960.65	75.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ELECTIONS					
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	.00	.00	1,000.00	1,000.00	.0
10-50-62	MISCELLANEOUS SERVICES	.00	19,160.95	39,350.00	20,189.05	48.7
	TOTAL ELECTIONS	.00	19,160.95	40,350.00	21,189.05	47.5
	GOVERNMENT BUILDINGS					
10-52-26	BUILDING SUPPLIES	529.01	4,953.54	7,000.00	2,046.46	70.8
10-52-27	UTILITIES	2,570.72	17,777.64	25,000.00	7,222.36	71.1
10-52-51	INSURANCE	146.34	9,775.83	10,200.00	424.17	95.8
10-52-63	OTHER SERVICES	55.00	10,033.16	13,000.00	2,966.84	77.2
10-52-72	CAPITAL OUTLAY BUILDINGS	65,654.60	234,069.28	1,000,000.00	765,930.72	23.4
	TOTAL GOVERNMENT BUILDINGS	68,955.67	276,609.45	1,055,200.00	778,590.55	26.2
	EMERGENCY SERVICES					
10-57-61	POLICE-PROFESSIONAL SERVICE	126,929.16	1,142,362.44	1,523,150.00	380,787.56	75.0
10-57-63	FIRE-PROFESSIONAL SERVICE	127,441.16	1,146,970.44	1,529,294.00	382,323.56	75.0
10-57-72	ADMINISTRATION	10,088.08	90,792.72	121,057.00	30,264.28	75.0
10-57-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
	TOTAL EMERGENCY SERVICES	264,458.40	2,380,125.60	3,188,501.00	808,375.40	74.7
	BUILDING INSPECTION					
10-58-11	SALARIES & WAGES	4,064.94	40,964.02	53,500.00	12,535.98	76.6
10-58-13	EMPLOYEE BENEFITS	1,939.66	18,117.47	20,100.00	1,982.53	90.1
10-58-14	OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24	OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28	TELEPHONE	30.00	300.00	1,000.00	700.00	30.0
10-58-29	CONTRACT/BUILDING INSPECTOR	2,912.00	49,420.00	90,000.00	40,580.00	54.9
10-58-51	INSURANCE & SURETY BONDS	146.34	9,775.83	10,200.00	424.17	95.8
10-58-65	BUILDING PERMIT SURCHARGE	459.67	1,465.90	3,000.00	1,534.10	48.9
	TOTAL BUILDING INSPECTION	9,552.61	120,043.22	179,600.00	59,556.78	66.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING & ZONING					
10-59-11	SALARIES & WAGES	7,285.58	129,735.15	181,900.00	52,164.85	71.3
10-59-13	EMPLOYEE BENEFITS	2,105.54	55,333.32	75,400.00	20,066.68	73.4
10-59-14	OVERTIME WAGES	.00	1,743.83	1,000.00	(743.83)	174.4
10-59-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
10-59-23	TRAVEL	.00	278.87	1,500.00	1,221.13	18.6
10-59-24	OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30	PROFESSIONAL SERVICES	10,908.62	54,723.79	60,000.00	5,276.21	91.2
10-59-31	LEGAL SERVICES FOR SUBDIVIS	.00	1,100.00	20,000.00	18,900.00	5.5
10-59-34	EDUCATION	.00	.00	750.00	750.00	.0
	TOTAL PLANNING & ZONING	20,299.74	242,914.96	343,050.00	100,135.04	70.8
	STREETS					
10-60-11	SALARIES & WAGES	10,089.53	102,245.10	132,400.00	30,154.90	77.2
10-60-13	EMPLOYEE BENEFITS	6,739.82	65,200.97	80,100.00	14,899.03	81.4
10-60-14	OVERTIME WAGES	112.43	7,641.17	8,000.00	358.83	95.5
10-60-15	ON CALL WAGES	507.32	5,157.35	6,350.00	1,192.65	81.2
10-60-23	TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24	OFFICE SUPPLIES & POSTAGE	.00	608.57	700.00	91.43	86.9
10-60-25	EQUIPMENT-SUPPLIES & MAINTENAN	2,876.08	44,427.33	75,000.00	30,572.67	59.2
10-60-26	STREET SUPPLIES AND MAINTENANC	3,795.44	40,307.65	75,000.00	34,692.35	53.7
10-60-27	UTILITIES	6.59	52.85	500.00	447.15	10.6
10-60-28	TELEPHONE	240.70	2,144.16	3,200.00	1,055.84	67.0
10-60-29	POWER - STREET LIGHTS	4,868.81	39,071.83	50,000.00	10,928.17	78.1
10-60-51	INSURANCE	146.34	9,775.83	10,200.00	424.17	95.8
10-60-63	OTHER SERVICES	75.00	525.00	12,000.00	11,475.00	4.4
10-60-64	OTHER EXPENSES	.00	3,736.53	6,500.00	2,763.47	57.5
10-60-70	CLASS C ROAD FUND	.00	6,300.00	.00	(6,300.00)	.0
10-60-73	CAPITAL OUTLAY-OTHER THAN BUIL	.00	747,856.77	1,177,000.00	429,143.23	63.5
10-60-74	CAPITAL OUTLAY - EQUIPMENT	33,655.00	35,280.00	65,125.00	29,845.00	54.2
	TOTAL STREETS	63,113.06	1,110,331.11	1,703,075.00	592,743.89	65.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS & RECREATION					
10-70-11	SALARIES & WAGES	4,659.61	47,007.01	62,900.00	15,892.99	74.7
10-70-12	WAGES TEMPORARY EMPLOYEES	1,415.28	41,854.03	63,500.00	21,645.97	65.9
10-70-13	EMPLOYEE BENEFITS	3,048.98	31,596.30	40,100.00	8,503.70	78.8
10-70-14	OVERTIME WAGES	17.52	2,006.57	2,500.00	493.43	80.3
10-70-23	TRAVEL	659.36	659.36	1,000.00	340.64	65.9
10-70-24	OFFICE SUPPLIES & POSTAGE	1,124.84	3,505.54	2,400.00	(1,105.54)	146.1
10-70-25	EQUIPMENT-SUPPLIES & MAINTENAN	1,871.49	15,120.98	25,000.00	9,879.02	60.5
10-70-26	BUILDING AND GROUNDS SUPPLIES	3,619.59	41,557.75	55,000.00	13,442.25	75.6
10-70-27	UTILITIES	5,160.47	45,924.45	60,000.00	14,075.55	76.5
10-70-28	TELEPHONE	220.70	1,825.99	3,000.00	1,174.01	60.9
10-70-51	INSURANCE & SURETY BONDS	146.34	9,775.83	10,200.00	424.17	95.8
10-70-60	RODEO	2,299.26	50,285.91	35,000.00	(15,285.91)	143.7
10-70-63	OTHER SERVICES-AM FORK AGREEMT	.00	.00	78,500.00	78,500.00	.0
10-70-64	OTHER EXPENSES	13,696.00	18,086.30	.00	(18,086.30)	.0
10-70-65	ALPINE DAYS	.00	141,761.86	115,000.00	(26,761.86)	123.3
10-70-66	OTHER EXPENSE - SPECIAL PROJEC	.00	150.00	.00	(150.00)	.0
10-70-67	MOYLE PARK	226.94	3,960.96	9,000.00	5,039.04	44.0
10-70-68	LIBRARY	800.00	9,140.00	14,500.00	5,360.00	63.0
10-70-69	YOUTH COUNCIL	.00	6,180.45	8,500.00	2,319.55	72.7
10-70-70	BOOK MOBILE	.00	13,596.00	13,596.00	.00	100.0
10-70-71	TRAILS	.00	4,005.82	5,000.00	994.18	80.1
	TOTAL PARKS & RECREATION	38,966.38	488,001.11	604,696.00	116,694.89	80.7
	CEMETERY					
10-77-11	SALARIES & WAGES	4,659.60	47,004.94	62,900.00	15,895.06	74.7
10-77-12	WAGES TEMPORARY EMPLOYEE	1,415.28	41,853.95	63,500.00	21,646.05	65.9
10-77-13	EMPLOYEE BENEFITS	3,058.08	31,685.45	40,100.00	8,414.55	79.0
10-77-14	OVERTIME WAGES	17.51	2,006.56	2,500.00	493.44	80.3
10-77-23	TRAVEL	275.00	292.50	500.00	207.50	58.5
10-77-24	OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25	EQUIPMENT-SUPPLIES & MAINTENAN	237.00	2,750.72	12,000.00	9,249.28	22.9
10-77-26	BUILDING AND GROUNDS	.00	2,908.75	12,000.00	9,091.25	24.2
10-77-27	CEMETERY PAVING	446.56	4,019.04	.00	(4,019.04)	.0
10-77-28	TELEPHONE	15.00	150.00	850.00	700.00	17.7
10-77-51	INSURANCE & SURETY BONDS	146.34	9,775.83	10,200.00	424.17	95.8
10-77-63	OTHER SERVICES	11.93	96.28	10,000.00	9,903.72	1.0
	TOTAL CEMETERY	10,282.30	142,544.02	214,800.00	72,255.98	66.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	GARBAGE					
10-82-11	SALARIES & WAGES	4,106.43	39,688.01	54,100.00	14,411.99	73.4
10-82-13	EMPLOYEE BENEFITS	2,085.08	18,105.32	25,000.00	6,894.68	72.4
10-82-14	OVERTIME WAGES	205.37	1,552.44	1,500.00	(52.44)	103.5
10-82-24	OFFICE SUPPLIES & POSTAGE	523.35	4,682.89	3,600.00	(1,082.89)	130.1
10-82-28	TELEPHONE	10.84	93.37	250.00	156.63	37.4
10-82-31	PROFESSIONAL & TECHNICAL	630.00	4,070.82	4,800.00	729.18	84.8
10-82-34	TECHNOLOGY UPDATE	446.00	4,142.12	5,500.00	1,357.88	75.3
10-82-61	TIPPING FEES	8,903.07	107,200.59	166,000.00	58,799.41	64.6
10-82-62	WASTE PICKUP CONTRACT	40,688.59	324,470.09	510,550.00	186,079.91	63.6
10-82-64	OTHER EXPENSES	280.94	1,264.23	15,800.00	14,535.77	8.0
10-82-65	CITY CLEANUP PROJECTS	.00	12,032.73	.00	(12,032.73)	.0
	TOTAL GARBAGE	57,879.67	517,302.61	787,100.00	269,797.39	65.7
	MISCELLANEOUS					
10-99-25	TECHNOLOGY UPGRADE	448.71	6,287.23	20,000.00	13,712.77	31.4
10-99-80	TRANSFER TO CAPITAL IMP FUND	.00	.00	34,666.00	34,666.00	.0
10-99-82	EMERGENCY PREP	.00	1,405.89	5,000.00	3,594.11	28.1
	TOTAL MISCELLANEOUS	448.71	7,693.12	59,666.00	51,972.88	12.9
	TOTAL FUND EXPENDITURES	598,442.66	5,804,384.87	8,893,738.00	3,089,353.13	65.3
	NET REVENUE OVER EXPENDITURES	(258,358.89)	1,649,593.07	.00	(1,649,593.07)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

CLASS C ROADS

	ASSETS			
11-1190	CASH - ALLOCATION FROM GENERAL		986,617.35	
	TOTAL ASSETS			986,617.35
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,307,037.46		
	REVENUE OVER EXPENDITURES - YTD	(320,420.11)		
	BALANCE - CURRENT DATE		986,617.35	
	TOTAL FUND EQUITY			986,617.35
	TOTAL LIABILITIES AND EQUITY			986,617.35

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56	B&C ROAD FUND ALLOTMENT	.00	343,747.69	525,000.00	181,252.31	65.5
11-33-60	MASS TRANSIT	14,057.27	123,295.20	195,000.00	71,704.80	63.2
11-33-80	PUBLIC TRANSIT TAX	7,280.63	62,537.73	80,000.00	17,462.27	78.2
	TOTAL SOURCE 33	21,337.90	529,580.62	800,000.00	270,419.38	66.2
	INTEREST AND MISC REVENUE					
11-38-10	INTEREST EARNINGS	8,894.78	29,001.18	45,000.00	15,998.82	64.5
	TOTAL INTEREST AND MISC REVENUE	8,894.78	29,001.18	45,000.00	15,998.82	64.5
	TRANSFERS AND CONTRIBUTIONS					
11-39-10	FUND BALANCE APPOPRIATION	.00	.00	34,100.00	34,100.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	34,100.00	34,100.00	.0
	TOTAL FUND REVENUE	30,232.68	558,581.80	879,100.00	320,518.20	63.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70	CLASS C ROAD FUND PROJECTS	.00	554,001.91	554,100.00	98.09	100.0
11-60-75	MASS TRANSIT PROJECTS	.00	195,000.00	195,000.00	.00	100.0
11-60-80	PUBLIC TRANSPORTATION PROJECTS	.00	80,000.00	80,000.00	.00	100.0
11-60-90	RESERVES	.00	50,000.00	50,000.00	.00	100.0
	TOTAL DEPARTMENT 60	.00	879,001.91	879,100.00	98.09	100.0
	TOTAL FUND EXPENDITURES	.00	879,001.91	879,100.00	98.09	100.0
	NET REVENUE OVER EXPENDITURES	30,232.68	(320,420.11)	.00	320,420.11	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

RECREATION IMPACT FEES

	ASSETS			
15-1190	CASH - ALLOCATION FROM GENERAL		466,803.68	
	TOTAL ASSETS			466,803.68
	LIABILITIES AND EQUITY			
	FUND EQUITY			
15-2831	RESERVE-IMP RECREATION		571,085.62	
	UNAPPROPRIATED FUND BALANCE:			
15-2980	BALANCE BEGINNING OF YEAR	(123,878.26)		
	REVENUE OVER EXPENDITURES - YTD	19,596.32		
	BALANCE - CURRENT DATE		(104,281.94)	
	TOTAL FUND EQUITY			466,803.68
	TOTAL LIABILITIES AND EQUITY			466,803.68

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
15-37-31	RECREATION FACILITY FEES	.00	5,376.00	100,000.00	94,624.00	5.4
	TOTAL OPERATING REVENUES	.00	5,376.00	100,000.00	94,624.00	5.4
	INTEREST AND MISC REVENUE					
15-38-10	INTEREST EARNINGS	4,504.18	14,220.32	40,000.00	25,779.68	35.6
	TOTAL INTEREST AND MISC REVENUE	4,504.18	14,220.32	40,000.00	25,779.68	35.6
	TRANSFERS AND CONTRIBUTIONS					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	145,000.00	145,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND REVENUE	4,504.18	19,596.32	285,000.00	265,403.68	6.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
15-40-31	PARK SYSTEM	.00	.00	285,000.00	285,000.00	.0
	TOTAL EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	NET REVENUE OVER EXPENDITURES	4,504.18	19,596.32	.00	(19,596.32)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

STREET IMPACT FEES

	ASSETS			
16-1190	CASH - ALLOCATION FROM GENERAL		171,114.39	
	TOTAL ASSETS			171,114.39
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	163,536.55		
	REVENUE OVER EXPENDITURES - YTD	7,577.84		
	BALANCE - CURRENT DATE		171,114.39	
	TOTAL FUND EQUITY			171,114.39
	TOTAL LIABILITIES AND EQUITY			171,114.39

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
16-37-21	STREETS & TRANSPORTATION FEES	.00	2,366.64	40,000.00	37,633.36	5.9
	TOTAL OPERATING REVENUES	.00	2,366.64	40,000.00	37,633.36	5.9
	INTEREST AND MISC REVENUE					
16-38-10	INTEREST EARNINGS	1,651.07	5,211.20	25,000.00	19,788.80	20.8
	TOTAL INTEREST AND MISC REVENUE	1,651.07	5,211.20	25,000.00	19,788.80	20.8
	TRANSFERS AND CONTRIBUTIONS					
16-39-10	FUND BALANCE APPROPRIATION	.00	.00	340,000.00	340,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	340,000.00	340,000.00	.0
	TOTAL FUND REVENUE	1,651.07	7,577.84	405,000.00	397,422.16	1.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	405,000.00	405,000.00	.0
	TOTAL EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	NET REVENUE OVER EXPENDITURES	1,651.07	7,577.84	.00	(7,577.84)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

PARC FUND

	ASSETS			
44-1190	CASH - ALLOCATION TO OTHER FUN		137,223.84	
	TOTAL ASSETS			137,223.84
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
44-2980	BALANCE BEGINNING OF YEAR	103,446.90		
	REVENUE OVER EXPENDITURES - YTD	33,776.94		
	BALANCE - CURRENT DATE		137,223.84	
	TOTAL FUND EQUITY			137,223.84
	TOTAL LIABILITIES AND EQUITY			137,223.84

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PARC FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10	INTEREST REVENUE	1,247.50	3,625.07	.00	(3,625.07)	.0
44-38-20	PARC TAX	7,669.52	74,138.33	100,000.00	25,861.67	74.1
	TOTAL SOURCE 38	8,917.02	77,763.40	100,000.00	22,236.60	77.8
	TOTAL FUND REVENUE	8,917.02	77,763.40	100,000.00	22,236.60	77.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PARC FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72	CAPITAL OUTLAY - OTHER	331.53	43,986.46	100,000.00	56,013.54	44.0
	TOTAL DEPARTMENT 40	331.53	43,986.46	100,000.00	56,013.54	44.0
	TOTAL FUND EXPENDITURES	331.53	43,986.46	100,000.00	56,013.54	44.0
	NET REVENUE OVER EXPENDITURES	8,585.49	33,776.94	.00	(33,776.94)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

CAPITAL IMPROVEMENTS FUND

	ASSETS			
45-1190	CASH - ALLOCATION TO OTHER FUN		10,100,213.28	
	TOTAL ASSETS			10,100,213.28
	LIABILITIES AND EQUITY			
	LIABILITIES			
45-2124	OTHER BONDS		351,000.00	
45-2140	INFRA PROTECTION BONDS		1,512,449.74	
45-2147	OPEN SPACE BOND		139,000.00	
45-2150	RESTRICTED FOR ROADS		167,770.50	
45-2152	MOYLE PARK DONATIONS		5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS		4,948.00	
45-2157	MOYLE PARK DONATIONS-COOPER		50,000.00	
	TOTAL LIABILITIES			2,230,380.24
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-2960	EQUIPMENT REPLACEMENT	174,329.36		
45-2980	BALANCE BEGINNING OF YEAR	7,747,834.52		
	REVENUE OVER EXPENDITURES - YTD	(52,330.84)		
	BALANCE - CURRENT DATE		7,869,833.04	
	TOTAL FUND EQUITY			7,869,833.04
	TOTAL LIABILITIES AND EQUITY			10,100,213.28

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTEREST AND MISC REVENUE					
45-38-10	INTEREST REVENUE	98,124.44	314,875.61	400,000.00	85,124.39	78.7
45-38-17	MISCELLANEOUS REVENUE	570.00	570.00	.00	(570.00)	.0
	TOTAL INTEREST AND MISC REVENUE	98,694.44	315,445.61	400,000.00	84,554.39	78.9
	TRANSFERS AND CONTRIBUTIONS					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	37,296.00	37,296.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	2,792,704.00	2,792,704.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,830,000.00	2,830,000.00	.0
	TOTAL FUND REVENUE	98,694.44	315,445.61	3,230,000.00	2,914,554.39	9.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
45-40-72	CAPITAL OUTLAY - OTHER	(41,641.00)	319,174.45	962,000.00	642,825.55	33.2
45-40-73	CAPITAL OUTLAY BUILDINGS	.00	.00	2,200,000.00	2,200,000.00	.0
45-40-74	CAPITAL OUTLAY - EQUIPMENT	48,602.00	48,602.00	68,000.00	19,398.00	71.5
	TOTAL EXPENDITURES	6,961.00	367,776.45	3,230,000.00	2,862,223.55	11.4
	TOTAL FUND EXPENDITURES	6,961.00	367,776.45	3,230,000.00	2,862,223.55	11.4
	NET REVENUE OVER EXPENDITURES	91,733.44	(52,330.84)	.00	52,330.84	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

WATER FUND

	ASSETS			
51-1110	CASH ON HAND		(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,776,702.93	
51-1311	WATER ACCOUNTS RECEIVABLE		73,131.03	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		57,509.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI		(142,115.39)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		17,062,308.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP		(6,958,669.14)	
51-1651	MACHINERY AND EQUIPMENT		1,274,518.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(745,531.44)	
	TOTAL ASSETS			14,858,839.66
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-2151	UTILITY DEPOSIT		25,000.00	
51-2220	WAGES PAYABLE		5,214.64	
51-2230	ST COMPENSATED ABSENCES		24,432.82	
51-2290	NET PENSION LIABILITY		42,961.00	
51-2410	DEFERRED INFLOWS-PENSIONS		193.00	
51-2530	LT COMPENSATED ABSENCES		2,154.10	
	TOTAL LIABILITIES			99,955.56
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	297,053.91		
51-2980	BEGINNING OF YEAR	14,477,403.29		
	REVENUE OVER EXPENDITURES - YTD	(15,573.10)		
	BALANCE - CURRENT DATE		14,758,884.10	
	TOTAL FUND EQUITY			14,758,884.10
	TOTAL LIABILITIES AND EQUITY			14,858,839.66

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
51-37-11	METERED WATER SALES	68,006.63	680,999.41	875,000.00	194,000.59	77.8
51-37-12	OTHER WATER REVENUE	1,050.00	7,457.05	20,000.00	12,542.95	37.3
51-37-16	WATER CONNECTION FEE	1,820.00	10,560.00	30,000.00	19,440.00	35.2
51-37-17	PENALTIES	484.56	6,147.15	5,700.00	(447.15)	107.8
	TOTAL OPERATING REVENUES	71,361.19	705,163.61	930,700.00	225,536.39	75.8
	INTEREST AND MISC REVENUE					
51-38-10	INTEREST EARNINGS	37,344.11	119,585.72	180,000.00	60,414.28	66.4
	TOTAL INTEREST AND MISC REVENUE	37,344.11	119,585.72	180,000.00	60,414.28	66.4
	TRANSFERS AND CONTRIBUTIONS					
51-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	542,725.00	542,725.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	542,725.00	542,725.00	.0
	TOTAL FUND REVENUE	108,705.30	824,749.33	1,653,425.00	828,675.67	49.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER EXPENDITURES					
51-80-11	SALARIES & WAGES	14,496.85	148,929.35	189,300.00	40,370.65	78.7
51-80-13	EMPLOYEE BENEFITS	8,833.57	86,291.30	104,700.00	18,408.70	82.4
51-80-14	OVERTIME WAGES	317.80	9,193.61	9,000.00	(193.61)	102.2
51-80-15	ON CALL WAGES	507.32	5,157.35	7,600.00	2,442.65	67.9
51-80-21	BOOKS, SUBSCRIPTIONS & MEMBERS	1,124.86	3,385.86	2,500.00	(885.86)	135.4
51-80-23	TRAVEL	501.95	529.25	3,000.00	2,470.75	17.6
51-80-24	OFFICE SUPPLIES & POS	5,900.54	32,882.60	20,000.00	(12,882.60)	164.4
51-80-25	EQUIPMENT-SUPPLIES & MAINTENAN	1,099.72	9,761.47	21,000.00	11,238.53	46.5
51-80-26	BUILDING AND GROUNDS SUPPLIES	10,287.21	68,709.25	50,000.00	(18,709.25)	137.4
51-80-27	UTILITIES	4,470.93	67,542.37	35,000.00	(32,542.37)	193.0
51-80-28	TELEPHONE	318.28	2,677.52	2,500.00	(177.52)	107.1
51-80-31	PROFESSIONAL & TECHNICAL SERVI	945.00	6,106.22	25,000.00	18,893.78	24.4
51-80-33	EDUCATION	.00	430.00	1,000.00	570.00	43.0
51-80-34	TECHNOLOGY UPDATE	8,483.92	12,973.08	10,000.00	(2,973.08)	129.7
51-80-35	DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51	INSURANCE AND SURETY BONDS	146.34	9,775.83	10,200.00	424.17	95.8
51-80-62	MISCELLANEOUS SERVICES	4,923.75	39,491.71	38,000.00	(1,491.71)	103.9
51-80-63	OTHER EXPENSES	4,526.48	38,738.19	35,000.00	(3,738.19)	110.7
51-80-72	CAPITAL OUTLAY - BUILDINGS	.00	200,000.00	5,000.00	(195,000.00)	4000.0
51-80-73	CAPITOL OUTLAY - IMPROVEMENTS	9,066.86	62,467.47	764,500.00	702,032.53	8.2
51-80-74	CAPITAL OUTLAY - EQUIPMENT	33,655.00	35,280.00	65,125.00	29,845.00	54.2
	TOTAL WATER EXPENDITURES	109,606.38	840,322.43	1,653,425.00	813,102.57	50.8
	TOTAL FUND EXPENDITURES	109,606.38	840,322.43	1,653,425.00	813,102.57	50.8
	NET REVENUE OVER EXPENDITURES	(901.08)	(15,573.10)	.00	15,573.10	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

SEWER FUND

	ASSETS			
52-1190	CASH - ALLOCATION TO OTHER FUN		3,206,582.78	
52-1312	SEWER ACCOUNTS RECEIVABLE		91,142.61	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS		54,126.00	
52-1611	LAND		21,072.00	
52-1621	BUILDING		45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI		(45,971.00)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI		8,661,627.16	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP		(3,764,808.90)	
52-1651	MACHINERY AND EQUIPMENT		480,281.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(308,535.08)	
	TOTAL ASSETS			8,441,188.33
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-2220	WAGES PAYABLE		5,214.64	
52-2230	ST COMPENSATED ABSENCES		24,431.76	
52-2290	NET PENSION LIABILITY		40,433.00	
52-2300	TSSD CLEARING ACCOUNT		127,616.90	
52-2410	DEFERRED INFLOWS-PENSIONS		181.00	
52-2530	LT COMPENSATED ABSENCES		2,154.10	
	TOTAL LIABILITIES			200,031.40
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,260,172.51		
	REVENUE OVER EXPENDITURES - YTD	(19,015.58)		
	BALANCE - CURRENT DATE		8,241,156.93	
	TOTAL FUND EQUITY			8,241,156.93
	TOTAL LIABILITIES AND EQUITY			8,441,188.33

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
52-37-11	SEWER SYSTEM USAGE SALES	117,572.29	1,056,543.74	1,300,000.00	243,456.26	81.3
52-37-12	OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16	SEWER CONNECTION FEE	250.00	2,500.00	5,000.00	2,500.00	50.0
	TOTAL OPERATING REVENUES	117,822.29	1,059,043.74	1,315,000.00	255,956.26	80.5
	INTEREST AND MISC REVENUE					
52-38-10	INTEREST EARNINGS	31,717.10	103,140.21	160,000.00	56,859.79	64.5
	TOTAL INTEREST AND MISC REVENUE	31,717.10	103,140.21	160,000.00	56,859.79	64.5
	TRANSFERS AND CONTRIBUTIONS					
52-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	369,275.00	369,275.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	369,275.00	369,275.00	.0
	TOTAL FUND REVENUE	149,539.39	1,162,183.95	1,844,275.00	682,091.05	63.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	SEWER EXPENDITURES					
52-81-11	SALARIES & WAGES	14,496.86	151,891.29	189,300.00	37,408.71	80.2
52-81-13	EMPLOYEE BENEFITS	8,833.54	83,328.54	104,700.00	21,371.46	79.6
52-81-14	OVERTIME WAGES	317.80	9,193.61	9,000.00	(193.61)	102.2
52-81-15	ON CALL WAGES	507.32	5,157.35	7,600.00	2,442.65	67.9
52-81-23	TRAVEL	.00	816.76	2,750.00	1,933.24	29.7
52-81-24	OFFICE SUPPLIES & POSTAGE	523.34	13,892.57	18,000.00	4,107.43	77.2
52-81-25	EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26	BUILDING AND GROUND SUPPLIES	539.94	4,901.03	12,000.00	7,098.97	40.8
52-81-27	UTILITIES	36.80	272.84	2,200.00	1,927.16	12.4
52-81-28	TELEPHONE	278.75	2,355.73	3,900.00	1,544.27	60.4
52-81-31	PROFESSIONAL & TECHNICAL	630.00	4,145.82	8,000.00	3,854.18	51.8
52-81-34	TECHNOLOGY UPDATE	448.71	4,458.87	7,000.00	2,541.13	63.7
52-81-35	DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51	INSURANCE AND SURETY BONDS	146.34	9,775.83	10,200.00	424.17	95.8
52-81-62	TIMPANOGOS SPECIAL SERVICE DIS	74,464.20	577,763.18	900,000.00	322,236.82	64.2
52-81-64	OTHER EXPENSES	2,094.32	23,149.75	34,500.00	11,350.25	67.1
52-81-73	CAPITAL OUTLAY-IMPROVEMENTS	.00	254,816.36	330,000.00	75,183.64	77.2
52-81-74	CAPITAL OUTLAY - EQUIPMENT	33,655.00	35,280.00	65,125.00	29,845.00	54.2
	TOTAL SEWER EXPENDITURES	136,972.92	1,181,199.53	1,844,275.00	663,075.47	64.1
	TOTAL FUND EXPENDITURES	136,972.92	1,181,199.53	1,844,275.00	663,075.47	64.1
	NET REVENUE OVER EXPENDITURES	12,566.47	(19,015.58)	.00	19,015.58	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

PRESSURIZED IRRIGATION FUND

	ASSETS			
55-1190	CASH - ALLOCATION TO OTHER FUN		1,642,233.41	
55-1282	2020 BOND FUND 0352420		9,795.45	
55-1311	ACCOUNTS RECEIVABLE		78,280.35	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS		37,212.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM		16,389,423.30	
55-1632	ACCUMLATION DEPRECIATION-IMPR		(5,463,996.88)	
55-1633	CONSTRUCTION IN PROGRESS		.70	
55-1651	MACHINERY AND EQUIPMENT		389,320.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ		(297,622.64)	
55-1910	DEFERED AMOUNT ON REFUNDING		26,617.02	
	TOTAL ASSETS			12,811,137.32
	LIABILITIES AND EQUITY			
	LIABILITIES			
55-2141	ACCRUED INTEREST PAYABLE		3,040.71	
55-2220	WAGES PAYABLE		4,585.28	
55-2230	ST COMPENSATED ABSENCES		20,399.95	
55-2290	NET PENSION LIABILITY		27,798.00	
55-2410	DEFERRED INFLOWS-PENSIONS		125.00	
55-2511	CURRENT PORTION OF BONDS		356,000.00	
55-2532	BOND - 2020 WATER REFUNDING		1,473,000.00	
55-2540	LT COMPENSATED ABSENCES		2,154.10	
	TOTAL LIABILITIES			1,887,103.04
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00		
55-2980	BALANCE BEGINNING OF YEAR	10,585,808.28		
	REVENUE OVER EXPENDITURES - YTD	55,726.00		
	BALANCE - CURRENT DATE		10,924,034.28	
	TOTAL FUND EQUITY			10,924,034.28
	TOTAL LIABILITIES AND EQUITY			12,811,137.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUE					
55-33-20	PI IRRIGATION GRANT PROJECT	.00	900,000.00	.00	(900,000.00)	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	900,000.00	.00	(900,000.00)	.0
	OPERATING REVENUES					
55-37-11	IRRIGATION WATER SALES	79,209.43	969,334.65	1,150,000.00	180,665.35	84.3
55-37-12	OTHER REVENUE	15,050.00	16,091.22	1,000.00	(15,091.22)	1609.1
55-37-16	PRESSURIZED CONNECTION FEE	6,211.13	37,276.83	40,000.00	2,723.17	93.2
	TOTAL OPERATING REVENUES	100,470.56	1,022,702.70	1,191,000.00	168,297.30	85.9
	INTEREST AND MISC REVENUE					
55-38-10	INTEREST EARNINGS	16,233.39	67,362.75	60,000.00	(7,362.75)	112.3
	TOTAL INTEREST AND MISC REVENUE	16,233.39	67,362.75	60,000.00	(7,362.75)	112.3
	TRANSFERS AND CONTRIBUTIONS					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL FUND REVENUE	116,703.95	1,990,065.45	2,632,329.00	642,263.55	75.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
55-40-11	SALARIES & WAGES, ADMINISTRATI	12,522.85	127,035.44	163,200.00	36,164.56	77.8
55-40-13	EMPLOYEE BENEFITS	7,751.26	75,059.11	91,700.00	16,640.89	81.9
55-40-14	OVERTIME WAGES	317.78	9,193.57	9,000.00	(193.57)	102.2
55-40-15	ON CALL WAGES	507.32	5,157.28	5,000.00	(157.28)	103.2
55-40-23	TRAVEL	2,998.63	2,998.63	1,200.00	(1,798.63)	249.9
55-40-25	EQUIPMENT - SUPPLIES & MAINTEN	402.91	14,007.28	58,000.00	43,992.72	24.2
55-40-26	BUILDING & GROUNDS SUPPLIES	210.60	8,323.95	25,000.00	16,676.05	33.3
55-40-27	UTILITIES	1,055.22	139,221.65	185,000.00	45,778.35	75.3
55-40-28	TELEPHONE	277.90	2,348.59	3,500.00	1,151.41	67.1
55-40-29	OFFICE SUPPLIES & POSTAGE	1,648.18	12,445.41	12,000.00	(445.41)	103.7
55-40-31	PROFESSIONAL & TECHNICAL SERVI	315.00	2,035.40	5,000.00	2,964.60	40.7
55-40-32	ENGINEER SERVICES	.00	48,446.59	10,000.00	(38,446.59)	484.5
55-40-33	TECHNOLOGY UPDATE	.00	1,511.75	7,500.00	5,988.25	20.2
55-40-34	ANNUAL AUDIT - UTAH WATER	448.71	4,167.12	.00	(4,167.12)	.0
55-40-35	DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51	INSURANCE & SURETY BONDS	146.34	9,860.83	11,200.00	1,339.17	88.0
55-40-62	MISCELLANEOUS SERVICES	2,715.01	19,321.28	33,000.00	13,678.72	58.6
55-40-63	OTHER EXPENSES	2,155.94	26,542.21	23,000.00	(3,542.21)	115.4
55-40-71	CUP WATER	.00	203,879.04	184,000.00	(19,879.04)	110.8
55-40-73	CAPITAL OUTLAY	3,851.47	950,360.97	1,267,500.00	317,139.03	75.0
55-40-74	CAPITAL OUTLAY - EQUIPMENT	11,220.00	13,447.92	35,125.00	21,677.08	38.3
55-40-75	IRRIGATION METER REPLACEMENT	.00	812.58	.00	(812.58)	.0
55-40-80	TRUSTEE FEES	.00	1,500.00	.00	(1,500.00)	.0
55-40-83	BOND PRINCIPAL #8938222	.00	244,500.00	278,700.00	34,200.00	87.7
55-40-84	BOND INTEREST #8938222	.00	12,162.85	.00	(12,162.85)	.0
	TOTAL EXPENDITURES	48,545.12	1,934,339.45	2,632,329.00	697,989.55	73.5
	TOTAL FUND EXPENDITURES	48,545.12	1,934,339.45	2,632,329.00	697,989.55	73.5
	NET REVENUE OVER EXPENDITURES	68,158.83	55,726.00	.00	(55,726.00)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

STORM DRAIN FUND

	ASSETS			
56-1190	CASH - ALLOCATION TO OTHER FUN		702,995.84	
56-1313	STORM DRAIN ACCTS RECEIVABLE		16,732.61	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT		(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS		16,915.00	
56-1611	LAND		216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS		7,608,247.36	
56-1632	ALLOWANCE FOR DEPRECIATION		(2,232,306.32)	
	TOTAL ASSETS			6,328,372.09
	LIABILITIES AND EQUITY			
	LIABILITIES			
56-2220	WAGES PAYABLE		1,439.58	
56-2230	ST COMPENSATED ABSENCES		16,340.35	
56-2290	NET PENSION LIABILITY		12,635.00	
56-2410	DEFERRED INFLOWS-PENSIONS		57.00	
56-2530	LT COMPENSATED ABSENCES		1,352.00	
	TOTAL LIABILITIES			31,823.93
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
56-2920	CONTRA IMPACT FEE	195,975.13		
56-2980	BALANCE BEGINNING OF YEAR	6,438,685.62		
	REVENUE OVER EXPENDITURES - YTD	(338,112.59)		
	BALANCE - CURRENT DATE		6,296,548.16	
	TOTAL FUND EQUITY			6,296,548.16
	TOTAL LIABILITIES AND EQUITY			6,328,372.09

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
56-37-11	STORM DRAIN REVENUE	16,119.46	144,763.85	200,000.00	55,236.15	72.4
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	600.00	4,800.00	14,000.00	9,200.00	34.3
	TOTAL OPERATING REVENUES	16,719.46	149,563.85	215,000.00	65,436.15	69.6
	INTEREST AND MISC REVENUE					
56-38-10	INTEREST EARNINGS	7,051.96	29,469.83	47,000.00	17,530.17	62.7
	TOTAL INTEREST AND MISC REVENUE	7,051.96	29,469.83	47,000.00	17,530.17	62.7
	SOURCE 39					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	377,150.00	377,150.00	.0
	TOTAL SOURCE 39	.00	.00	377,150.00	377,150.00	.0
	TOTAL FUND REVENUE	23,771.42	179,033.68	639,150.00	460,116.32	28.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
56-40-11	SALARIES & WAGES, ADMINISTRATI	5,032.92	50,946.58	64,600.00	13,653.42	78.9
56-40-13	EMPLOYEE BENEFITS	3,291.70	31,146.20	39,200.00	8,053.80	79.5
56-40-14	OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-20	PLANNING	.00	.00	500.00	500.00	.0
56-40-21	BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	4,164.00	4,000.00	(164.00)	104.1
56-40-23	TRAVEL	.00	.00	650.00	650.00	.0
56-40-24	OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26	BUILDING & GROUND SUPPLIES	.00	299.61	4,500.00	4,200.39	6.7
56-40-27	STORM DRAIN UTILITIES	45.27	407.43	.00	(407.43)	.0
56-40-34	TECHNOLOGY UPDATE	446.02	4,433.91	5,500.00	1,066.09	80.6
56-40-35	DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51	INSURANCE	146.31	9,775.57	10,200.00	424.43	95.8
56-40-62	MISCELLANEOUS SERVICES	204.32	4,730.80	10,000.00	5,269.20	47.3
56-40-73	CAPITAL OUTLAY	.00	411,242.17	415,000.00	3,757.83	99.1
	TOTAL EXPENDITURES	9,366.54	517,146.27	639,150.00	122,003.73	80.9
	TOTAL FUND EXPENDITURES	9,366.54	517,146.27	639,150.00	122,003.73	80.9
	NET REVENUE OVER EXPENDITURES	14,404.88	(338,112.59)	.00	338,112.59	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

TRUST AND AGENCY FUND

	ASSETS		
70-1190	CASH - ALLOCATION TO OTHER FUN	820,068.52	
	TOTAL ASSETS		820,068.52
	LIABILITIES AND EQUITY		

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

TRUST AND AGENCY FUND

	LIABILITIES		
70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2301	CHERRYPOINT ROAD PRESERVATION	14,513.70	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2303	DRAINAGE BOND MCFADDEN	20,000.00	
70-2304	LEGACY HEIGHTS PLAT A	7,557.88	
70-2307	BASEBALL FIELD #4	46,990.00	
70-2310	BOND FOR HERITAGE HILLS	10,800.00	
70-2311	ESCROW BOND BATEMAN LANE	13,067.20	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75	
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00	
70-2338	REGAN PACK SIDEWALK BOND	2,852.00	
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	3,323.20	
70-2346	FORT CREEK MANOR PLAT A	7,014.30	
70-2347	THREE FALLS FLOCK CAMERAS	5,700.00	
70-2373	ALPINE VIEW ESTATES	3,509.00	
70-2384	JECCO FARM ROAD IMPROVEMENTS	1,611.00	
70-2401	20-BROOKSIDE MEADOWS ROAD FUND	13,275.00	
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2462	20-MONTDELLA SUBDIVISION	175,800.34	
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75	
70-2470	22-SILVERHAWK BOND-GRENNY	5,000.00	
70-2471	SUMMIT POINT RECLAM BOND	3,955.00	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2585	VEIN TOWLE BARN BOND	24,033.15	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
	TOTAL LIABILITIES		556,829.48
	FUND EQUITY		
70-2603	ELKRIDGE LUXURY ESTATES BOND	61,160.00	

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

TRUST AND AGENCY FUND

	UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00		
70-2980	BALANCE BEGINNING OF YEAR	169,371.64		
	REVENUE OVER EXPENDITURES - YTD	25,107.40		
	BALANCE - CURRENT DATE		202,079.04	
	TOTAL FUND EQUITY			263,239.04
	TOTAL LIABILITIES AND EQUITY			820,068.52

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTEREST AND MISC REVENUE					
70-38-10	INTEREST REVENUE	7,918.08	25,107.40	34,000.00	8,892.60	73.9
	TOTAL INTEREST AND MISC REVENUE	7,918.08	25,107.40	34,000.00	8,892.60	73.9
	TOTAL FUND REVENUE	7,918.08	25,107.40	34,000.00	8,892.60	73.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	34,000.00	34,000.00	.0
	TOTAL EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	NET REVENUE OVER EXPENDITURES	7,918.08	25,107.40	.00	(25,107.40)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

CEMETERY PERPETUAL CARE FUND

	ASSETS			
71-1190	CASH - ALLOCATION TO OTHER FUN		1,892,736.08	
	TOTAL ASSETS			1,892,736.08
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,773,567.67		
	REVENUE OVER EXPENDITURES - YTD	119,168.41		
	BALANCE - CURRENT DATE		1,892,736.08	
	TOTAL FUND EQUITY			1,892,736.08
	TOTAL LIABILITIES AND EQUITY			1,892,736.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	INTERGOVERNMENTAL REVENUE					
71-33-56	CEMETERY LOT PAYMENTS	1,275.00	73,950.00	20,000.00	(53,950.00)	369.8
71-33-58	UPRIGHT MONUMENT	75.00	1,725.00	2,500.00	775.00	69.0
	TOTAL INTERGOVERNMENTAL REVENUE	1,350.00	75,675.00	22,500.00	(53,175.00)	336.3
	INTEREST AND MISC REVENUE					
71-38-10	INTEREST REVENUE	18,258.89	57,093.41	45,000.00	(12,093.41)	126.9
	TOTAL INTEREST AND MISC REVENUE	18,258.89	57,093.41	45,000.00	(12,093.41)	126.9
	TRANSFERS AND CONTRIBUTIONS					
71-39-10	FUND SURPLUS	.00	.00	102,500.00	102,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	102,500.00	102,500.00	.0
	TOTAL FUND REVENUE	19,608.89	132,768.41	170,000.00	37,231.59	78.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
71-40-64	OTHER EXPENSES	3,400.00	13,600.00	170,000.00	156,400.00	8.0
	TOTAL EXPENDITURES	3,400.00	13,600.00	170,000.00	156,400.00	8.0
	TOTAL FUND EXPENDITURES	3,400.00	13,600.00	170,000.00	156,400.00	8.0
	NET REVENUE OVER EXPENDITURES	16,208.89	119,168.41	.00	(119,168.41)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

WATER IMPACT FEES

	ASSETS			
81-1190	CASH - ALLOCATION FROM GENERAL		843,780.43	
	TOTAL ASSETS			843,780.43
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)		
81-2980	BALANCE BEGINNING OF YEAR	1,053,746.69		
	REVENUE OVER EXPENDITURES - YTD	87,087.65		
	BALANCE - CURRENT DATE		843,780.43	
	TOTAL FUND EQUITY			843,780.43
	TOTAL LIABILITIES AND EQUITY			843,780.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
81-37-20	WATER IMPACT FEES	1,162.99	68,616.41	135,000.00	66,383.59	50.8
	TOTAL OPERATING REVENUES	1,162.99	68,616.41	135,000.00	66,383.59	50.8
	INTEREST AND MISC REVENUE					
81-38-10	INTEREST EARNINGS	8,134.47	25,438.81	35,000.00	9,561.19	72.7
	TOTAL INTEREST AND MISC REVENUE	8,134.47	25,438.81	35,000.00	9,561.19	72.7
	TOTAL FUND REVENUE	9,297.46	94,055.22	170,000.00	75,944.78	55.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IMPACT FEE PROJECTS					
81-80-70	CAPITAL OUTLAY - IMPACT FEE	.00	6,967.57	170,000.00	163,032.43	4.1
	TOTAL IMPACT FEE PROJECTS	.00	6,967.57	170,000.00	163,032.43	4.1
	TOTAL FUND EXPENDITURES	.00	6,967.57	170,000.00	163,032.43	4.1
	NET REVENUE OVER EXPENDITURES	9,297.46	87,087.65	.00	(87,087.65)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

SEWER IMPACT FEES

	ASSETS			
82-1190	CASH - ALLOCATION FROM GENERAL		167,608.04	
	TOTAL ASSETS			167,608.04
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,430.41		
	REVENUE OVER EXPENDITURES - YTD	177.63		
	BALANCE - CURRENT DATE		167,608.04	
	TOTAL FUND EQUITY			167,608.04
	TOTAL LIABILITIES AND EQUITY			167,608.04

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
82-37-20	SEWER IMPACT FEES	725.04	5,800.32	25,000.00	19,199.68	23.2
	TOTAL OPERATING REVENUES	725.04	5,800.32	25,000.00	19,199.68	23.2
	INTEREST AND MISC REVENUE					
82-38-10	INTEREST EARNINGS	1,614.57	5,172.95	.00	(5,172.95)	.0
	TOTAL INTEREST AND MISC REVENUE	1,614.57	5,172.95	.00	(5,172.95)	.0
	TOTAL FUND REVENUE	2,339.61	10,973.27	25,000.00	14,026.73	43.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IMPACT FEE PROJECTS					
82-80-70	CAPITAL OUTLAY - IMPACT FEE	492.16	10,795.64	25,000.00	14,204.36	43.2
	TOTAL IMPACT FEE PROJECTS	492.16	10,795.64	25,000.00	14,204.36	43.2
	TOTAL FUND EXPENDITURES	492.16	10,795.64	25,000.00	14,204.36	43.2
	NET REVENUE OVER EXPENDITURES	1,847.45	177.63	.00	(177.63)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

PI IMPACT FEES

	ASSETS			
85-1190	CASH - ALLOCATION FROM GENERAL		580,329.71	
	TOTAL ASSETS			580,329.71
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)		
85-2980	BALANCE BEGINNING OF YEAR	870,947.91		
	REVENUE OVER EXPENDITURES - YTD	(8,118.20)		
	BALANCE - CURRENT DATE		580,329.71	
	TOTAL FUND EQUITY			580,329.71
	TOTAL LIABILITIES AND EQUITY			580,329.71

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
85-37-20	PI IMPACT FEES	38,376.17	93,729.34	200,000.00	106,270.66	46.9
	TOTAL OPERATING REVENUES	38,376.17	93,729.34	200,000.00	106,270.66	46.9
	INTEREST AND MISC REVENUE					
85-38-10	INTEREST EARNINGS	5,343.77	17,292.76	27,500.00	10,207.24	62.9
	TOTAL INTEREST AND MISC REVENUE	5,343.77	17,292.76	27,500.00	10,207.24	62.9
	TOTAL FUND REVENUE	43,719.94	111,022.10	227,500.00	116,477.90	48.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EXPENDITURES					
85-40-45	PROJECTS	492.16	7,640.30	116,000.00	108,359.70	6.6
85-40-86	BOND PI INTEREST AND PRINCIPAL	.00	111,500.00	111,500.00	.00	100.0
	TOTAL EXPENDITURES	492.16	119,140.30	227,500.00	108,359.70	52.4
	TOTAL FUND EXPENDITURES	492.16	119,140.30	227,500.00	108,359.70	52.4
	NET REVENUE OVER EXPENDITURES	43,227.78	(8,118.20)	.00	8,118.20	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

STORM DRAIN IMPACT FEES

	ASSETS			
86-1190	CASH - ALLOCATION FROM GENERAL		228,199.10	
	TOTAL ASSETS			228,199.10
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)		
86-2980	BALANCE BEGINNING OF YEAR	417,892.99		
	REVENUE OVER EXPENDITURES - YTD	6,281.24		
	BALANCE - CURRENT DATE		228,199.10	
	TOTAL FUND EQUITY			228,199.10
	TOTAL LIABILITIES AND EQUITY			228,199.10

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OPERATING REVENUES					
86-37-20	STORM DRAIN IMPACT FEES	.00	1,600.00	25,000.00	23,400.00	6.4
	TOTAL OPERATING REVENUES	.00	1,600.00	25,000.00	23,400.00	6.4
	INTEREST AND MISC REVENUE					
86-38-10	INTEREST EARNINGS	2,201.88	4,681.24	11,000.00	6,318.76	42.6
	TOTAL INTEREST AND MISC REVENUE	2,201.88	4,681.24	11,000.00	6,318.76	42.6
	TRANSFERS AND CONTRIBUTIONS					
86-39-10	FUND BALANCE APPROPRIATION	.00	.00	14,000.00	14,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	14,000.00	14,000.00	.0
	TOTAL FUND REVENUE	2,201.88	6,281.24	50,000.00	43,718.76	12.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING MARCH 31, 2026

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	IMPACT FEE PROJECTS					
86-80-70	CAPITAL OUTLAY - IMPACT FEE	.00	.00	50,000.00	50,000.00	.0
	TOTAL IMPACT FEE PROJECTS	.00	.00	50,000.00	50,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	50,000.00	50,000.00	.0
	NET REVENUE OVER EXPENDITURES	2,201.88	6,281.24	.00	(6,281.24)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

FUND 91

	ASSETS			
91-1611	LAND		22,972,643.75	
91-1621	BUILDINGS		2,667,722.67	
91-1622	ALLOWANCE FOR DEPRECIATION-BUI		(73,300.48)	
91-1631	IMPROVEMENTS OTHER THAN BUILDI		45,747,264.23	
91-1632	ALLOWANCE FOR DEPR'N-OTHER BUI		(1,207,130.84)	
91-1651	MACHINERY AND EQUIPMENT		1,969,257.40	
91-1652	ALLOWANCE FOR DEPR'N-MACH./EQU		(82,040.00)	
91-1690	ACCUMULATED DEPRECIATION		(28,169,455.97)	
	TOTAL ASSETS			43,824,960.76
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63		
91-2985	ADDITIONS - CURRENT YEAR	5,674,908.13		
	BALANCE - CURRENT DATE		43,824,960.76	
	TOTAL FUND EQUITY			43,824,960.76
	TOTAL LIABILITIES AND EQUITY			43,824,960.76

ALPINE CITY CORPORATION
BALANCE SHEET
MARCH 31, 2026

GENERAL LONG-TERM DEBT

	ASSETS			
95-1610	DEFFERED OUTFLOW PENSION		172,528.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND		59,124.56	
	TOTAL ASSETS			231,652.56
	LIABILITIES AND EQUITY			
	LIABILITIES			
95-2090	SWEEPER LEASE		.01	
95-2290	NET PENSION LIABILITY		128,882.00	
95-2410	DEFFERED INFLOWS PENSION		578.00	
	TOTAL LIABILITIES			129,460.01
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
95-2940	ACC COMP ABSENCES-CURRENT	95,592.89		
95-2950	ACC COMP ABSENCES	6,599.66		
	BALANCE - CURRENT DATE		102,192.55	
	TOTAL FUND EQUITY			102,192.55
	TOTAL LIABILITIES AND EQUITY			231,652.56

Budget Report for March 2026

Alpine City - General Fund FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	$ 2,704,800	$ 2,681,840	99%	$ 2,704,800
Redemption taxes	225,000	276,350	123%	280,000
Sales tax	2,100,000	1,318,679	63%	2,100,000
Motor vehicle taxes	135,000	87,216	65%	135,000
Franchise fees	750,000	553,700	74%	750,000
Penalties & interest on delinquent	4,500	13,124	292%	15,000
Total Taxes	**$ 5,919,300**	**$ 4,930,909**	83%	**$ 5,984,800**
License and Permits				
Business license & fees	$ 25,000	$ 20,830	83%	$ 25,000
Plan check fees	175,000	145,068	83%	200,000
Building permits	350,000	237,122	68%	350,000
Building permit assessment	5,000	2,431	49%	5,000
Total License and Permits	**$ 555,000**	**$ 405,451**	73%	**$ 580,000**
Intergovernmental Revenue				
Municipal grant	$ 29,122	$ -	0%	$ 29,122
Boradband planning grant	-	-	0%	-
Othr grants	1,000,000	1,000,000	100%	1,000,000
Total Intergovernmental	**$ 1,029,122**	**$ 1,000,000**	97%	**$ 1,029,122**
Charges For Service				
Zoning & subdivision fees	$ 5,000	$ 6,785	136%	$ 7,500
Annexation applications	500	-	0%	500
Sale of maps and publications	250	110	44%	250
Public safety district rental	38,516	28,887	75%	38,516
Waste collections sales	730,000	607,800	83%	730,000
Youth council	3,000	4,345	145%	5,000
Sale of cemetery lots	25,000	24,650	99%	25,000
Burial fees	50,000	51,575	103%	55,000
Total Charges for Service	**$ 852,266**	**$ 724,152**	85%	**$ 861,766**
Fines and Forfeitures				
Fines	$ 75,000	$ 48,740	65%	$ 75,000
Other fines	7,000	7,475	107%	10,000
Traffic school	2,000	5,310	266%	10,000
Total Fines and Forfeitures	**$ 84,000**	**$ 61,525**	73%	**$ 95,000**
Rents & Other Revenues				
Recycling	$ -	$ -	0%	$ -
Rents & concessions	65,000	45,073	69%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	**$ 65,000**	**$ 45,073**	69%	**$ 65,000**

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Revenues-continued	Budget FY 2026	Actual To Date FY 2026	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	$ 150,000	$ 85,338	57%	$ 165,000
Alpine Days revenue	85,000	98,533	116%	100,000
Rodeo revenue	50,000	62,074	124%	64,000
Pickleball fees	-	-	0%	-
Bicentennial books	500	550	110%	550
Sundry revenues	40,000	14,094	35%	40,000
Total Miscellaneous Revenues	**$ 325,500**	**$ 260,589**	80%	**$ 369,550**
Transfers & Contributions				
Fund balance appropriation	$ 28,550	$ -	0%	$ 28,550
Contribution from Capital Projects	-	-	-	-
Contribution for paramedic	35,000	26,278	75%	35,000
Total Contributions & Transfers	**$ 63,550**	**$ 26,278**	41%	**$ 63,550**
Total General Fund Revenues	**$ 8,893,738**	**$ 7,453,977**	84%	**$ 9,048,788**

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Administration	$ 542,000	$ 381,457	70%	$ 542,000
Court	115,200	72,662	63%	115,200
Treasurer	60,500	45,539	75%	60,500
Elections	40,350	19,160	47%	40,350
Government Buildings	1,055,200	276,609	26%	1,055,200
Emergency Services	3,188,501	2,380,126	75%	3,188,501
Building Inspection	179,600	120,043	67%	179,600
Planning & Zoning	343,050	242,915	71%	343,050
Streets	1,703,075	1,110,331	65%	1,703,075
Parks & Recreation	604,696	488,001	81%	604,696
Cemetery	214,800	142,544	66%	214,800
Garbage	787,100	517,303	66%	758,550
Miscellaneous	59,666	7,693	13%	59,666
Total General Fund Expenditures	**$ 8,893,738**	**$ 5,804,383**	65%	**$ 8,865,188**
Surplus/(Deficit)	**$ -**	**$ 1,649,594**		**$ 183,600**
Fund Balance Beginning of Year				**$ 2,487,751**
Projected Surplus/(Deficit)				**$ 183,600**
Appropriate fund balance\Reserves				**$ (28,550)**
Ending Fund Balance				**$ 2,699,901**
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				**30.36%**

CLASS C ROADS & MASS TRANSIT
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Interest earnings	$ 45,000	$ 29,001	64%	$ 45,000
Class "B&C" Road allotment	525,000	343,747	65%	525,000
Mass Transit	195,000	123,295	63%	195,000
Public transit	80,000	62,538	78%	80,000
Appropriation of fund balance	34,100	-	0%	34,100
Total Revenues	**$ 879,100**	**$ 558,581**	64%	**$ 879,100**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Miscellaneous	$ -	-	0%	$ -
Class "B&C" road projects	554,100	554,002	100%	554,100
Mass Transit projects	195,000	195,000	100%	195,000
Public Transportation projects	80,000	80,000	100%	80,000
Reserves	50,000	50,000	100%	50,000
Total Capital Expenditures	**$ 879,100**	**$ 879,002**	100%	**$ 879,100**
Surplus/(Deficit)	**$ -**	**$ (320,421)**		**$ -**

Fund Balance Beginning of Year	**$ 1,307,037**
Projected Surplus/(Deficit)	**$ -**
Appropriate fund balance\Reserves	**$ 50,000**
Ending Fund Balance	**$ 1,357,037**

Recreation Impact Fee Funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Recreation facility fees	$ 100,000	$ 5,376	5%	$ 100,000
Interest earnings	40,000	14,220	36%	40,000
Appropriation of fund balance	145,000	-	0%	145,000
Total Revenues	**$ 285,000**	**$ 19,596**	7%	**$ 285,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Park system	$ 285,000	-	0%	$ 285,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	**$ 285,000**	**$ -**	0%	**$ 285,000**
Surplus/(Deficit)	**$ -**	**$ 19,596**		**$ -**
Fund Balance Beginning of Year				**$ 447,207**
Projected Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ (145,000)**
Ending Fund Balance				**$ 302,207**

Impact Fee Funds Streets
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Streets & transportation fees	$ 40,000	$ 2,367	6%	$ 40,000
Interest earnings	25,000	5,211	21%	25,000
Appropriation of fund balance	340,000	-	0%	340,000
Total Revenues	**$ 405,000**	**$ 7,578**	2%	**$ 405,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Streets & transport	$ 405,000	-	0%	$ 405,000
Reserves	-	-	0%	-
Total Capital Expenditures	**$ 405,000**	**$ -**	0%	**$ 405,000**
Surplus/(Deficit)	**$ -**	**$ 7,578**		**$ -**
Fund Balance Beginning of Year				**$ 163,536**
Projected Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ (340,000)**
Ending Fund Balance				**$ (176,464)**

PARC Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
PARC taxes	$ 100,000	$ 74,138	74%	$ 100,000
Interest earnings	-	3,625	100%	5,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	**$ 100,000**	**$ 77,763**	78%	**$ 105,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Capital Outlay	$ 100,000	43,986	44%	$ 100,000
Reserves	-	-	0%	-
Total Capital Expenditures	**$ 100,000**	**$ 43,986**	44%	**$ 100,000**
Surplus/(Deficit)	**$ -**	**$ 33,777**		**$ 5,000**
Fund Balance Beginning of Year				**$ 103,446**
Projected Surplus/(Deficit)				**$ 5,000**
Appropriate fund balance\Reserves				**$ -**
Ending Fund Balance				**$ 108,446**

Alpine City - Capital Projects Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Interest revenue	$ 400,000	$ 314,875	79%	$ 400,000
Transfer from General Fund	37,296	-	0%	37,296
Contributions from builders	-	-	0%	-
Miscellaneous	-	570	100%	570
Fund Balance appropriation	2,792,704	-	0%	2,792,704
Total Revenues	**$ 3,230,000**	**$ 315,445**	10%	**$ 3,230,570**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Capital outlay other	$ 962,000	319,175	33%	$ 962,000
Capital outlay buildings	2,200,000	-	0%	2,200,000
Capital outlay equipment	68,000	48,602	71%	68,000
Total Capital Expenditures	**$ 3,230,000**	**$ 367,777**	11%	**$ 3,230,000**
Surplus/(Deficit)	**$ -**	**$ (52,332)**		**$ 570**
Fund Balance Beginning of Year				**$ 7,922,163**
Projected Surplus/(Deficit)				**$ 570**
Appropriate fund balance\Reserves				**$ (2,792,704)**
Ending Fund Balance				**$ 5,130,029**

Alpine City - Water Utility
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Metered water sales	$ 875,000	$ 680,999	78%	$ 875,000
Other water revenue	20,000	7,457	37%	20,000
Water connection fee	30,000	10,560	35%	30,000
Penalties	5,700	6,147	108%	7,000
Total Miscellaneous Revenues	**$ 930,700**	**$ 705,163**	76%	**$ 932,000**
Miscellaneous				
Interest earned	$ 180,000	$ 119,586	66%	$ 180,000
Appropriated fund balance	542,725	-	0%	542,725
Total Utility Revenue	**$ 722,725**	**$ 119,586**	17%	**$ 722,725**
Total Utility Fund Revenues	**$ 1,653,425**	**$ 824,749**	50%	**$ 1,654,725**

Expenses	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Water operating	$ 1,653,425	$ 840,322	51%	1,653,425
Total Utility Fund Expenses	**$ 1,653,425**	**$ 840,322**	51%	**$ 1,653,425**
Surplus/(Deficit)	**$ -**	**$ (15,573)**		**$ 1,300**
Cash Balance Beginning of Year				**$ 3,903,297**
Surplus/(Deficit)				**$ 1,300**
Appropriate fund balance\Reserves				**$ (542,725)**
Ending Cash Balance				**$ 3,361,872**

Impact Fee Funds Water Impact Fees
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Water Impact Fees	$ 135,000	$ 68,616	51%	$ 135,000
Interest earnings	35,000	25,439	73%	35,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	**$ 170,000**	**$ 94,055**	55%	**$ 170,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
Impact fee projects	$ 170,000	6,968	4%	$ 170,000
To reserves	-	-	0%	-
Total Capital Expenditures	**$ 170,000**	**$ 6,968**	4%	**$ 170,000**
Surplus/(Deficit)	**$ -**	**$ 87,087**		**$ -**
Fund Balance Beginning of Year				**$ 823,756**
Projected Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ -**
Ending Fund Balance				**$ 823,756**

Alpine City - Sewer Utility
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Sewer system sales	$ 1,300,000	$ 1,056,544	81%	$ 1,300,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	2,500	50%	5,000
Total Miscellaneous Revenues	**$ 1,315,000**	**$ 1,059,044**	81%	**$ 1,315,000**
Miscellaneous				
Interest earned	$ 160,000	$ 103,140	64%	$ 160,000
Appropriated fund balance	369,275	-	0%	369,275
Total Utility Revenue	**$ 529,275**	**$ 103,140**	19%	**$ 529,275**
Total Utility Fund Revenues	**$ 1,844,275**	**$ 1,162,184**	63%	**$ 1,844,275**

Expenses	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Sewer operating	$ 1,844,275	$ 1,181,200	64%	1,844,275
Total Utility Fund Expenses	**$ 1,844,275**	**$ 1,181,200**	64%	**$ 1,844,275**
Surplus/(Deficit)	**$ -**	**$ (19,016)**		**$ -**
Cash Balance Beginning of Year				**$ 3,417,129**
Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ (369,275)**
Ending Cash Balance				**$ 3,047,854**

Alpine City - Sewer Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	$ 25,000	$ 5,800	23%	$ 25,000
Interest earnings	-	5,173	100%	10,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	**$ 25,000**	**$ 10,973**	44%	**$ 35,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	$ 25,000	10,796	43%	$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	**$ 25,000**	**$ 10,796**	43%	**$ 25,000**
Surplus/(Deficit)	**$ -**	**$ 177**		**$ 10,000**
Fund Balance Beginning of Year				**$ 162,984**
Projected Surplus/(Deficit)				**$ 10,000**
Appropriate fund balance\Reserves				**$ -**
Ending Fund Balance				**$ 172,984**

Alpine City - PI Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	83.3% Percent Target	Year End Projected Amount
Operating Revenues				
Irrigation water sales	$ 1,150,000	$ 969,335	84%	1,150,000
Other revenue	1,000	16,091	1609%	17,000
PI connection fee	40,000	37,277	93%	40,000
Impact fee transfer	-	-		-
PI irrigation grant	-	900,000	100%	900,000
Total Miscellaneous Revenues	**$ 1,191,000**	**$ 1,922,703**	161%	**$ 2,107,000**
Miscellaneous				
Interest earned	$ 60,000	$ 67,362	112%	$ 75,000
Appropriated fund balance	1,381,329	-	0%	1,381,329
Total Utility Revenue	**$ 1,441,329**	**$ 67,362**	5%	**$ 1,456,329**
Total Utility Fund Revenues	**$ 2,632,329**	**$ 1,990,065**	76%	**$ 3,563,329**

Expenses	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
PI operating	$ 2,632,329	$ 1,934,339	73%	2,632,329
Total Utility Fund Expenses	**$ 2,632,329**	**$ 1,934,339**	73%	**$ 2,632,329**
Surplus/(Deficit)	**$ -**	**$ 55,726**		**$ 931,000**
Cash Balance Beginning of Year				**$ 2,557,090**
Surplus/(Deficit)				**$ 931,000**
Appropriate fund balance\Reserves				**$ (1,381,329)**
Ending Cash Balance				**$ 2,106,761**

Alpine City - Pressure Irrigation Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
PI Impact Fees	$ 200,000	$ 93,729	47%	$ 200,000
Interest earnings	27,500	17,293	63%	57,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	**$ 227,500**	**$ 111,022**	49%	**$ 257,500**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
PI Impact fee projects	$ 116,000	7,640	7%	$ 116,000
Debt service	111,500	111,500	100%	111,500
Total Capital Expenditures	**$ 227,500**	**$ 119,140**	52%	**$ 227,500**
Surplus/(Deficit)	**$ -**	**$ (8,118)**		**$ 30,000**
Fund Balance Beginning of Year				**$ 511,597**
Projected Surplus/(Deficit)				**$ 30,000**
Appropriate fund balance\Reserves				**$ -**
Ending Fund Balance				**$ 541,597**

Alpine City - Storm Drain Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Operating Revenues				
Storm drain revenue	$ 200,000	$ 144,764	72%	$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	4,800	34%	14,000
Storm drain impact fee		-	0%	-
Total Miscellaneous Revenues	**$ 215,000**	**$ 149,564**	70%	**$ 215,000**
Miscellaneous				
Interest earned	$ 47,000	**$ 29,470**	63%	$ 47,000
Appropriated fund balance	377,150	-	0%	377,150
Total Utility Revenue	**$ 424,150**	**$ 29,470**	7%	**$ 424,150**
Total Utility Fund Revenues	**$ 639,150**	**$ 179,034**	28%	**$ 639,150**

Expenses	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
SD operating	$ 639,150	$ 517,146	81%	639,150
Total Utility Fund Expenses	**$ 639,150**	**$ 517,146**	81%	**$ 639,150**
Surplus/(Deficit)	**$ -**	**$ (338,112)**		**$ -**
Cash Balance Beginning of Year				**$ 761,774**
Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ (377,150)**
Ending Cash Balance				**$ 384,624**

Alpine City - Storm Drain Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact Fees	$ 25,000	$ 1,600	6%	$ 25,000
Interest earnings	11,000	4,681	43%	11,000
Appropriation of fund balance	14,000	-	0%	14,000
Total Revenues	**$ 50,000**	**$ 6,281**	13%	**$ 50,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact fee projects	$ 50,000	-	0%	$ 50,000
To reserves	-	-	0%	-
Total Capital Expenditures	**$ 50,000**	**$ -**	0%	**$ 50,000**
Surplus/(Deficit)	**$ -**	**$ 6,281**		**$ -**
Fund Balance Beginning of Year				**$ 225,997**
Projected Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ (14,000)**
Ending Fund Balance				**$ 211,997**

Alpine City - Trust & Agency Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Interest revenue	$ 34,000	$ 25,107	74%	$ 34,000
Total Revenues	**$ 34,000**	**$ 25,107**	74%	**$ 34,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Interest expense	$ 34,000	-	0%	$ 34,000
Total Expenditures	**$ 34,000**	**$ -**	0%	**$ 34,000**
Surplus/(Deficit)	**$ -**	**$ 25,107**		**$ -**
Fund Balance Beginning of Year				**$ 174,000**
Projected Surplus/(Deficit)				**$ -**
Appropriate fund balance\Reserves				**$ -**
Ending Fund Balance				**$ 174,000**

Alpine City - Cemetery Perpetual Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Cemetery lot payments	$ 20,000	$ 73,950	370%	$ 75,000
Upright Monument	2,500	1,725	69%	2,500
Fund appropriation	102,500	-	0%	102,500
Interest revenues	45,000	57,093	127%	70,000
Total Revenues	**$ 170,000**	**$ 132,768**	78%	**$ 250,000**

Expenditures	Budget FY 2026	Actual To Date FY 2026	75.0% Percent Target	Year End Projected Amount
Cemetery expenses	$ 170,000	13,600	8%	$ 170,000
Total Expenses	**$ 170,000**	**$ 13,600**	8%	**$ 170,000**
Surplus/(Deficit)	**$ -**	**$ 119,168**		**$ 80,000**
Fund Balance Beginning of Year				**$ 1,773,568**
Projected Surplus/(Deficit)				**$ 80,000**
Appropriate fund balance\Reserves				**$ (102,500)**
Ending Fund Balance				**$ 1,751,068**

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion Item – Proposal to adopt an ordinance regulating the use of golf carts on city roadways

FOR CONSIDERATION ON: **April 14, 2026**

PETITIONER: **Council Members Jessica Smuin and Andrew Young**

ACTION REQUESTED BY PETITIONER: **To consider the feasibility and viability of a city golf cart ordinance**

BACKGROUND INFORMATION:

There has been a request for an ordinance to be considered that would allow golf carts on Alpine City streets. Highland City adopted a similar ordinance last year, which is included in this same staff report below. This will give Council Members an idea of what such a city golf cart ordinance might look like. Due to the City's proximity to Highland, staff finds it reasonable to assume that Highland's adopted golf cart ordinance can be of benefit to the Council as they consider viability of such an ordinance in Alpine.

STAFF RECOMMENDATION:

The proposal to consider adopting an ordinance that would allow golf carts on city roadways is on the agenda for discussion only. Staff is requesting direction from the City Council as to whether or not this proposal is of interest. If the intent is to consider moving forward in some way with such an ordinance, staff suggests that the city attorney review the proposal and brief the council on the ability of the council to move forward with the proposal and how it would be handled.

EXHIBITS:

Exhibit 1 – Highland City Ordinance Regulating Golf Carts on City Highways

Exhibit 2 – Highland City Code Title 10, Chapter 8 Golf Cart Regulations

Exhibit 1 – Highland City Ordinance Regulating Golf Carts on City Highways

ORDINANCE NO: O-2025-11

AN ORDINANCE PERMITTING AND REGULATING THE USE OF GOLF CARTS ON CITY HIGHWAYS

WHEREAS, Highland City is authorized pursuant to Utah Code § 41-6a-1510 and Utah Code § 10-8-30 to allow, by ordinance, a person to operate a golf cart within specified City highways;

WHEREAS, Highland City desires to allow the reasonable use of golf carts on City highways;

WHEREAS, Highland City desires to impose reasonable regulations on the operation of golf carts on City highways and other City property to protect and preserve the health and safety of golf cart operators and other persons and property;

NOW THEREFORE, BE IT ORDAINED by the Highland City Council as follows:

SECTION 1. Title 10, Chapter 8 of the Highland Municipal Code is amended as shown in Exhibit A, attached hereto.

SECTION 2. The City Recorder, under the supervision of the City Administrator and City Attorney, may make non-substantive corrections to any portion of this ordinance and to the City codes referenced herein for grammatical, typographical, numbering, and consistency purposes in accordance with the expressed intent of the City Council.

SECTION 3. All ordinances and parts and provisions thereof in conflict with this ordinance are repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect immediately upon its adoption and publication, in accordance with law.

ADOPTED AND PASSED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, this 6th day of May, 2025.

Kurt Ostler
Mayor

ATTESTED:

Stephannie Cottle
City Recorder

CORPORATE SEAL
HIGHLAND CITY
STATE OF UTAH

Exhibit 2 – Highland City Code Title 10, Chapter 8 Golf Cart Regulations

10.08.060 ~~Violation Of Section 10.08.030 Or 10.08.040; Penalty~~ Golf Cart Regulations

A. The term "golf cart" shall have the meaning set forth in Title 41, Chapter 6a, Utah Code Ann., as amended

B. A person may operate a golf cart on City highways in accordance with state law and the following restrictions:

1. Operators and passengers of a golf cart are subject to Utah State alcohol, driving under the influence, and open container laws whenever the golf cart is moving, stopped, or parked on any highway.

2. A person shall not operate a golf cart on or across any State highway or any City highway with a posted speed limit greater than 25 miles per hour.

3. A person shall not operate a golf cart on or across any City park, cemetery, or open space except upon a designated vehicular access or parking area.

4. A person shall not operate a golf cart on or across any City sidewalk or trail except to cross a sidewalk or trail as part of entering or driving on a driveway or other vehicular access.

5. A golf cart may only be operated on a City highway by persons eighteen (18) years of age or older. All persons operating a golf cart on a City highway shall carry identification issued by a federal, state, or local government agency or entity that establishes the person's age.

6. A golf cart shall not carry any more than the number of individuals for which the golf cart was originally manufactured, with only one (1) person per seat. A person shall not operate a golf cart if there are more persons than there are seats on the golf cart or if each person is not seated in a separate seat.

7. A person shall not operate a golf cart after civil twilight at sunset or before civil twilight at sunrise.

8. A person operating a golf cart shall come to a complete stop at all intersections or stop lines where a stop sign has been posted.

9. A person shall not operate a golf cart at a speed of more than twenty-five (25) miles per hour.

C. Golf carts shall be subject to all City regulations and posted restrictions regarding parking of motor vehicles on City highways.

D. A golf cart shall not be driven on or across or parked on any non-highway property without the permission of the property owner. Property owners may restrict or regulate the parking or operation of golf carts on their property.

E. It is unlawful for a parent or guardian or any individual to allow a person under the age of eighteen (18) to operate a golf cart or otherwise violate this chapter.

F. Violations:

1. A violation of Subsection (B)(1) is a class C misdemeanor

~~1.~~2. A violation of any other portion of this section is an infraction.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposed Main Street & Gateway Corridor Master Plan Draft

FOR CONSIDERATION ON: April 14th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review the Proposed Draft.

Review Type: Legislative

BACKGROUND INFORMATION:
The Alpine City Main Street and Gateway Corridors Small Area Plan provides a long-term framework to guide land use, transportation, urban design, and redevelopment along Main Street and the City's primary gateway corridors. The plan focuses on improving traffic safety, multimodal mobility, and public spaces while preserving Alpine's small-town character and supporting thoughtful economic development.

The Planning Commission decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Two public hearings were held by the commission once before and after the chapters pertaining to the Planning Commission were reviewed before a recommendation was made to the City Council.
Over the last several meetings, the Commission has reviewed the sections of the draft plan that pertain to the Planning Commission and Gateway Historic Committee. The following motions were made pertaining to each section:

- A motion was made by Michelle Schirmer and seconded by Troy Slade to recommend tabling **the Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with the conditions that the building style be defined as Utah Historic Traditional and that secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows. The motion passed unanimously, 6-0.
- Planning Commission member Troy Slade moved to recommend Tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan,** with the recommendations proposed:
    - 1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
    - 2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.
    - 3. Remove construction of a mini roundabout at 1st South and Main Street.
- MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:
    - 1. Reduce Main Street speed to 25 mph.
    - 2. Temporary no left turn during school drop off and pick up.
    - 3. Use temporary bollards instead of a permanent median for traffic safety.
    - 4. No roundabout at 120 South.

    - 5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
    - 6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
    - 7. Work with UDOT to lower speed on Alpine Highway.
- MOTION: Planning Commission member John MacKay moved to recommend Tabling **the proposed Main 13 Street & Gateway Corridor Master Plan** with these recommendations:
    - 1. Extend the residential area to the southeast area south of the roundabout.
    - 2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, 18 and extend the area farther to the north up to the Art Center.
    - 3. Preserve agricultural and open space as identified as linear park.
    - 4. Language not consistent with residential be deleted from the Character Areas of The Field.

GENERAL PLAN REFERENCE:

- *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines.* (Policy1.4 page 5)
- *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine.* (Policy 1.5 page 5)
- *Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code.* (Policy 2.2 Page 7)
- Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)
- *Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.4 page 7)*
- *Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.5 page 7)*
- *The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines).* (Policy 3.1 page 9)

- *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (*Policy 1.1 page 12)
- *Promote the use of roundabouts or other traffic flow options to prevent the need for stoplights, therefore maintaining the historic small-town rural atmosphere*. (Policy 1.5 page 12)
- *Seek to attract stable retail businesses that will stimulate economic growth and attract other like-minded businesses to the community.* (Policy 1.2 page 28)
- *Seek to attract new low-impact businesses that fit the character and scale of Alpine City. (Policy 1.3 page 28)*

CITY CODE REFERENCE:

- Alpine Development Code 3.07 Business Commercial Zone
- Alpine Development Code 3.02 TR-10,000 Zone
- Alpine Development Code 3.03 CR-20,000 Zone
- Alpine Development Code 3.04 CR-40,000 Zone

PUBLIC NOTICE:

Two Public Hearings were held as part of the Planning Commission reviews.

STAFF RECOMMENDATION:

The Consultant is working on the changes made by the Planning Commission. Once that is ready a draft copy will be sent to the City Council for their review. No action is needed at this time.



ALPINE CITY MAIN STREET AND GATEWAY CORRIDORS SMALL AREA PLAN

November 2025



ACKNOWLEDGEMENT

PREPARED FOR

Alpine City Mountainland Association of Governments

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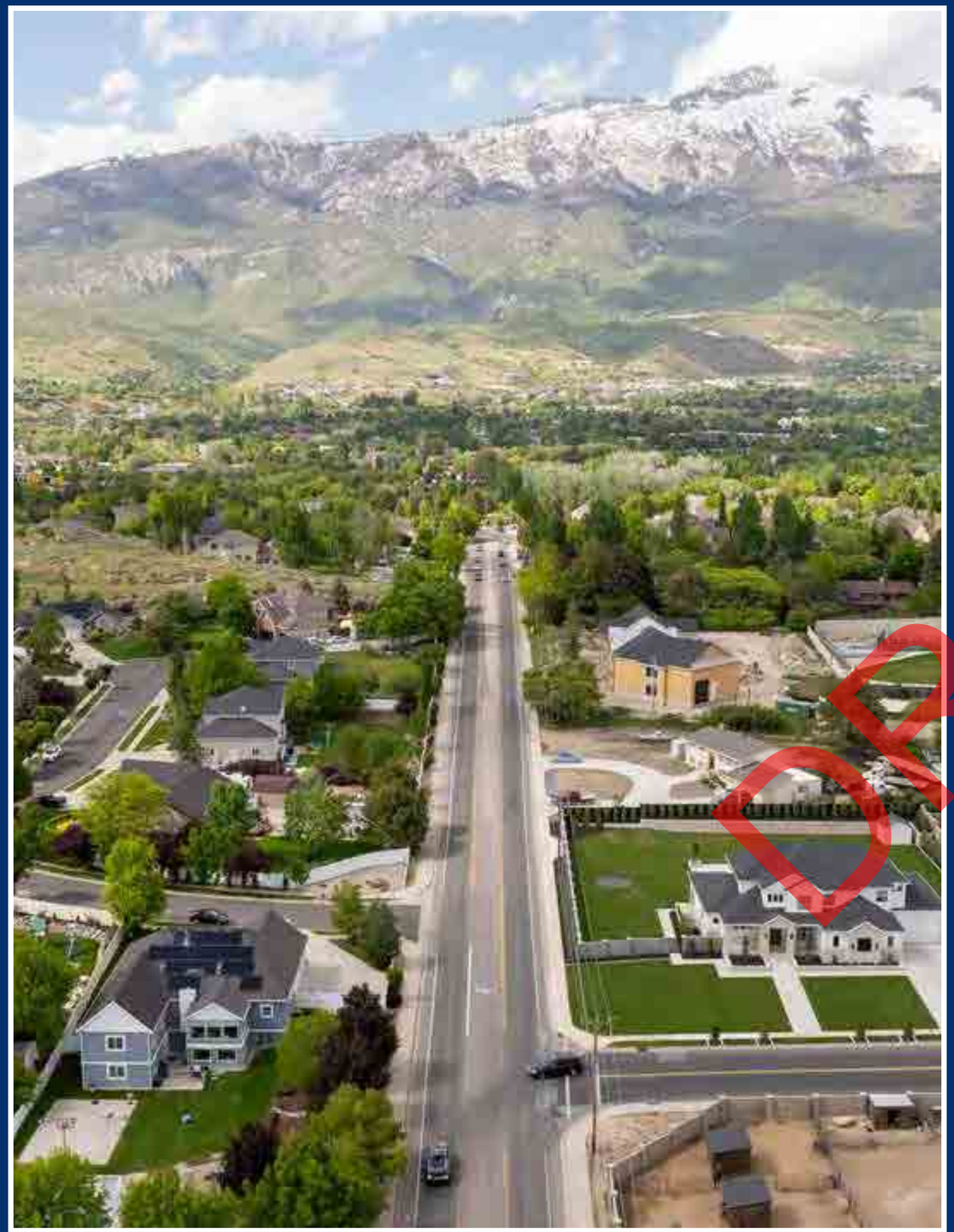
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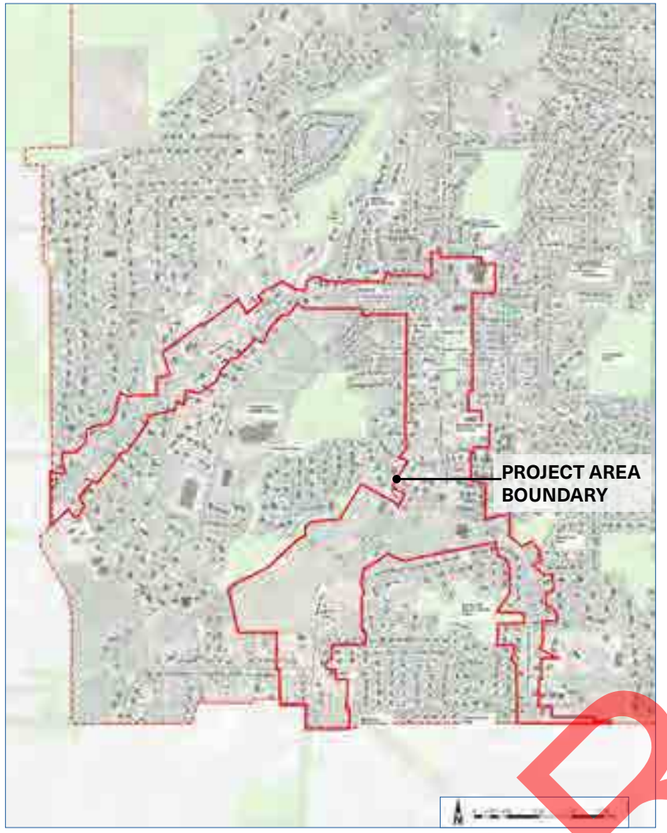
Aerial View of Alpine City

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A VISION FOR ALPINE CITY'S GATEWAY CORRIDORS

PROJECT OVERVIEW

The Alpine City Gateway Corridors Small Area Plan enhances three primary gateways to the city, along with the Main Street and downtown districts, to strengthen accessibility, design quality, and community character. The plan integrates revisions to the Historic District Design Guidelines, aligning them with current urban design goals and development needs within the Business Commercial zone. With a multidisciplinary team, this effort includes a comprehensive review and update of design standards and zoning recommendations to support cohesive growth, preservation, and revitalization in these key areas of the City, while addressing traffic management and mobility. The plan establishes a unified framework to guide development, improve connectivity, and reinforce the city's distinctive identity.



PROJECT VISION

This project creates a community-driven plan for Alpine City's Downtown and Gateway Corridors, enhances the existing Historic Downtown Gateway Design Guidelines, and provides a framework to guide growth and development. A key focus involves establishing a safe, multi-modal transportation network that emphasizes pedestrian and cyclist-friendly infrastructure.

INTRODUCTION

Alpine City is a small, picturesque community located in northern Utah County, nestled at the foot of the Wasatch Mountains. Characterized by its scenic natural setting and proximity to major recreational destinations like American Fork Canyon, Tibble Fork Reservoir, and the Lone Peak Wilderness, Alpine City offers residents immediate access to hiking, biking, and outdoor activities while maintaining a distinctly rural and small-town atmosphere. The city is located roughly 30 miles south of Salt Lake City, providing convenient access to the broader Wasatch Front metro area, yet Alpine retains a close-knit, family-oriented community identity with a strong focus on historic preservation, local agriculture, and an active outdoor lifestyle. The Main Street area and Gateway Corridors embody Alpine's commitment to a walkable, connected downtown that blends historic character with thoughtful, community-driven growth. As a primarily residential city with limited commercial corridors, Alpine places a high value on maintaining its distinct image and village-like charm amidst measured, planned development.

PURPOSE OF THE PLAN

PURPOSE

The plan provides a comprehensive framework for the growth and development of Alpine City's Main Street and Gateway Corridors, integrating community vision to balance historic preservation, economic vitality, and quality of life. It addresses land use, transportation, housing—including missing middle options—and economic strategies to create a vibrant, accessible, and sustainable downtown and gateways.

Aligned with this over arching vision, the updated Design Guidelines will provide clear, actionable standards rooted in best practices to guide development within the Business Commercial zone. The guidelines clarify language by incorporating dimensional standards to enhance usability and user-friendliness, and introduce graphics that effectively communicate the intended character and desired outcomes. Preservation of the historic character is supported through thoughtful modifications to requirements such as setbacks and parking lot standards.



PLAN ELEMENTS

ENHANCEMENT OF HISTORIC CHARACTER

The plan updates and expands the existing Historic Downtown Gateway Design Guidelines, to preserve and enhance the area's historic character while supporting appropriate development.

ECONOMIC DEVELOPMENT

The plan incorporates a Main Street economic opportunity assessment, aiming to stimulate economic growth and vitality in the downtown area.

HOUSING STRATEGY

The plan develops a housing strategy that addresses diverse housing needs and promotes a range of housing options within the area.

TRANSPORTATION IMPROVEMENTS

The plan establishes a safe, multi-modal transportation network with a strong emphasis on pedestrian and cyclist-friendly infrastructure, supporting a walkable and accessible downtown environment.

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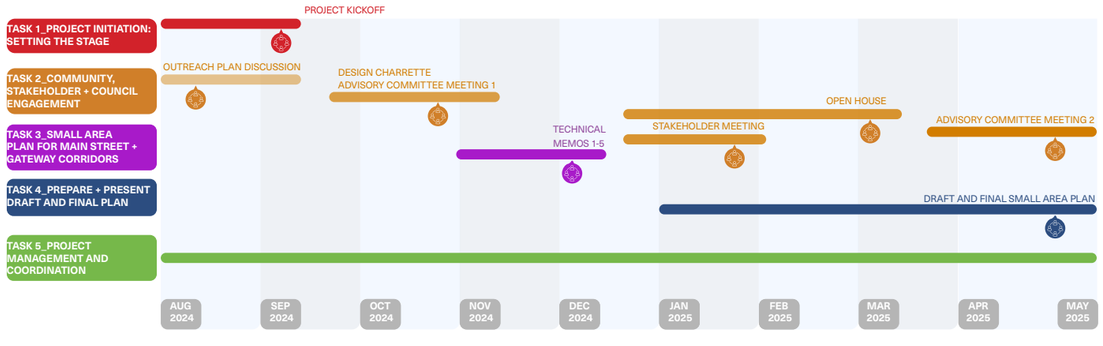
PROJECT PROCESS

OVERALL PROCESS

The Alpine City Gateway Corridors Small Area Plan development actively engaged the Alpine City community through diverse, inclusive methods such as a hands-on Workshop, focus group meetings, site visits, and two Open Houses. The community first gathered at a Design Charrette, providing broad input on key topics, including transportation, public spaces, and growth, fostering meaningful participation and dialogue.

The Workshop refined feedback and built consensus around the vision for Main Street and the Gateway Corridors. This iterative, transparent process ensured that community values and priorities directly shaped the plan, strengthened stakeholder ownership, and enabled equitable, informed decision-making.

TIMELINE



The Alpine City planning process engaged residents and stakeholders through a series of focused events. It began with a two-day Design Charrette, held as part of Workshop 1 on November 14th–15th, continued with a dedicated Stakeholder Meeting on January 30th, and culminated in an Open House on March 12th. Each milestone fostered hands-on collaboration, transparent dialogue, and direct community feedback to guide future planning, ensuring that the outcomes reflect Alpine's priorities and distinct character.



WORKSHOP 1 STAKEHOLDERS AND TECHNICAL ADVISORY COMMITTEE MEMBERS BREAKOUT SESSIONS: MAIN STREET AND CORRIDORS

1. TRANSPORTATION AND MOBILITY
2. CATALYTIC SITES AND HOUSING
3. LAND USE AND DEVELOPMENT OPPORTUNITIES
4. PLACEMAKING AND PUBLIC SPACE DESIGN

WORKSHOP 1: ASSESS COMMUNITY PRIORITIES

Workshop 1 was a two-day, in-person Design Charrette held in November 2024 that actively engaged the Alpine City community in the visioning process for the Alpine City Gateway Corridors Small Area Plan. It promoted broad participation through meetings, presentations and Open House with the design team.

Day 1 featured Stakeholder and Technical Committee focus group meetings, a walking tour, and an evening community Open House. Existing conditions and initial concept ideas were presented, and interactive visioning exercises helped establish design goals and priorities. Day 2 involved developing design concepts and gathering community feedback through a mid-point pinup, and a closing presentation. The team collaboratively produced preliminary urban design, placemaking, and multi modal transportation frameworks and illustrative plans which were refined based on community input.

Active listening and robust participation revealed diverse opinions and helped identify shared community values. Guided exercises addressed challenges and aspirations related to transportation, public spaces, catalyst sites, and growth. Multiple feedback loops allowed iterative revisions to build consensus. All outcomes were compiled into a Community Priorities Memo summarizing key findings and values.

This process followed best practices for charrettes, which included intensive, collaborative workshops that unite stakeholders, experts, and community members to rapidly co-create design solutions through cycles of proposing, listening, and refining. It enhanced community trust, helped visualize complex issues, and translated ideas into actionable plans efficiently and inclusively.

In summary, Workshop 1 combined structured stakeholder engagement and public participation through hands-on design activities and iterative feedback, resulting in a shared community vision and initial design frameworks for the Alpine City Gateway Corridors Small Area Plan.

KEY TAKEAWAYS:

Workshop 1 focused on four key areas to understand community values and priorities for the Alpine City Gateway Corridors Small Area Plan. Stakeholders participated in the following breakout sessions and gave feedback on the following key areas: Transportation and Mobility, Catalytic Sites and Housing, Land Use and Development Opportunities, and Placemaking & Public Space Design. Interactive mapping and prioritization activities highlighted a strong community preference for focusing development in the southwest Gateway area, alongside infill housing and retail along Main Street. Transportation priorities emphasized enhancing multimodal connections, including bike lanes, shared-use paths and intersection improvements to boost safety and efficiency. Additionally, participants stressed the importance of preserving natural landscapes while accommodating growth.

In terms of placemaking, attendees identified opportunities to improve public spaces by adding shade structures, creating a local library, and developing nature play areas within the Gateway Corridors. Overall, Workshop 1 fostered collaboration and accelerated consensus-building among participants, establishing a clear, community-grounded foundation for the Alpine City Gateway Corridors Small Area Plan. This collaborative process set the stage for thoughtful, inclusive growth that balances development with Alpine's distinct character and sense of place. The outcomes from Workshop 1 provided a strong framework to guide subsequent planning phases and community engagement efforts.

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COMMUNITY VALUES

Based on feedback received during the Workshop 1, the Project Team distilled the following Community Values to guide further refinement of the Alpine Main Street + Gateways Plan.

These community values represent key priorities that residents want reflected in the plan. They include celebrating and protecting the history of Alpine City, fostering an active and outdoor-oriented lifestyle, preserving family traditions, encouraging thoughtful and distinctive growth, maintaining a distinct image and agricultural identity, creating a community for all ages, supporting connectivity and walkability, and preserving the small-town feel.



HISTORY: CELEBRATE AND PROTECT

Preserve and honor Alpine's unique historical character and heritage.

ACTIVE/OUTDOOR-ORIENTED LIFESTYLE

Support a lifestyle embracing outdoor activities and wellness while preserving the small-town rural character amid thoughtful growth.

FAMILY ORIENTED

Prioritize family-friendly traditions and events that strengthen community bonds.

GROW DIFFERENTLY

Encourage thoughtful, community-aligned development that respects local character.

UNIQUE IMAGE AND AGRICULTURAL IDENTITY

Protect and promote Alpine's agricultural roots and preserve natural open spaces.

COMMUNITY FOR ALL AGES

Ensure amenities and activities serve residents across all age groups.

CONNECTED AND WALKABLE

Develop safe, convenient, and accessible pedestrian and bike networks.

SMALL TOWN FEEL

Foster a welcoming, close-knit community atmosphere.

STAKEHOLDER MEETING WITH ALPINE HIGHWAY RESIDENTS

This focused Stakeholder meeting engaged Alpine Highway residents in an in-depth discussion on existing roadway conditions and opportunities to enhance safety, character, and accessibility along the corridor. The conversation centered on shaping a street that feels safer and more connected while maintaining Alpine's small-town character.

Residents identified critical issues such as limited crossing opportunities, high vehicle speeds, and unsafe conditions for children, pedestrians, and cyclists. While recent widening and turn-lane improvements were appreciated, participants expressed a preference for a more context-sensitive cross section that accommodates all users without further expansion. They supported designs that visually slow traffic and reinforce a neighborhood-scale environment.

The group identified the southern approach as a key gateway opportunity, recommending that it begin nearer to the city boundary. Desired design elements included reduced speed limits, dark-sky-compliant lighting to improve visibility and safety, and distinctive "Welcome to Alpine" signage. Lighting improvements were considered especially important given frequent nighttime activity by cyclists and runners.

Residents also voiced openness to limited rezoning—allowing accessory dwelling units, lot splits, and small-scale commercial uses—provided that new development respects existing character. Maintaining the area's eclectic mix and promoting adaptive reuse over demolition were recurring themes. Participants supported closing sidewalk gaps but preferred minimizing park strips requiring homeowner maintenance.

Additional discussions included potential for a roundabout near the future Ranch Drive connection, resolution of nonfunctional irrigation ditches, and ensuring equitable city investment across neighborhoods. Overall, the meeting revealed strong alignment around creating a safer, more cohesive, and distinctly Alpine corridor identity.

KEY TAKEAWAYS:

- Desire to reduce travel speeds to better reflect neighborhood context and improve safety for all users.
- Interest in a more balanced street design that maintains existing width while reallocating space for pedestrians, cyclists, and local access.
- Support for defining a stronger southern gateway with coordinated landscaping, lighting, and signage elements.
- Openness to limited rezoning for ADUs, lot splits, and small-scale commercial uses that complement existing character.
- Preference for maintaining the unique, eclectic mix of homes and adaptive reuse of older properties.
- Concern about pedestrian safety and lighting at night, particularly given increased e-bike and runner activity.
- Recognition of the need for equitable city investment and sensitivity to community diversity along the corridor.

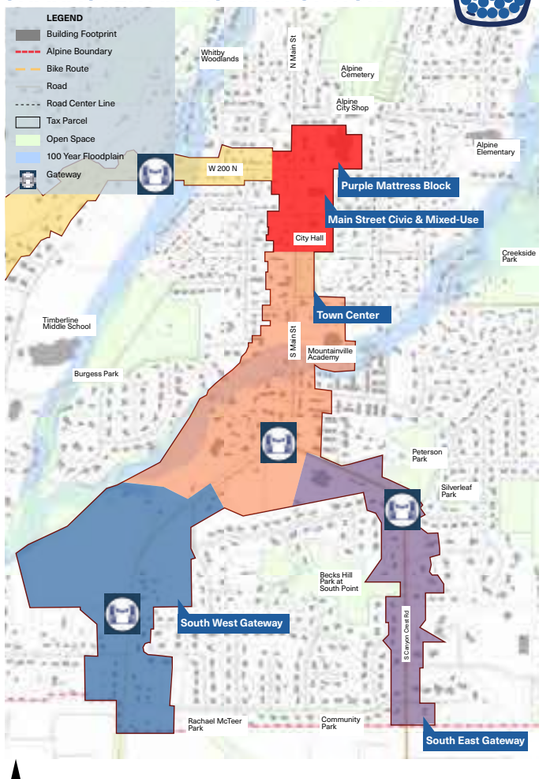
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OPEN HOUSE: COMMUNITY CONSENSUS BUILDING

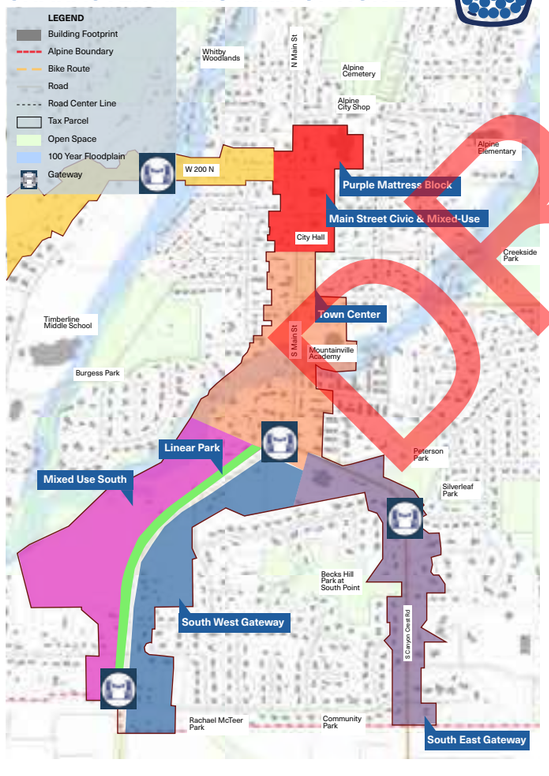
This second community engagement event held in March 2025 included an evening public presentation and a daytime Open House featuring informational boards that allowed community members to drop by, review materials, ask questions, and provide feedback directly to the team. This format encouraged broad participation and in-depth discussion. The Open House focused on a vision and goals, defined character areas, enhanced mobility and connectivity strategies, a growth strategy that is unique to Alpine city and an updated approach to Utah's Missing Middle housing initiatives.

These elements collectively established a framework to sustain Alpine City's unique identity while promoting walkable, mixed-use, and accessible downtown and Gateway Corridors. The workshop also provided a crucial opportunity to build consensus around the vision for Main Street and the Gateway Corridors, incorporating feedback received during Workshop 1. This process helped refine and finalize the Alpine City Gateway Corridors Small Area Plan to reflect community values and priorities effectively.

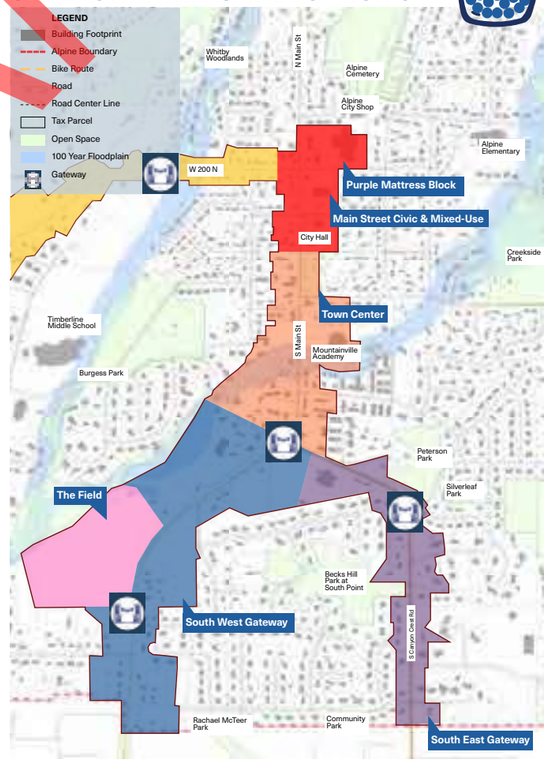
CHARACTER AREAS MAP: OPTION 1



CHARACTER AREAS MAP: OPTION 2



CHARACTER AREAS MAP: OPTION 3



N 0 0.04 0.18 0.27 Miles

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Three character area options were presented, and attendees were asked to choose their preferred one. Each option outlined different spatial and development considerations.

Option 1 delineated five distinct character areas responding to existing conditions, including the Main Street Civic & Mixed Use area as a transition zone, a Town Center as the commercial core, Southwest and Southeast Gateways that preserve agricultural character and pedestrian infrastructure, and a Northwest Gateway focused on residential and connectivity improvements.

Option 2 retained the five areas from Option 1 but added a sixth character area called Mixed-Use South along the southwest corridor. This new area introduced opportunities for mixed-use development with cultural, retail, commercial, and medium-density residential uses. A linear park was proposed to buffer between Alpine Highway and the new mixed-use area, while agricultural preservation continued east of Alpine Highway.

Option 3 was similar to Option 2 but refined the Southwest character area into a smaller new area called The Field. This gateway to Alpine City is characterized by broad views, a mix of low to medium-density residential lot types (single-family, duplex, townhome), and limited retail/services.

The exercise to gather feedback on these options resulted in Option 3 being chosen as the preferred one, reflecting community preference for including The Field as a key gateway area while maintaining a focused Town Center core north of the roundabout and balancing development with preservation.

KEY TAKEAWAYS:

Residents were interested in maintaining the character of Alpine Highway, but many understood that change may come and the community should describe a vision before hand rather than react to proposals that weren't informed by public input during this process.

There is support for community services and human comfort elements along Main Street to build on the character of the town center.



Workshop 1 served as the first opportunity to engage project stakeholders and the broader Alpine community. The session provided a platform to explore and define the shared values that make Alpine distinct. Key takeaways from Workshop 1 are summarized below.

DESIGN CHARRETTE AND OPEN HOUSE

As part of the Design Charrette, the team facilitated a series of guided exercises with stakeholders and community members to better understand challenges and aspirations related to transportation and mobility, public space design, catalyst sites, and future growth and development.



Library



Ice Rink



Bike Path



Disc Golf



Community Center



Tree Shade



Dog Park



Playground

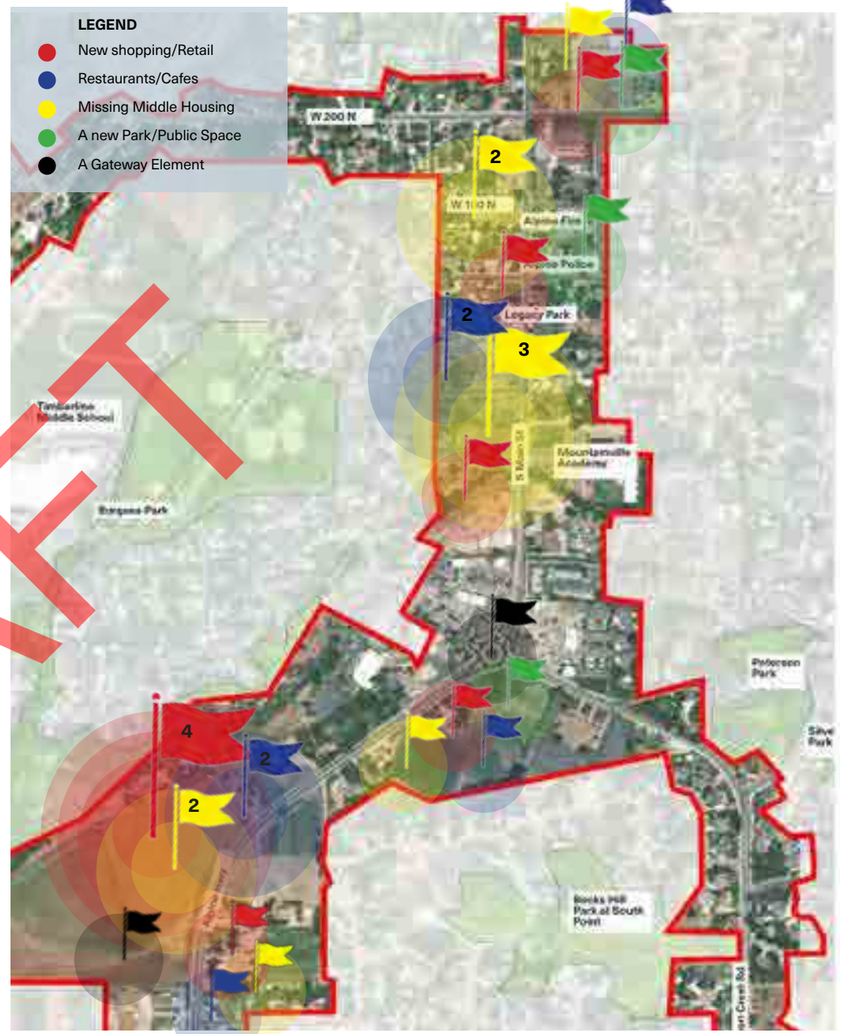


Nature Play

LEGEND

- Design Charrette
- Open House

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COMMUNITY PREFERENCES FOR PLACEMAKING AND PUBLIC SPACES

Participants identified the types of public spaces and amenities that could best enhance community life in Alpine City. Through a dot-voting exercise and idea sharing, residents expressed strong support for spaces that promote gathering, recreation, and cultural activities. Several options emerged as top priorities, including shade trees, trails, and other outdoor amenities. However, a community library was also recognized as a highly valued feature that could strengthen social connections and provide learning opportunities.

COMMUNITY PRIORITIES: LAND USE AND DEVELOPMENT OPPORTUNITIES

The “Pin Game” exercise involved stakeholders placing color-coded pins on a map to identify preferred land uses in the Gateways Corridor, such as retail, housing, parks, and public spaces. The feedback emphasized development opportunities in the southwest gateway, roundabout, and Main Street areas.



Community Mapping Activity - Workshop 1

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ALPINE CITY GATEWAY CORRIDORS TODAY

EXISTING CONDITIONS

ZONING

Alpine City's current zoning map identifies the Main Street area as the major commercial district in the city, with three residential areas that vary in density surrounding the core. Below are the key zoning districts that are part of the Alpine City Gateway Corridors Small Area Plan project boundary:

RESIDENTIAL:

The vast majority of land in Alpine City is zoned for residential purposes, mainly low-density single-family homes. There are specific zones such as CR-20,000 (half-acre lots), CR-40,000 (one-acre lots), and CE-5 (five-acre lots) that specify minimum lot sizes and densities. There is limited multi-family housing, with multi-family dwellings making up only a very small portion of land use.

BUSINESS COMMERCIAL:

Alpine has some areas designated for commercial uses including retail, offices, and services, but this category is relatively limited compared to residential and agricultural uses. Business Commercial zones are typically clustered in designated business areas, serving community needs without dominating the city's land area.

SENIOR HOUSING OVERLAY:

The Senior Housing Overlay is established to provide opportunities for housing specifically designed for seniors within Alpine City, while preserving the city's predominantly residential character. This overlay allows for thoughtfully integrated senior living developments, such as independent living, assisted living, or age-restricted communities, within designated areas that are otherwise zoned for residential use.

ACCESSORY AND MIXED USES:

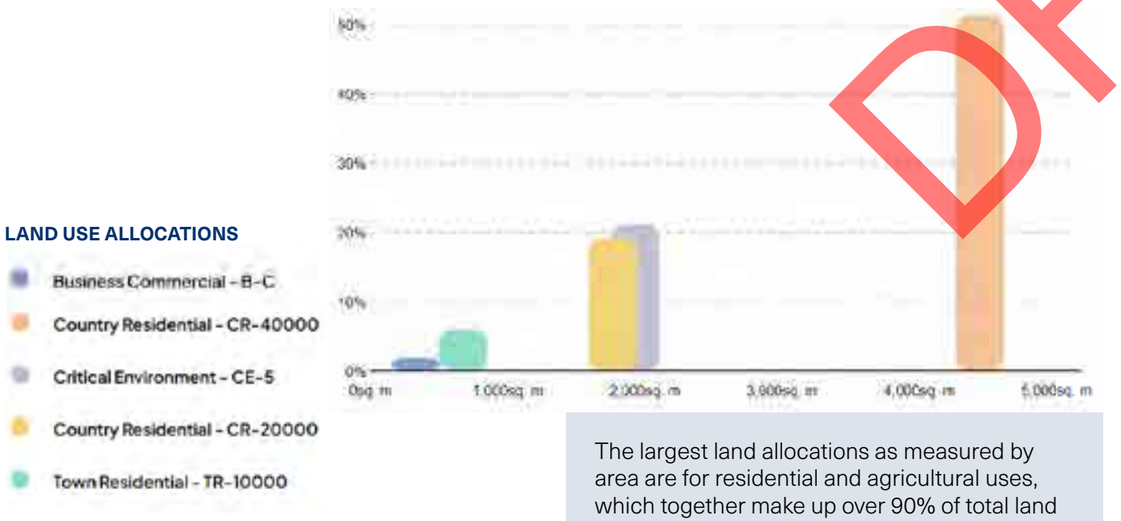
Properties may include accessory dwelling units and other permitted secondary uses as defined by code, especially within residential zones. There are also conditional uses where the Planning Commission may grant special permission, subject to compatibility reviews.

TOWN RESIDENTIAL:

The TR-10,000 zone in Alpine City, Utah, is a Town Residential district with a minimum lot size of 10,000 square feet, front setbacks of 40 feet, rear setbacks of 10 feet, and side setbacks of 5 feet, designed for higher-density single-family residential development in the historic town center area.

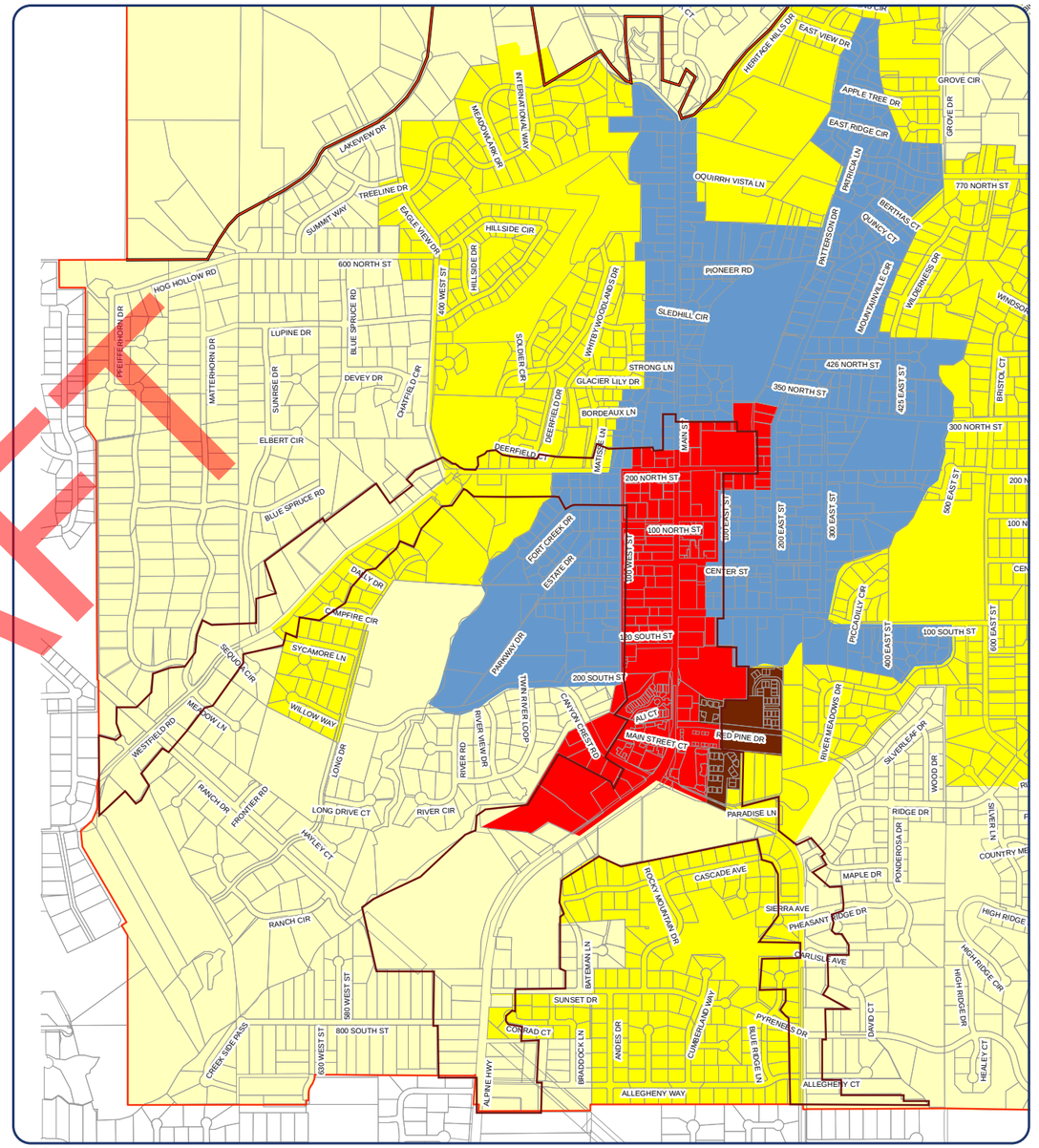
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LAND USE ALLOCATIONS



Source: Alpine, Utah Zoning Map and Land Use Data - Zoneomics

The largest land allocations as measured by area are for residential and agricultural uses, which together make up over 90% of total land in Alpine City.



LEGEND

- *Alpine City Boundary*
- Tax Parcel
- CR-40,000 (1 acre)
- CR-20,000 (1/2 acre)
- TR-10,000 (1/4 acre)
- Project Area Boundary
- Business Commercial
- Senior Housing Overlay Zone
- CE-5 (5 acre)

ZONING MAP

N 0 0.04 0.09 0.18 0.27 0.36 Miles

LAND USE MAP

The Alpine City land use plan is a comprehensive framework guiding current and future development while preserving the city's character and quality of life. Incorporated within Alpine's 2021–2041 General Plan, it is implemented through zoning ordinances and development codes.

The plan features a detailed Land Use Map designating areas for residential, commercial, industrial, agricultural, recreational, public, and open space uses, each with specific goals for density, building form, and neighborhood character. These designations reflect Alpine's community values, geography, and lifestyle, shaping how different parts of the city function and grow over the long term.

NEIGHBORHOOD LIVING

Most of Alpine is comprised of established neighborhoods with spacious homes, quiet streets, and mature landscaping. The community's layout emphasizes privacy, scenic views, and an overall suburban-rural feel, with houses often surrounded by natural open space or agricultural lands. Multi-family housing is rare, so the city retains a distinctive low-density character.

RURAL LANDSCAPE AND HERITAGE

Much of Alpine's land supports low-density agriculture, hobby farms, orchards, and gardens, often interwoven with residential areas. These green spaces create buffers between neighborhoods, preserve the city's rural roots, and sustain habitats for local wildlife.

RECREATION AND OUTDOOR ACCESS

Open space in Alpine is not merely preserved; it is actively utilized. The city is well known for its trails, parks, and access points to mountains and creeks. Residents benefit from a network of walkable green corridors connecting neighborhoods, playgrounds, sports fields, and hiking/biking trails that extend into the foothills or toward Main Street.

COMMUNITY GATHERING SPACES AND COMMERCE

While business districts are modest, they serve as important gathering places. Main Street and select areas host local shops, and services that provide essentials and create community hubs, particularly for social events and small-town celebrations.

CIVIC AND EDUCATIONAL ANCHORS

Schools, city buildings, and churches are integrated into the fabric of Alpine, acting not just as functional facilities but as centers of civic life. These institutions host community events, youth activities, and emergency services, fostering a strong local identity.

PRESERVED NATURAL FEATURES

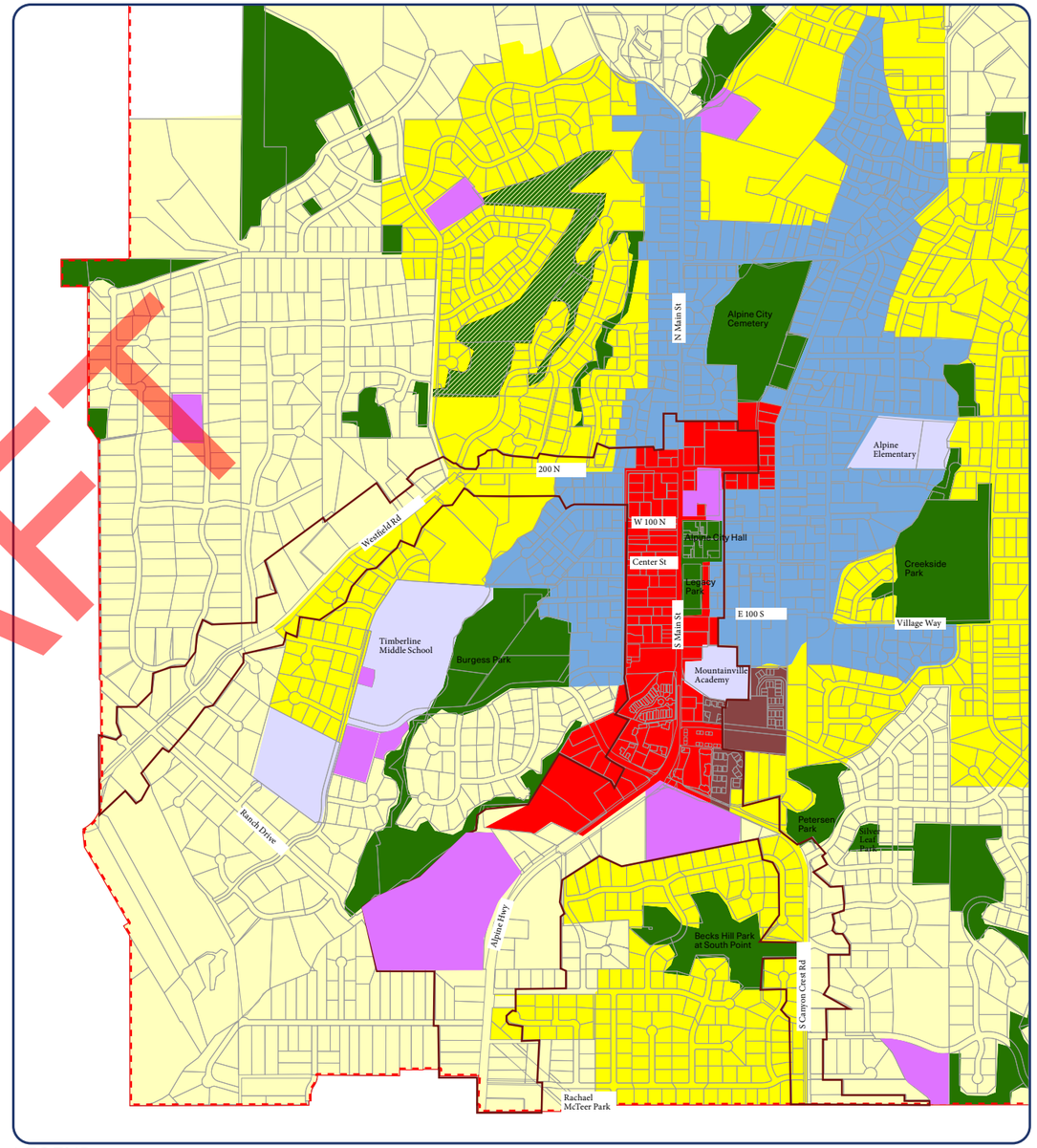
Alpine's land use deliberately protects creeks, hillsides, and view corridors. Sensitive environmental areas, like floodplains and steep slopes are left undeveloped or incorporated into the open space network, enhancing resilience and natural beauty.

EMERGING TRENDS

The city is gradually enhancing walkability and bike access, with new paths planned to connect homes to Main Street and other community destinations, addressing evolving mobility patterns while ensuring growth remains in harmony with Alpine's established character.

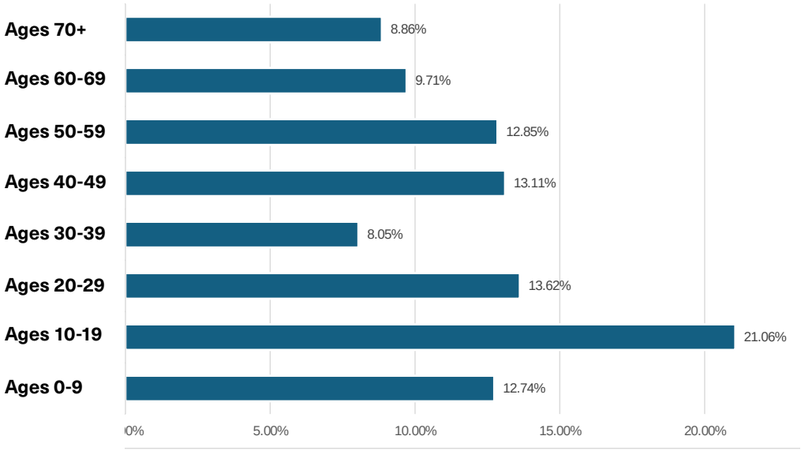
In summary, land use in Alpine goes far beyond regulatory zoning. It's about how land supports community life, rural heritage, outdoor living, low-density commerce, and environmental stewardship—all working together to define what makes Alpine unique.

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DEMOGRAPHIC ANALYSIS

Alpine City's demographic profile reveals a young population, with the largest age groups falling between 10–19 (21%) and 20–29 (13.6%), reinforcing the community's family-oriented character. The concentration of children, teenagers, and young adults suggests a stable base of active households with consistent needs for recreation, education, and family services.



Source: ESRI Business Analyst

2024 RACE AND ETHNICITY

Alpine City's population is predominantly White, accounting for 90.71% of residents. Hispanic residents make up 4.55%, while those identifying as two or more races represent 5.73%.

MEDIAN HOUSEHOLD INCOME

$168,392



Alpine City's median household income is $168,392, significantly higher than Utah County's median of about $100,617 and the state median. This indicates a notably affluent community with strong purchasing power supporting upscale retail demand.

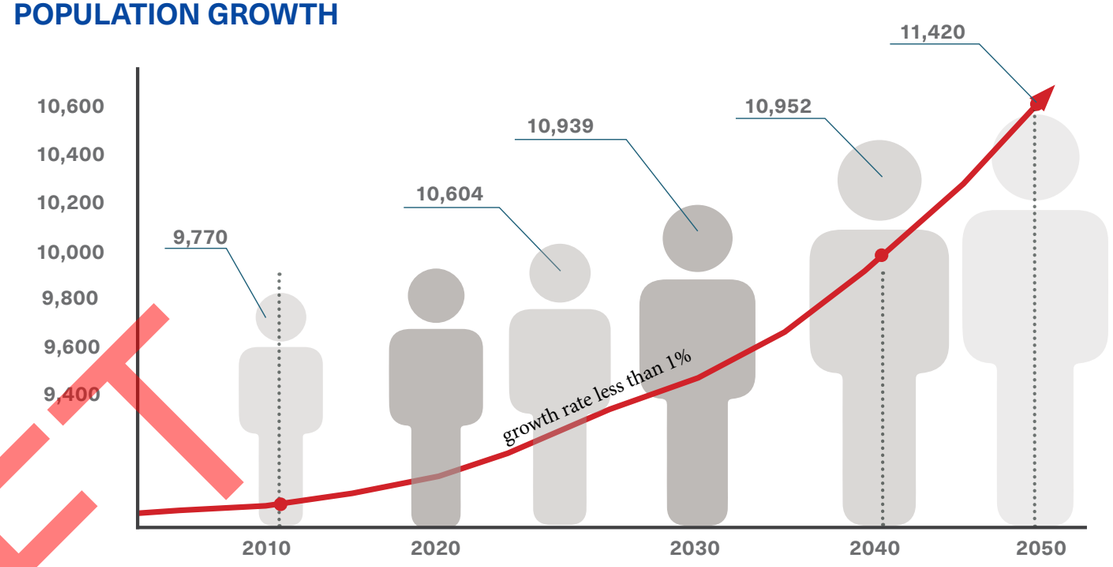
OVER 135,000 SF RETAIL CAPTURABLE DEMAND

(60%)



Based on current leakage of nearly $95.4 million, Alpine City could realistically support at least 137,990 square feet of new retail space even at a conservative 60% capture rate. This indicates clear market potential for well-planned retail development that aligns with the city's demographics and consumer preferences.

POPULATION GROWTH



Source: Mountainland Associations of Governments (MAG)

Alpine City's population growth is slow but steady, increasing from 10,604 residents in 2024 to a projected 11,420 by 2050, with an annual growth rate of less than 1 percent. This pace indicates that while the community continues to experience stable household formation, it will not face rapid or expansive development pressures.

KEY TAKEAWAYS:

The city's demographic patterns should inform future planning and guide the inclusion of amenities that cater to families and youth, such as safe and accessible pedestrian routes, informal gathering areas, playground elements, and a variety of casual dining and recreation options. Similarly, gateways should project a welcoming, community-centered identity that reflects Alpine's family-focused environment. Design elements that highlight parks, schools, trail systems, and outdoor amenities can help reinforce this sense of place and communicate the city's values to residents and visitors alike.

The current economic profile supports a downtown environment that prioritizes high-quality materials, refined architectural character, and thoughtful aesthetics. It also indicates market capacity for upscale retail, boutique shops, quality dining, and lifestyle-oriented services.

As a result of population growth projections, planning efforts should emphasize quality over quantity, focusing on timeless design, durable materials, walkable environments, and a human-scale built form. With limited growth opportunities, each development parcel becomes especially significant in shaping the city's long-term character and identity.

Alpine City is an affluent, family-centered, steadily growing community with substantial unmet retail demand. Therefore, the Small Area Plan should emphasize quality, identity, walkability, and experiences rather than rapid density or large-scale expansion. Gateways should provide strong visual cues about Alpine's character, and downtown should evolve into a vibrant, upscale community core.

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RETAIL ANALYSIS

Alpine City, situated in Utah County along the Wasatch Front, remains predominantly residential, with limited commercial zoning and only a small collection of retail and restaurant establishments. This constrained commercial footprint has resulted in significant retail leakage—an estimated $95M annually—as residents frequently shop in neighboring cities due to insufficient local options. With only $9M in annual retail sales retained in the city, Alpine loses both economic activity and potential sales-tax revenue that could otherwise support local services and improve community vitality.

Retail Leakage Findings & Demand Potential

The city's Business Commercial District contains just 12 retail and businesses, creating a mismatch between local demand and available offerings. Analysis shows the highest leakage occurring in:

- General Merchandise ($22M)
- Food & Beverage ($28M)
- Food Services & Drinking Places ($21M)
- Health/Personal Care ($3M)

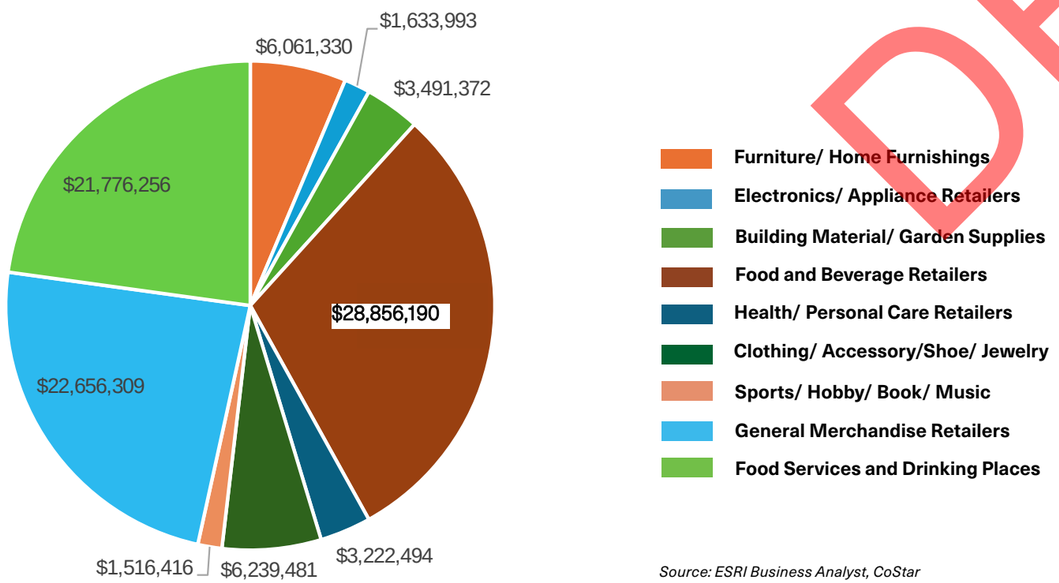
Based on standard capture rates, Alpine could reasonably support approximately 137,000 SF of retail space, demonstrating a strong capacity to absorb new retail development.

ANNUAL RETAIL SALES: $9M

ANNUAL RETAIL LEAKAGE: $95M

RETAIL SF CAPTURABLE DEMAND (60%) : 137,000 SF

The market study (see Appendix x) identifies a variety of potential tenants suited to either an experiential retail environment or as stand-alone destinations. Experiential retail—defined by a mix of restaurants, boutiques, services, and activity-oriented tenants—requires a large, cohesive footprint that allows complementary uses to co-locate. This collocation benefits businesses by encouraging longer dwell times, cross-shopping, and creating an environment where residents can accomplish multiple activities in a single trip.



Source: ESRI Business Analyst, CoStar

Given the scale of retail space Alpine could support, the city has a realistic opportunity to pursue a 100,000+ SF experiential retail development. Two areas within the city's commercial district stand out as strong candidates for redevelopment:

1. FORMER PURPLE MATTRESS FACTORY PROPERTY

If not converted to housing, this aging industrial site offers a large footprint with the potential to be repurposed into a mixed-tenant experiential center. Its existing scale makes it suitable for redevelopment without requiring significant parcel consolidation.

2. SOUTHWEST GATEWAY PARCELS

This cluster presents one of the most compelling opportunities for a master-planned retail destination. Some of the potential benefits include:

- Existing commercial zoning, minimizing entitlement hurdles
- Visibility and access from Alpine Highway, drawing customers from outside the city
- No added traffic burden on S. Main Street
- The ability to connect parking lots to neighboring office properties, enabling improved circulation and an additional access point on W Canyon Crest Road

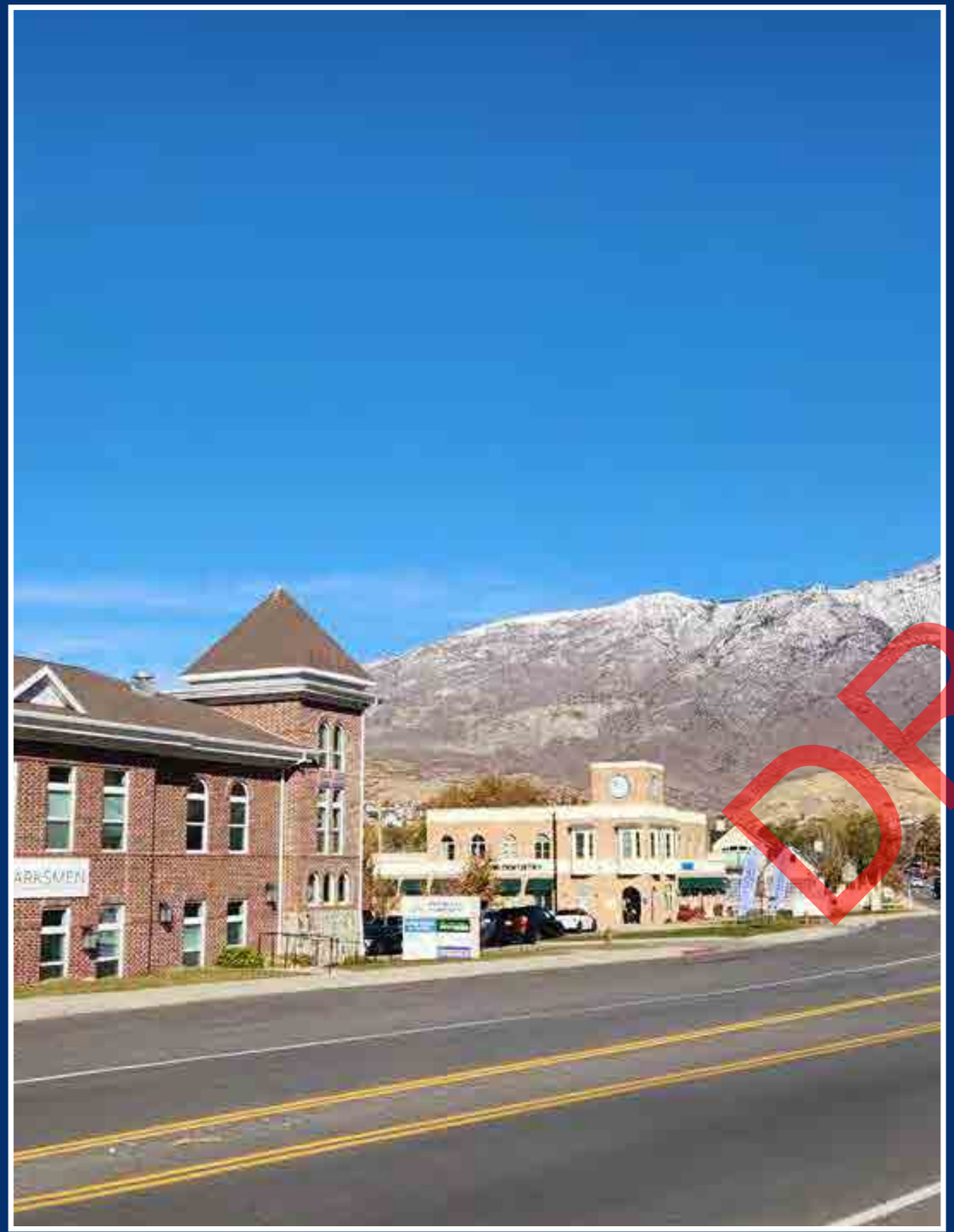


Dentist in Alpine City



Gym in Alpine City

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Aerial view of Alpine City looking toward S Main Street

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ALPINE CITY MAIN STREET AND GATEWAY CORRIDORS SMALL AREA PLAN

INTRODUCTION

Alpine City envisions a future that celebrates its rural roots, historic character, and strong community identity, while thoughtfully guiding growth to meet future needs. The Alpine Gateways Project Plan is defined by six distinct Character Areas that respond to existing conditions and create new opportunities to create a walkable and diverse community.

The following recommendations provide a strategic framework to guide the growth and development of Alpine City's Gateways. They are the product of an iterative public engagement process, with recommendations that clearly reflect the values, priorities, and concerns expressed by residents throughout Workshop 1, stakeholder meetings, and the citywide Open House. From the earliest phases of outreach, the planning team centered community participation as the guiding force in shaping the plan's development, and the resulting strategies closely mirror the themes that emerged from this dialogue.

During Workshop 1, residents and stakeholders articulated a set of core community values that created the foundation for the plan's direction. These values emphasized protecting Alpine's historic and agricultural character, maintaining the small-town feel, promoting an active and outdoor-oriented lifestyle, supporting family traditions, and encouraging distinctive, thoughtful growth. Additionally, participants stressed the importance of enhancing walkability, improving multi modal transportation options, and strengthening community connectivity. The project team distilled these themes into a series of Guiding Principles:

- Context-Sensitive Design: new development will respond to the scale, form, and character of surrounding areas.
- Walkability and Connectivity: sidewalks, trails, and bike infrastructure will connect all character areas and provide multi modal transportation alternatives.
- Gateway Identity: each entrance Corridor to the city will offer a unique experience, focusing on identity and placemaking to create recognizable gateways.



CONTEXT-SENSITIVE DESIGN

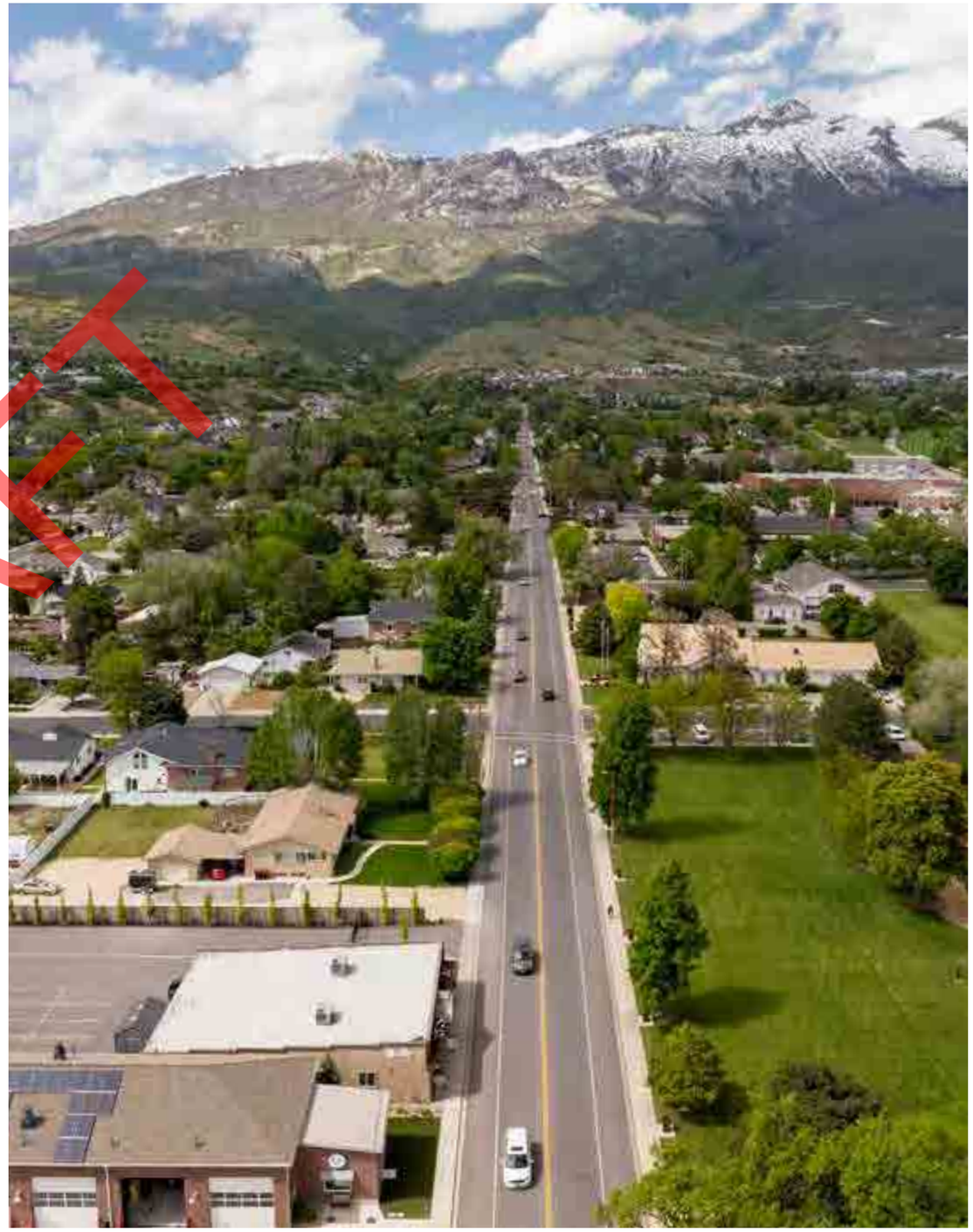


WALKABILITY AND CONNECTIVITY



GATEWAY IDENTITY

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RECOMMENDATIONS

1. SUPPORT BALANCED GROWTH IN A NEW MIXED-USE CHARACTER AREA (THE FIELD)

The new Mixed-Use South area introduces a strategic development opportunity along the southwest corridor of Alpine Highway. It will encourage a blend of medium-density housing, neighborhood-serving retail, and cultural venues, while creating an identifiable gateway to the city. Walkable design will be prioritized, complementing existing neighborhoods and green infrastructure can be incorporated along Alpine Hwy, including a low-impact stormwater system and bike lanes. This area will complement Town Center and create a smaller activity node within the city.



2. STRENGTHEN THE ROLE OF THE TOWN CENTER AREA

As the primary commercial heart of the city, Town Center will expand its offerings focusing on small business and community-focused retail, including mixed-use development with residential units above ground-floor retail or office spaces. Placemaking initiatives such as public art, event spaces, and pedestrian-friendly streetscapes should be prioritized.



3. ENHANCE MAIN STREET CIVIC AND MIXED-USE AREA

This area remains as the key civic and cultural core of Alpine City and creates a transition zone between the Town center commercial area and residential neighborhoods to the north. Historic structures and character should be maintained, and new development will follow the revised Design Guidelines being consistent with Alpine's traditional character. A mix of housing options should be promoted to support housing diversity. Civic programming should be encouraged to activate the area year-round and strengthen Alpine's community identity.



4. PRESERVE THE AGRICULTURAL AND OPEN SPACE CHARACTER OF THE SOUTHWEST GATEWAY

This area should celebrate and protect Alpine's agricultural roots, maintaining open space and low density development. New development should focus on residential uses and be sensitive to the existing rural character. Opportunities for community gardens, local markets, or agricultural education spaces can be explored that can complement the new Mixed-Use South area.



5. MAINTAIN EXISTING CONDITIONS IN THE NORTHWEST GATEWAY AND THE SOUTHEAST GATEWAY

These areas should be maintained, and limited change is proposed. As transition zones from the city's core to suburban neighborhoods, opportunities for connectivity improvements should be considered (such as new bike lanes) that provide easy access to nearby destinations and public spaces. Any future development along these two Corridors should respect the current scale and use and align with the community's vision. A new gateway feature should be considered at the west end of 200N and the south end of S Canyon Crest Rd.



6. ENHANCE THE AESTHETICS AND CHARACTER OF ALPINE HIGHWAY AS THE MAIN CORRIDOR INTO THE CITY CORE

A new Linear Park along Alpine Hwy will create an inviting and visually pleasing entrance to the city, where a cohesive planting palette can provide a special character and opportunities for public art can be explored. Native landscaping, shade trees, benches, and lighting can make this park a new feature of Alpine City while incorporating a continuous multi-use trail that connects key areas across the city



7. IMPLEMENT A UNIFIED WAYFINDING AND GATEWAY IDENTITY SYSTEM

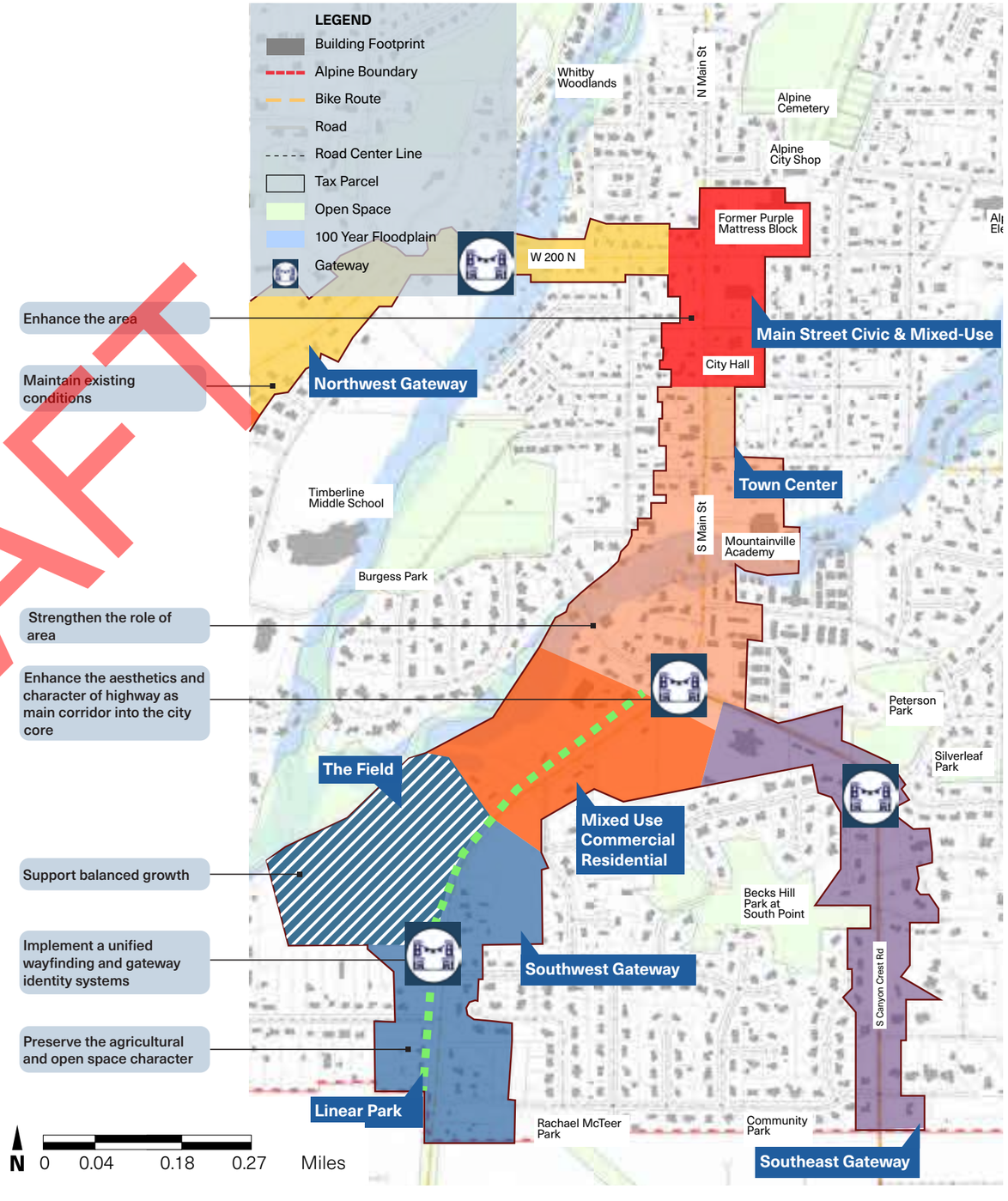
Across all gateway areas signage, branding, and wayfinding elements should be developed that reinforce Alpine's identity and enhance navigation. Gateway features like monuments, landscaping, and public art should be prioritized at the key entry points and the roundabout.

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PREFERRED CONCEPT - CHARACTER AREAS MAP

The Guiding Principles shaped the development of the Character Areas, each of which corresponds strongly to feedback gathered during mapping exercises and breakout discussions. Public input consistently highlighted the Southwest Gateway as a preferred location for accommodating new growth, particularly if the area could maintain its rural character and transition sensitively into surrounding residential neighborhoods. This direction is reflected in the plan's characterization of the Southwest Gateway as a low-density, agriculturally influenced entry corridor with expanded green buffers, detached sidewalks, and sensitive residential infill. Concerns about pedestrian and cyclist safety, repeated throughout Workshop and Stakeholder sessions, shaped mobility and public-realm recommendations across all Character Areas. The Southeast and Northwest Gateways emphasize safer crossings, trail linkages, and traffic calming, reflecting residents' priorities for improving daily mobility and creating safer routes to school. In the Town Center and along Main Street, the plan strengthens walkability, plaza spaces, and street activation to support community gathering and local businesses.

Community feedback also underscored the importance of preserving Alpine's historic identity and enhancing family-oriented amenities. Residents voiced strong support for protecting historic buildings, maintaining Main Street's traditional scale, and preserving mountain views, which directly influenced the Main Street Civic and Mixed-Use recommendations. Similarly, desires for civic gathering areas shaped the Town Center strategy, resulting in proposals for enhanced public spaces, community events, public art, and small-scale commercial offerings that reinforce Alpine's community-first character.



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CHARACTER AREAS

The proposed character areas for the Alpine Gateways project define distinct zones reflecting Alpine City's current scale, land uses, and historic identity to guide balanced growth and preservation. Core areas include: Town Center; Main Street Civic and Mixed Use; Mixed Use Commercial Residential; The Field; Southwest Gateway; Southeast Gateway; Northwest Gateway

MAIN STREET CIVIC AND MIXED USE

This area acts as the civic and cultural core of the city, creating a transition between the more traditional residential neighborhoods in the north and the commercial/mixed-use core in the south. Development in this zone should include a mix of housing types and civic and cultural uses that provide a Main Street experience that aligns in character with the scale and cadence of historic development patterns.

KEY ELEMENTS:

- Land Use Mix: Mix of housing types, low-density retail, civic buildings, and community-oriented cultural uses.
- Built Form: Smaller blocks, buildings close to the street with pedestrian-scale setbacks; storefronts, porches, and civic facades oriented towards the sidewalk.
- Overall Character: Reflective of Alpine's historic development—pitched roofs, traditional materials, and articulated façades.
- Public Realm: Pedestrian-friendly design with enhanced streetscapes, potential incorporation on planted buffers and street trees.
- Key Feature: Purple Mattress opportunity site and proximity to public facilities.
- Development Goal: Maintain small town scale, enhance connectivity, and preserve architectural consistency.







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CHARACTER AREAS

TOWN CENTER

Along Main Street and as part of the downtown core, this area is intended to serve as the commercial and social heart of Alpine, promoting vibrancy and gathering. It will strengthen its role as a dynamic, walkable district with a mix of cultural, civic, and commercial spaces. It will also include medium-density residential development.

KEY ELEMENTS:

- Land Use Mix: Retail, restaurants, office spaces, services and potential for vertical mixed-use development.
- Built Form: Compact development, first-floor activation, street-oriented buildings, public gathering spaces.
- Overall Character: Alpine's Town Center is a walkable, vibrant hub for retail, dining, and community gathering, defined by activated streetscapes and a welcoming gateway feature.
- Public Realm: Wider sidewalks that support first floor activation, street trees, traffic calming at intersections and enhanced pedestrian crossings, bicycle parking
- Development Goal: Enhance placemaking, encourage mixed-use infill, and support year-round activity.
- Wayfinding & Identity: Gateway element at the roundabout that reinforces this area as the recognizable "town center" of Alpine.







CHARACTER AREAS

TEXT FOR MIXED USE COMMERCIAL RESIDENTIAL

MIXED USE COMMERCIAL RESIDENTIAL

XXXXX

KEY ELEMENTS:

- XXXX
- XXXX
- XXXX

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CHARACTER AREAS

THE FIELD

Taking advantage of a large opportunity site, The Field represents the gateway to Alpine City, with broad vistas to the Wasatch range beyond. With topography that falls from Alpine Highway towards the river, it preserves the existing character of the Alpine Highway frontage while allowing for additional infill development on the western portion of the property. Low to medium density development is anticipated, making room for missing middle housing typologies as well as some retail. This area is envisioned as a rural-inspired entrance to the city that protects open views and farming heritage.

KEY ELEMENTS:

- Land Use Mix: Clustered development, medium density housing and local-serving retail.
- Built Form: Clustered development, larger setbacks from roads; emphasis on preserving mountain views and low-profile structures.
- Overall Character: Fields and open space preserved along roadways; potential for community gardens or heritage farms.
- Public Realm: Residential roads with large green buffers and detached sidewalks, street trees, bike paths. Integrate a trail system along the edge and connect to the downtown area and other destinations in Alpine City.
- Development Goal: Incorporate housing diversity and some density while respecting the natural and agricultural character of Alpine City.
- Wayfinding & Identity: Rustic signage, native landscaping, and rural fencing to create a distinct entry into Alpine.







CHARACTER AREAS

SOUTHWEST GATEWAY

The Southwest Gateway defines one the main entrance to the city, preserving and celebrating its agricultural character, with open spaces and broad development setbacks reinforcing Alpine's traditional development pattern. New residential development could include single-family or divided entry twin homes.

KEY ELEMENTS:

- Land Use Mix: Large-lot single-family homes.
- Built Form: Homes oriented towards the street, garages minimized in front setbacks.
- Overall Character: Traditional residential neighborhood with agricultural character.
- Public Realm: Large green buffers and detached sidewalks, street trees, bike paths.
- Development Goal: Emphasis on single-family development and large lot development.
- Wayfinding & Identity: Cohesive planting palette along the Corridor including large street trees. Gateway monument at the future intersection of Ranch Drive and Alpine Hwy.







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CHARACTER AREAS

SOUTHEAST GATEWAY

The Southeast Gateway will continue existing development patterns respecting the low-density residential character, while enhancing neighborhood connectivity with pedestrian- and bike-friendly infrastructure.

KEY ELEMENTS:

- Land Use Mix: Single-family residential, infill development that matches existing single-family scale; opportunities for townhomes and accessory dwelling units (ADUs).
- Built Form: Driveway to adjacent neighborhoods, homes oriented towards the street, garages minimized in front setbacks.
- Overall Character: Traditional residential neighborhood.
- Public Realm: Detached sidewalks, green buffers, street trees, safe crossings, and traffic calming to support walking and biking. Pocket parks and gathering areas are integrated into new development. Trails connecting the Corridor with adjacent parks.
- Development Goal: Emphasis on low-density, single-family development and limited infill development.
- Wayfinding & Identity: Gateway element at the south end of the Corridor.

NORTHWEST GATEWAY

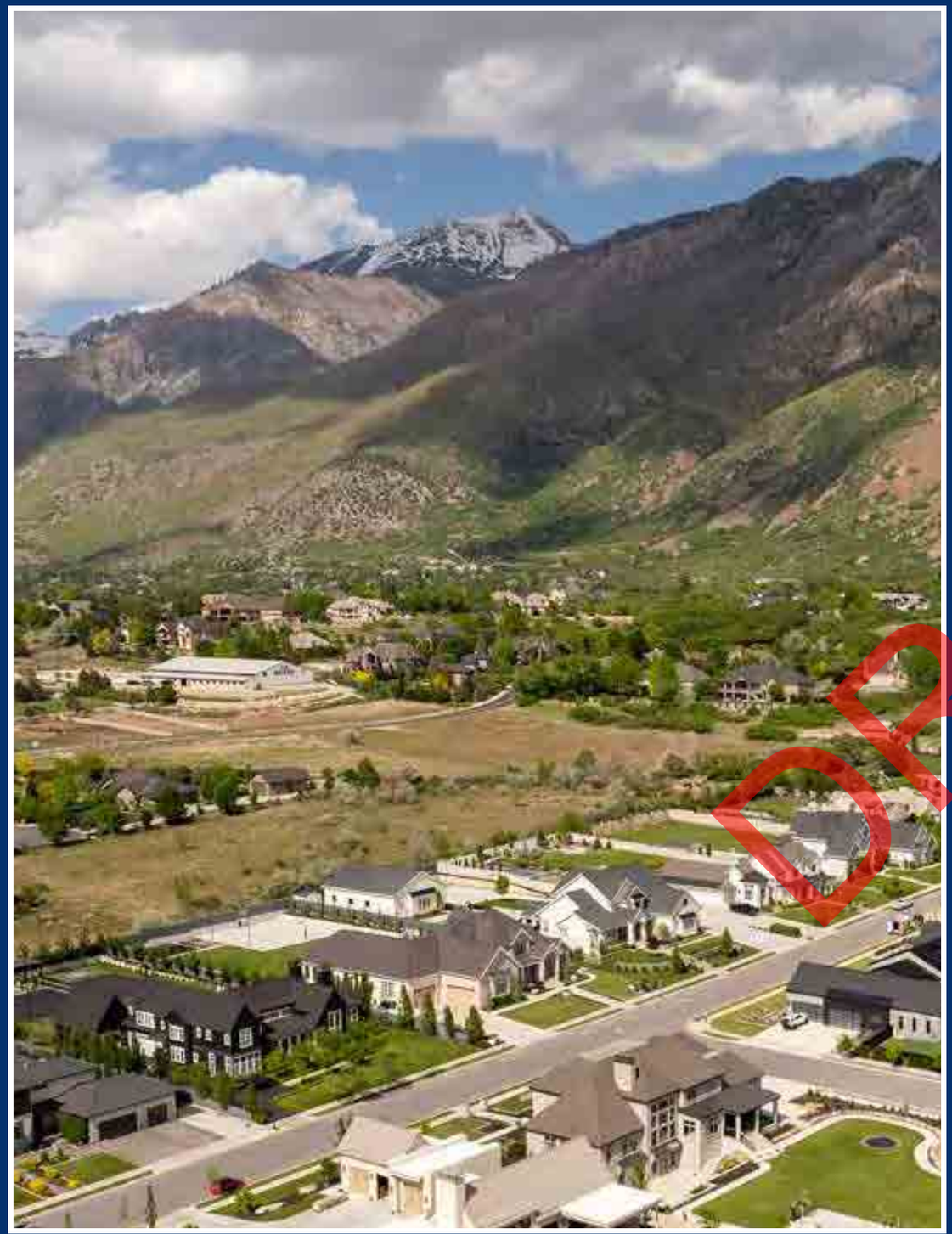
This area will maintain its residential identity, focusing on improved walkability and bike access to Main Street. Emphasis will be placed on walkability, trail linkages, and residential development that responds to existing scale and typologies.

KEY ELEMENTS:

- Land Use Mix: Single-family residential.
- Built Form: Larger lots, detached houses, larger setbacks.
- Overall Character: Low density traditional residential neighborhood.
- Public Realm: New or improved trail and sidewalk networks linking neighborhoods to schools, parks, and Main Street. Dedicated bike lanes and safe routes for children to schools or recreational areas.
- Development Goal: Emphasis on single-family development that celebrates the neighborhood character and identity.
- Wayfinding & Identity: Gateway element at the west end of the Corridor.







Aerial View of Alpine City

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LAND ACQUISITION POLICY

LAND ACQUISITION POLICY

The Land Acquisition Strategy is a fundamental component of urban planning designed to systematically identify, prioritize, and secure land parcels that support the community's long-term vision and development objectives. By adopting a structured and proactive approach, the strategy ensures that land purchases align with community growth and revitalization priorities, enabling future development opportunities that benefit the entire area. Establishing clear goals across short-, mid-, and long-term horizons provides guidance for implementation, accountability, and progress measurement. This approach also facilitates the prioritization of properties, identification of funding mechanisms, and cultivation of relationships with property owners, setting the stage for successful acquisition and development readiness. Underpinning this strategy, tools like a land acquisition matrix enable decision-makers to evaluate properties against transparent criteria reflecting strategic alignment, cost, feasibility, market demand, economic impact, environmental considerations, and regulatory factors, thereby promoting informed, consistent, and sustainable land procurement decisions

GOALS

The Land Acquisition Strategy aims to establish a structured, proactive approach to identifying and securing land parcels that align with the community's long-term vision and land use objectives. By strategically purchasing key properties, the program supports future development opportunities consistent with the community's growth and revitalization goals. While the overarching intent centers on aligning land purchases with community priorities, defining clear short-, mid-, and long-term goals helps guide implementation, ensure accountability, and measure progress. These goals provide a roadmap for prioritizing properties, identifying funding mechanisms, and advancing toward acquisition and development readiness.

SHORT-TERM GOAL:

a. To identify a short list of highest priority properties to purchase

b. Identify funding mechanisms to help with the purchase of these priority properties (i.e. increase sales/lodging tax by fraction of %) ,

c. Begin building relationship with priority property owners and demonstrate interest

MID-TERM GOAL:

a. Implementing new funding mechanisms as needed

b. Identifying potential planning/ development partners for various planned projects

LONG-TERM GOAL:

a. Execute the purchase of priority properties

b. Begin preparing development application materials

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LAND ACQUISITION MATRIX

This land acquisition matrix was developed for Alpine City as a tool to guide decision-making in the acquisition of land parcels for redevelopment. As opportunities arise to revitalize the town's urban areas, it becomes essential to evaluate potential land purchases systematically to ensure they align with broader community goals. The matrix helps prioritize acquisitions that support city objectives and ensures that decisions are not made arbitrarily but based on consistent, transparent criteria that reflect long-term benefits and feasibility.

CRITERIA

The matrix evaluates each property based on seven key criteria, each addressing an aspect of successful redevelopment. These include:

- **Strategic Alignment (20%):** Assesses how well the acquisition supports existing city plans and priorities.
- **Cost of Acquisition and Infrastructure (20%):** Evaluates if the price and required site work are within acceptable limits.
- **Development Potential and Feasibility (15%):** Considers zoning, infrastructure access, and overall ease of development.
- **Market Demand (15%):** Analyzes the need for the proposed use based on current market conditions.
- **Economic Impact (10%):** Measures the ability to generate tax revenue, jobs, and economic stimulation.
- **Environmental Constraints (10%):** Identifies potential environmental risks that may raise costs or limit development.
- **Regulatory and Political Feasibility (10%):** Considers the ease of obtaining necessary approvals and potential for community support or opposition.

WEIGHTED SCORE

Each criterion is assigned a percentage weight based on its importance to Alpine City's redevelopment goals. When evaluating a property, each criterion is scored on a scale from 1 to 3, where 3 is excellent, 2 is neutral, and 1 is poor. The weighted score is calculated by multiplying each criterion's score by its weight and summing the results. This approach ensures that more critical factors have a larger influence on the final decision.

WHAT EACH SCORE MEANS

The final weighted score helps categorize the property's potential for acquisition:

2.5 OR HIGHER:

Recommended for Purchase. The site offers high value with minimal challenges and aligns well with city goals.

2.0 TO 2.5:

Case by Case. The property may be viable depending on project-specific factors or if mitigations are possible for noted challenges.

BELOW 2.0:

Not Recommended. The site has significant drawbacks or costs that likely outweigh its potential benefits.

LAND ACQUISITION POLICY

CRITERIA	WEIGHT (%)	SCORE(1-3)	WEIGHTED SCORE
Strategic Alignment Does the acquisition align with the city's comprehensive/master plan, economic development strategy, housing goals, or needs?	20%	0	0
Cost of Acquisition and Infrastructure Purchase price is within 10% of market value/ acre, limited demolition, remediation, or other site preparation costs	20%	0	0
Development Potential and Feasibility Suitability for intended use, including zoning, infrastructure availability (roads, utilities, etc.), and ease of site development.	15%	0	0
Market Demand Need for the type of development (housing, commercial, industrial, parks) based on market trends and demand analysis.	15%	0	0
Economic Impact Potential to create jobs, increase tax revenue, stimulate investment, or support local businesses.	10%	0	0
Environmental Constraints Lack of presence of wetlands, floodplains, contaminated land, or other environmental issues that could increase costs or limit development.	10%	0	0
Regulatory and Political Feasibility Likelihood of securing necessary approvals, permits, rezoning, or overcoming community opposition.	10%	0	0
Total Score	**100%**	**0**	**0**

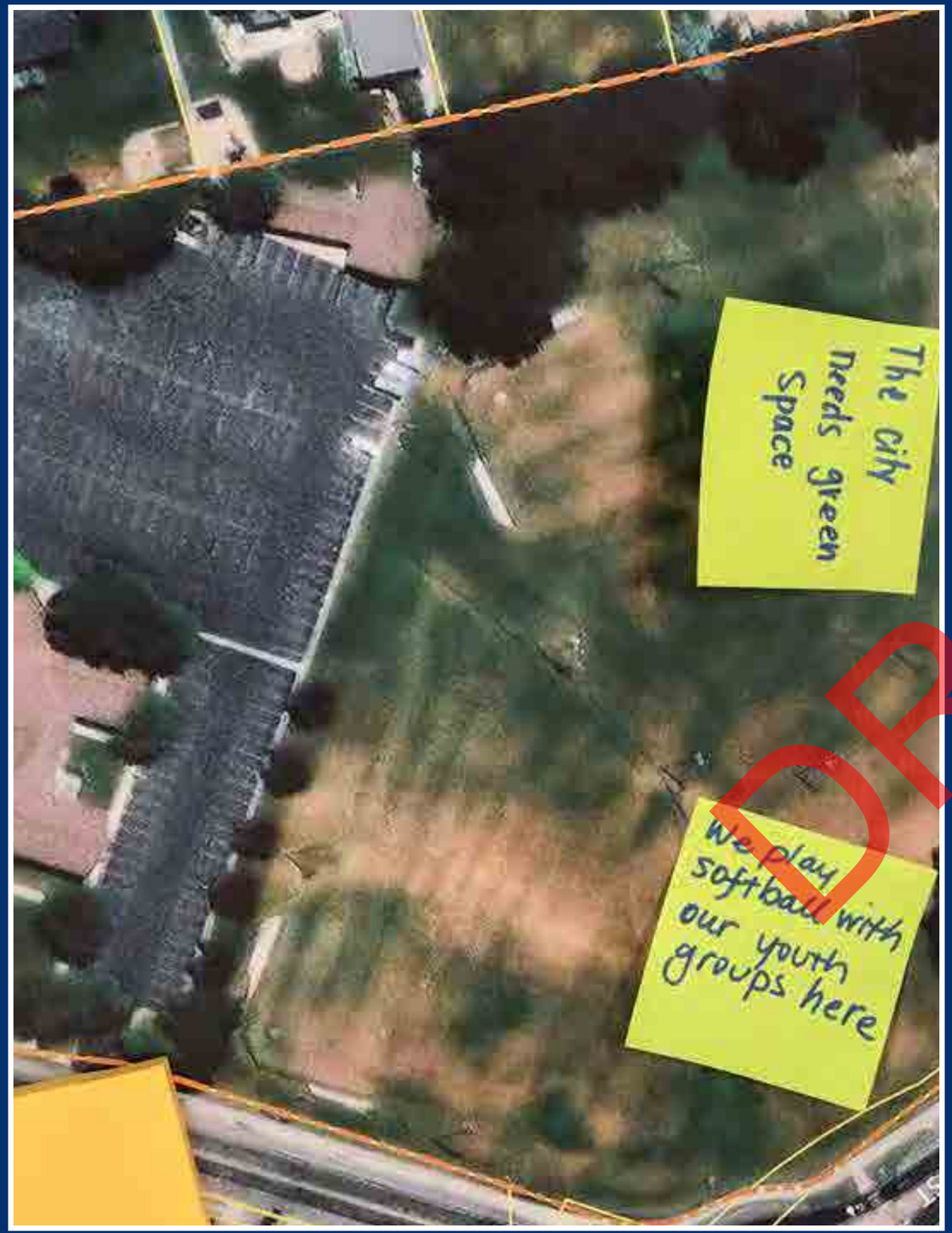
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Score
3 = Excellent (high value, minimal challenges)
2 = Neutral
1 = Poor (significant challenges, high costs, or low impact)

Weighted Score
2.5 + = Recommended for Purchase
2.0 - 2.5 = Case by Case
< 2.0 = Not Recommended

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Workshop 1 Community Engagement

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IMPLEMENTATION MATRIX

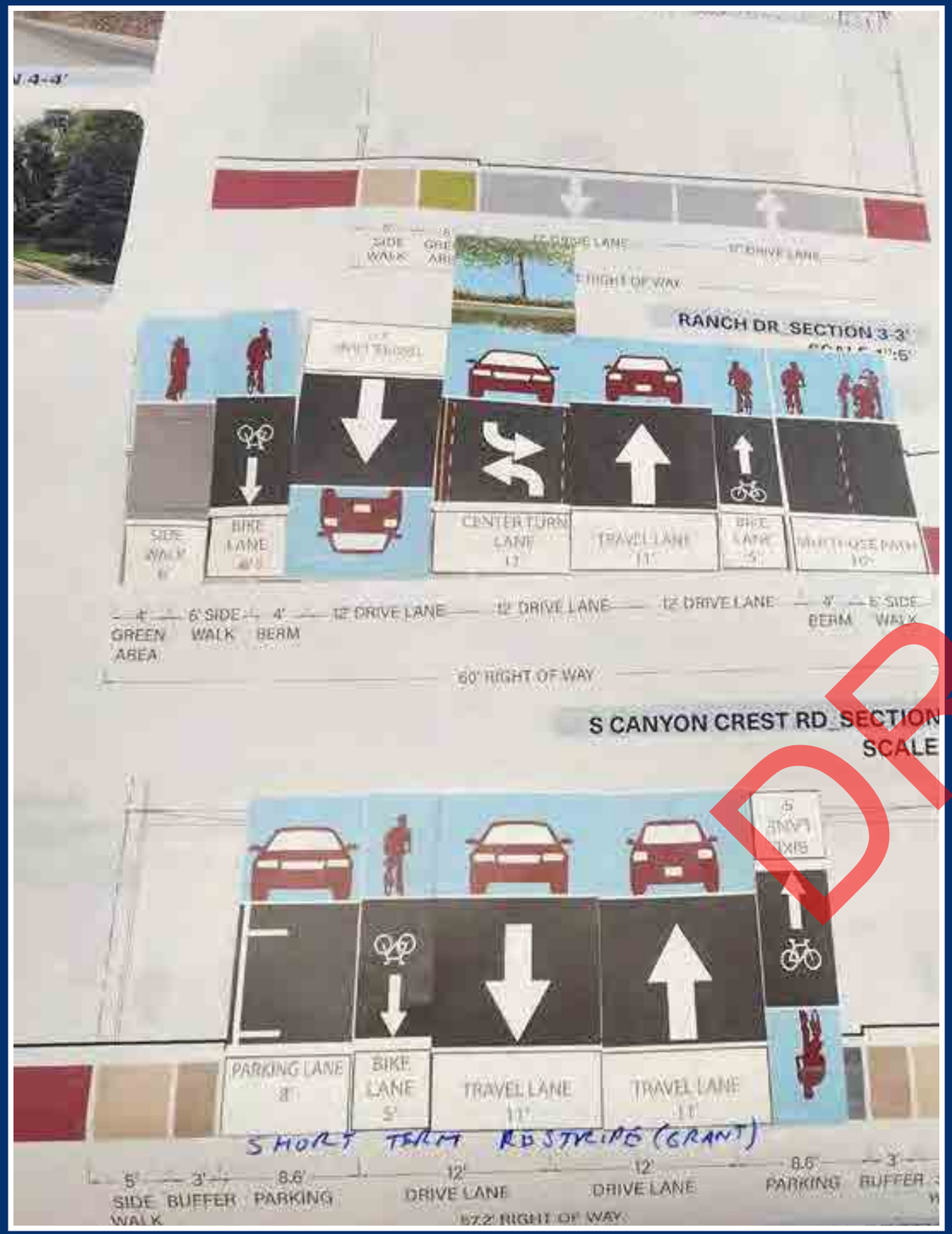
IMPLEMENTATION MATRIX

This chapter establishes a clear roadmap for transforming Alpine City's Gateway Corridors and Main Street vision into measurable outcomes. The Implementation Matrix that follows outlines priority actions and investments—covering gateway enhancements, streetscape and mobility improvements, historic preservation updates, and public realm projects—needed to fulfill the plan's objectives. Each action is organized by implementation phase and identifies responsible parties and potential funding sources. By coordinating public, private, and community initiatives, the matrix serves as a practical tool to guide city decision-making, allocate resources effectively, and phase improvements in alignment with Alpine's long-term vision and community values.

PHASE	ACTION ITEM	RESPONSIBLE PARTY	FUNDING/ FINANCING	RELATED RECOMMENDATIONS	UTA / OTHER PARTNERS
Policy and Regulatory Actions					
1	Adopt Land Use Acquisition program into city's code.	Alpine City		**1, 4**	
1	Map priority view corridors along Alpine Hwy. to preserve open space and agricultural views.	Alpine City		**4, 6**	
1	Adopt updated Historic Main Street Design Guidelines.	Alpine City		**3**	
1	Evaluate zoning revisions for the different Character Areas area to align with proposed land uses and development patterns (i.e. clustered development in the Southwest Character Area)	Alpine City		**4, 5**	
2	Prepare development framework for the Mixed-Use South area integrating neighborhood-scale retail and medium-density housing.	City Economic Development, Property Owners	TIF (CRA), Private Investment	**1**	Property Owners
3	Review zoning for Town Center area to include requirements for public space amenities	Alpine City		**2**	
3	Evaluate long-term opportunities for redevelopment of underutilized parcels along Gateway Corridors.	City Council, Planning Dept.	Private Investment, EDA Grant	**2, 5**	EDA
Traffic Operations and Safety Measures:					
1	Implement restriping on Main Street to create bike lanes by narrowing travel lanes and removing on-street parking.	Alpine City, UDOT	TAP	**3**	**X**
1	Install raised median and left-turn restrictions at Mountainville Academy to address peak-hour congestion and safety.	Alpine City, UDOT	Safe Routes to School	**X**	**X**
1	Conduct feasibility study for gateway corridor enhancements, including traffic calming and landscape improvements along key entries to Alpine City.	Alpine City, UDOT	Transportation Alternatives (TAP), WFRC TLC	**6, 7**	**X**
2	Construct mini-roundabout at Main Street and 100 South to manage turning movements and improve flow.	Alpine City, UDOT	CMAQ, General Fund	**3**	**X**
Land Acquisition and Open Space:					
1	Acquire easements as needed along Alpine Hwy. for trail connectivity and new Linear Park	Alpine City		**4, 6**	

PHASE	ACTION ITEM	RESPONSIBLE PARTY	FUNDING/ FINANCING	RELATED RECOMMENDATIONS	UTA / OTHER PARTNERS
Street and Pedestrian Infrastructure Improvements:					
1	Evaluate and upgrade non-compliant curb ramps and sidewalks on Main Street.	Public Works	CDBG, State ADA Grants	**3**	–
1	Add bike lane markings on recommended streets by TMP	Alpine City		**3**	
1	Improve pedestrian crossings along Main Street and Canyon Crest Rd. per TMP recommendations	Alpine City		**3**	
1	Identify missing sidewalk links along Main Street, Alpine Hwy., Canyon Crest Rd., 200 N to improve walkability and access	Alpine City, UDOT, Utah Trail Network	Transportation Alternatives (TAP), State Parks Partnership	**3**	**X**
2	Add marked crosswalks and RRFBs at high-volume intersections along Main Street	Public Works	TAP, Safety Grants	**3**	**X**
3	Implement streetscape improvements for Main Street, including ADA enhancements, lighting, and street furniture.	Alpine City, Public Works	TIF (CRA), WFRC TLC	**3, 7**	–
3	Build shared use path on east side of Main Street and west side of Alpine Highway for bicycle and pedestrian access.	Alpine City, UDOT	Transportation Alternatives, CID	**3, 6**	**X**
3	Construct linear park improvements along Alpine Highway, including sidewalks, wayfinding, and native landscaping.	Alpine City, UDOT	Federal Recreational Trails Program (RTP), CID	**6, 7**	**X**
Maintenance and Program Actions:					
2	Develop design concept for gateway monument at Ranch Dr. and Aline Hwy.	Alpine City, Local Artists	Community Improvement District (CID), General Fund	**7**	Arts Council
2	Develop facade improvement program to support small businesses along Main Street.	Alpine City, Chamber of Commerce	Community Reinvestment Area Funds, General Fund	**2**	Chamber
3	Establish corridor maintenance program to ensure landscape, signage, and pedestrian infrastructure upkeep.	Public Works, City Volunteers	General Fund, Volunteer Partnerships	**6, 7**	**X**

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Community Workshop 1 – "Re-Imagine the Right-of-Way"

TRAFFIC MANAGEMENT PLAN

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This chapter builds on other studies and documents for the Alpine City, including the Alpine Transportation Master Plan (January 2023) and the Alpine and Highland Active Transportation Plan (May 2023). However, this traffic management plan provides a more focused look at Main Street and the three Gateway Corridors (Alpine Highway, Canyon Crest Road, and Westfield Road), providing more specificity and detailed recommendations to manage motor vehicle traffic while supporting and encouraging safe and accessible active transportation.

The traffic management plan recommendations are organized around four main areas within the project boundary: 1. Main Street; 2. Alpine Highway.; 3. Canyon Crest Road; and 4. Westfield Road and 200 W. For each area, recommendations are grouped in the various types of mobility: bicycles, pedestrians, cars, and intersection improvements.

1. MAIN STREET

Main Street is a two-lane undivided street with paved shoulders, classified as an arterial street between the existing roundabout and 200 North and as a collector street between 200 North and Fort Canyon Road, where Main Street becomes Heritage Hills Drive. It currently has lane widths 12' wide and variable width shoulders that are sometimes used for on-street parking. Between the existing roundabout and 200 North, the curb-to-curb width varies from 42' to 44', with paved shoulders varying from 9' to 10'. Between 200 North and Fort Canyon Road, the curb-to-curb width is 38', with shoulders 7' wide. The Transportation Master Plan indicates that Main Street has approximate daily traffic of 13,300 vehicles per day between the roundabout and 100 South, 10,000 vehicles between 100 South and 200 North, and 5,400 vehicles north of 200 North.

BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends on-street bicycle facilities on Main Street in the form of bicycle lanes. The city has funding programmed to restripe Main Street for bicycle lanes. Therefore, the short-term recommendation is to restripe to create bicycle lanes by narrowing lane widths to 11' and eliminating parking on the west side of the street. Bicycle lane widths would vary from to eight feet wide between the roundabout and 200 North and five feet wide between 200 North and Fort Canyon Road.



Maintain parking on east side by City Hall/ Park

MAIN STREET , ROUNDABOUT TO 200N (SHORT TERM)

Based on the public involvement conducted for the Alpine City Gateway Corridors Small Area Plan, the long-term recommendation for Main Street is to construct a shared use path 10' wide on the east side of Main Street between the roundabout and 200 North. The proposed short-term bicycle lanes would remain north of 200 North. The shared use path would be provided by moving the curb on the east side of the street, thereby narrowing the curb-to-curb width to 38' would allow travel lanes 11' wide and parking lanes eight feet wide. This design would restore parking on both sides of the street to be consistent with the redevelopment proposed in this Alpine City Gateway Corridors Small Area Plan.



MAIN STREET , ROUNDABOUT TO 200N (LONG TERM)

Recreational road cyclists and some bike commuters will continue to use the roadway instead of the shared use path, sharing the travel lanes with motorists; this use is compatible with target speeds of 20 to 25 miles per hour, as discussed below under speed management.

PEDESTRIAN FEATURES

The existing sidewalks on Main Street provide adequate space for walking. Long-term, the shared use path on the east side would provide additional width, albeit shared with some bicyclists. Most curb ramps and driveway approaches along Main Street are not compliant with the Americans with Disabilities Act (ADA). An evaluation of all sidewalks along Main Street is recommended to identify and catalog all non-compliant features to inform a future project to bring Main Street into compliance with the ADA.

There are existing marked crosswalks across Main Street at some intersections along Main Street, but typically only one crosswalk per intersection, except at the all-way stop at 200 North. Marked crosswalks are recommended across Main Street on both sides of the minor street at four-way intersections and at least one side of the minor street at T intersections. At the offset intersections of Main Street with 120 South and 100 South, the existing marked crosswalk on the south side of 120 South is recommended to remain, along with a new marked crosswalk on the north side of 200 South. For most of Main Street, the volumes and speeds are anticipated to be low enough such that additional crosswalk enhancements such as flashing beacons are unnecessary; However, rectangular rapid flashing beacons (RRFBs) are recommended at the crosswalks at 120 South and Red Pine Drive, due to higher motor vehicle volumes and heavier use by pedestrians.

As part of the long-term project to install a shared use path on the east side of the street, curb extensions are recommended at the intersections along Main Street from Red Pine Drive to 200 North. These curb extensions would push the curb and gutter out to the edge of the parking lane at crosswalks, reducing crossing distance and opening up sight lines between pedestrians and motorists, which are otherwise restricted by parked vehicles.

MANAGING MOTOR VEHICLE TRAFFIC

MOUNTAINVILLE ACADEMY

During the public involvement process, traffic issues on and around Main Street related to the arrival and dismissal times at Mountainville Academy were regularly mentioned as the most significant traffic congestion and traffic safety concern within Alpine. Some of the issues described or observed are as follows

- Cars queued on the northbound shoulder of Main Street, waiting to turn into the school, blocking bicycle travel and creating sight-distance issues.
- A long queue of northbound vehicles at the crosswalk at 120 South; the queue often extends past the main entrance to the school, creating a double row of stopped vehicles at the school entrance.
- A queue of southbound vehicles waiting to turn left into the school; this queue sometimes extends into and beyond the crosswalk at 120 South.
- Left-turn movements from southbound Main Street to the school turning between stopped vehicles in the northbound queue; these vehicles present a potential danger to pedestrians on the east sidewalk, since sight lines are blocked by the queued northbound vehicles.
- Left-turn movements from the school to southbound Main Street are challenging for motorists, due to the northbound and southbound queues mentioned above.
- With queues of traffic in both directions, the school crossing at 120 South can be challenging for children to use, even with the presence of the crossing guard.

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PROHIBITION OF LEFT TURN MOVEMENTS

Previous traffic studies have recommended prohibiting left-turn movements in and out of the school during arrival and dismissal times. However, it is difficult to enforce time-of-day signs unless there is a police presence at all arrival and dismissal times.

A full-time prohibition of left-turn movements is recommended at the driveways to Mountainville Academy, including the main driveway as well as the smaller driveway to the north. The prohibition would need to be physically enforced by a raised median. In the short term, a plastic or rubber curb or traffic separator with flexible delineators is recommended, as shown below.



Flexible delineator with rubber curb

Flexible delineators alone would be even easier to implement, as shown below.



Flexible delineator with rubber curb

Prohibiting left-turn movements will force vehicles accessing Mountainville Academy to adjust their routes within Alpine. Since most drivers dropping or picking up students tend to go back to where they started their trip, drivers entering Mountainville Academy from the south will need to turn right to the north, then find a way to head back to the south. Similarly, drivers accessing Mountainville Academy from the north will need to find a way to turn around and access the school from the south. Some drivers will attempt to make U-turns on Main Street, which is legal under Utah Traffic Code if the U-turn can be made safely and without interfering with other traffic. Other drivers will filter through other streets within Alpine, increasing traffic volumes on some local streets in Alpine. By using temporary curbs and/or delineators, the City of Alpine can test the left-turn prohibition and make a determination as to whether increased U-turns and traffic on other streets is a reasonable trade off for reducing congestion and increasing safety on Main Street near the school.

PARK AND WALK

During dismissal times at Mountainville Academy, a significant number of school children were observed walking to Legacy Park, where they would meet parents and other caregivers parked on the streets adjacent to the park. This activity is an example of a school area congestion management strategy called “park and walk”. Park and walk is most useful during afternoon dismissal, as it allows caregivers to arrive early, park their vehicles, and relax, rather than waiting in a queue of idling vehicles. Meanwhile, their students enjoy a few minutes’ walk and fresh air, often including socializing with friends and family in the park before heading home. The fact that so many families naturally utilize this strategy is a testament to the friendly, neighborhood feel of Alpine.

Afternoon school congestion is typically worse than morning congestion because caregivers must wait until students are dismissed in large groups; therefore, park and walk is most beneficial in the afternoon, as it is being used already. However, park and walk during school arrival can also help reduce morning traffic congestion while providing students the benefits of fresh air and exercise. As an additional strategy to reduce traffic congestion on Main Street, Alpine could encourage more park and walk activity during both arrival and dismissal, via outreach to the school and its families, or by sponsoring or encouraging small events or activities in the park.

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INTERSECTION IMPROVEMENTS

Except as it relates to Mountainville Academy traffic as discussed above, intersections along Main Street experience minimal congestion or other issues. However, there are some recommendations that could help manage school traffic and improve intersections overall.

MAIN STREET AT 100 SOUTH AND 120 SOUTH

These two T-intersections are less than 90’ apart, edge to edge. During school arrival and dismissal, both streets are used by drivers dropping off and picking up students. If left-turn movements are prohibited at the school entrances, these two streets will likely be most impacted by additional traffic, as they are the closest streets north of the school leading west and east.

At 120 South, the City of Alpine may want to consider prohibiting northbound left-turn and U-turn movements on Main Street at 120 South during school arrival and dismissal times. When all vehicles are forced to turn right out of the school, many drivers will want to turn left on 120 South. These left-turn movements, combined with the school crossing at the intersection, may create enough congestion to cause gridlock in front of the school. In addition, vehicles making this left turn would end up on Canyon Crest Road not far from Timberline Middle School, possibly contributing to congestion there. However, without southbound vehicles attempting to enter Mountainville Academy, it is possible that the existing congestion at 120 South will be diminished. For the initial prohibition of left-turn movements at Mountainville Academy, left-turn movements are recommended to be permitted at 120 South; however, the Main Street and 120 South intersection and nearby streets should be monitored during arrival and dismissal times to evaluate whether a part time turn prohibition is useful.

A mini-roundabout should be considered for the intersection of Main Street and 100 South; a roundabout would manage the intersection’s traffic and provide a convenient location for drivers accessing Mountainville Academy from the south to make U-turn movements. The existing footprint of the intersection will accommodate a roundabout with an inscribed circle diameter of approximately 60’, which would allow for U-turn movements by passenger vehicles and package delivery trucks. One concern is that school traffic could back up into the roundabout, causing the roundabout to fail. However, with no left turns to the school, the primary remaining source for this backup is the school crossing at 120 South; the fact that this crosswalk has a crossing guard should help mitigate the potential for roundabout blockages. It is possible to build mini-roundabouts using temporary materials such as rubber or plastic curbs and separators, to reduce costs and expedite implementation. However, care must be taken when using temporary materials for roundabouts; as the aesthetics of these materials have sometimes proven to be off-putting, resulting in public discontent with the installation.

MAIN STREET AT 200 NORTH

The all-way stop at this intersection works well to control existing flows of traffic and interrupt potential speeding traffic on Main Street, because the traffic volumes on all four legs are reasonably well balanced. However, as the city continues to grow and redevelop, this intersection should be monitored for increased congestion; a primary consideration is potential redevelopment of the vacant parcel one block east of the intersection. A mini-roundabout could be a good long-term solution at this intersection; an inscribed circle diameter of 70 to 75’ fits within the existing intersection footprint.

SPEED MANAGEMENT

The current posted speed limit for Main Street is 30 miles per hour between the roundabout and 200 North, and 25 miles per hour north of 200 North. The recommended target speed for Main Street is 25 miles per hour, or perhaps 20 miles per hour in the core area after redevelopment, due to additional retail businesses and denser on-street parking. The “target speed” is the preferred speed for motor vehicles to travel on a street; ideally posted speed matches target speed. For Main Street, the primary speed management recommendation is narrow lanes with bike lanes (short-term) or on-street parking (long-term), as shown in the cross sections above. Narrower travel lanes encourage slow speeds and provide space for other cross-sectional elements, while still sufficient for the mix of traffic in Alpine. These lane widths may feel uncomfortably narrow to some drivers; however, this design is intentional, as the reduced width encourages slower vehicle speeds, particularly in area adjacent to on-street parking.

The curb extensions described above for pedestrian crossing also contribute to speed management. During some times of day, parking densities might be light, negating the narrow feel created by 11-foot travel lanes and 8-foot parking lanes. Curb extensions maintain the constrained environment even when few or no vehicles are parked. Curb extensions should be placed at all intersections and other pedestrian crossing locations; on long blocks, curb extensions could also be placed mid-block to provide continuity of the road narrowing while doubling as a place for street trees, other landscaping, hardscape, or street furniture like bike racks, signs, and benches.

The proposed mini-roundabout at 120 South would also provide for traffic calming, restricting speeds to approximately 15 to 20 miles per hour at the intersection.

2. ALPINE HIGHWAY

Between the city limit and the existing roundabout, Alpine Highway is a two-lane undivided street with a center turn lane and paved shoulders, classified as an arterial street. Alpine Highway is under Utah Department of Transportation (UDOT) jurisdiction; it has generous lane and shoulder widths for a roadway within a city, with travel lanes 12 to 13' wide, a 14-foot center turn lane, and 10-foot shoulders, for approximately 60' total width. The Transportation Master Plan indicates that Alpine Highway carries approximately 14,900 to 15,800 vehicles per day within the Alpine City limits, making it the highest-volume gateway.

BICYCLE FACILITIES

The shoulders of Alpine Highway are marked as bicycle lanes, with approximate 10-foot widths and bicycle lane symbols spaced at approximately 1000' or at each intersection. Because Utah law previously did not prohibit parking in bicycle lanes, vehicles have historically been parked in the bicycle lanes, especially on the east side of the roadway. The Alpine and Highland Active Transportation Plan recommends an off-street bicycle facility on Alpine Highway. Building on this recommendation, a 12' wide shared use path is recommended to be constructed on the west side of Alpine Highway; this can be accomplished by using the existing right-of-way between the curb and the property line, and by working with UDOT to reduce travel lane and shoulder widths. In addition, restriping Alpine Highway is recommended to create buffered bike lanes.

While it may seem redundant to have both buffered bike lanes and a shared use path on Alpine Highway, these facilities are for different user groups. The buffered bike lanes would be used by recreational road cyclists, especially those in groups, as well as some commuters; the shared use path would be used by children and families traveling to school and other nearby destinations, or for more relaxed recreational riding.

A shared use path crossing of Alpine Highway is recommended on the north side of 800 South, with a raised median providing a refuge for path users. This location will connect directly with the future Power Line Trail, as recommended in the Alpine and Highland Transportation Plan.

PEDESTRIAN FEATURES

Alpine Highway has intermittent sidewalks within the City of Alpine. On the east side, the sidewalk is nearly continuous, except for a short segment at the south end, between the city limit and the power line. On the west side, there are shorter segments of sidewalk, which are recommended to be widened and connected to construct the shared use path recommended for that side of the street.

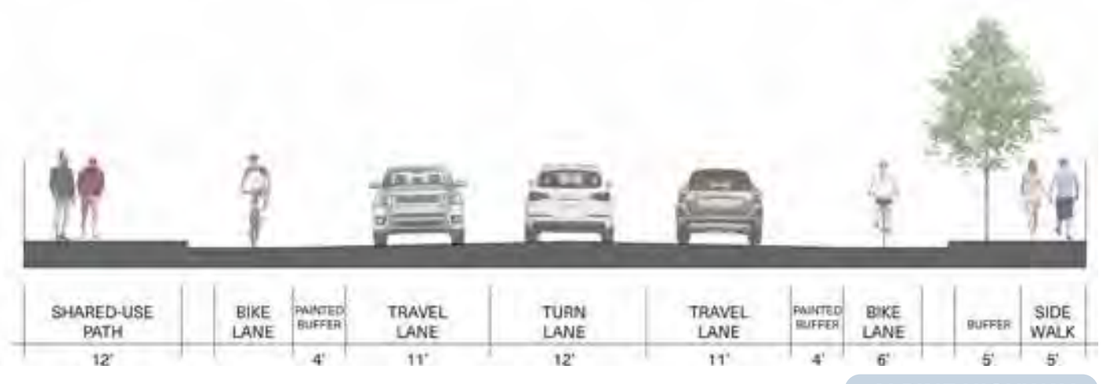
There are currently no marked pedestrian crosswalks across Alpine Highway, except the crosswalk at the existing roundabout. Additional marked crosswalks are recommended to assist pedestrians with crossing the street, as follows:

- As discussed under bicycle facilities, a raised median with shared use path crossing is recommended on the north side of 800 South. The median and crosswalk could be a short-term improvement to provide a pedestrian crossing prior to the construction of the shared use path. Raised median refuges split the crossing task into two steps, so pedestrians only need to be concerned with one direction of travel at a time; additionally, medians have been shown to reduce pedestrian crossing crashes by about 40 percent. Rectangular rapid flashing beacons (RRFBs) are recommended at this crosswalk.
- As discussed in more detail below, a roundabout is recommended at the location where the extension of Ranch Drive would connect to Alpine Highway. Marked crosswalks should be installed across all legs of this new roundabout, including both legs of Alpine Highway. Crosswalks at roundabouts are typically very safe and convenient for pedestrians, due to the slow travel speeds through the roundabout and splitter islands that act as pedestrian refuge islands.
- To provide additional crossing opportunities for pedestrians, another crosswalk is recommended at Bateman Lane. This crosswalk would provide pedestrian access between the neighborhoods served by Bateman Lane and the Alpine Art Center and nearby businesses. This crosswalk could be placed on either the north or south side of Bateman Lane; the north side would be more convenient for pedestrians, while the south side could include a median refuge, enhancing safety without blocking the left-turn lane to Bateman Lane. RRFBs are recommended at this crosswalk.

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

As shown in the Alpine Transportation Master Plan, Ranch Drive is intended to be extended across the existing agricultural parcel to Alpine Highway. A roundabout is recommended for this future intersection, to control turning movements, reduce speeds along Alpine Highway, improve safety, and provide an enhanced gateway to Alpine. Extension of Ranch Drive and construction of this roundabout is a long-term recommendation, intended to be implemented when the agricultural parcel is developed.



ALPINE HIGHWAY

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SPEED MANAGEMENT

The current posted speed limit on Alpine Highway is 45 miles per hour at the south city limit, dropping to 40 miles per hour midway between 800 South and Sunset Drive. These speeds make it challenging to provide a safe and comfortable environment for people walking and biking and are inconsistent the type of development anticipated by this Alpine City Gateway Corridors Small Area Plan. However, reducing speed limits alone is unlikely to have a measurable effect on how fast people drive on Alpine Highway, without also implementing speed management techniques.

The construction of a roundabout where Ranch Drive will connect to Alpine Highway is by far the best tool to manage speeds through this corridor, since travel speeds through roundabouts are typically 15 to 20 miles per hour. With this new roundabout and the existing roundabout bookending most of Alpine Highway within the City, a target speed of 30 to 35 miles per hour should be achievable, consistent with the development recommendations of the Alpine City Gateway Corridors Small Area Plan. However, since this roundabout is a long-term solution that won't happen until the agricultural parcel is developed, other solutions should be considered.

Because Alpine Highway is a UDOT facility, speed management will be more difficult to implement than on other streets in the City. However, UDOT would likely allow narrowing travel lanes from 12' to 11' and narrowing the center turn lane from 14' to 12'. While lanes of this width won't manage speeds as well as narrower lanes, there should be some benefit. Lane width reduction will also facilitate implementation of improved pedestrian and bicycle facilities, as discussed above. When Alpine Highway is next resurfaced, lane widths could be restriped to those shown in the cross section above, perhaps using a wider buffer for the bike lanes to use up the additional space.

Available online imagery shows that vehicles are occasionally parked along Alpine Highway, usually on the east side, apparently associated with activities at the nearby orchard and antique store. Recent State legislation prohibits parking in bicycle lanes, making this parking illegal. The properties along Alpine Highway all appear to have ample adequate space for parked vehicles.

Raised medians or short median islands are recommended to replace the center turn lane at locations where there are no left-turn movements from Alpine Highway to driveways and minor streets. Medians or islands are an effective speed management technique due to their narrowing effect, especially within curved roadways or when introduced as gateways. The following locations are recommended for consideration of raised medians or islands.

- At the north side of 800 South, extending approximately 110' north, ending before the first driveway. This median island is the best location to serve as a gateway to Alpine; it is adjacent to the existing Alpine 1850 sign; similar signage and other hardscape or landscape features could be used in the median to highlight this primary entrance to the City. As mentioned above, this median would also serve as a refuge for pedestrians crossing the street here, as well as for users of the future Power Line Trail.
- From approximately 550' north of Sunset Drive to Bateman Lane. An opening in the median would need to be provided for the private driveway that serves 526 through 542 Alpine Highway. Left-turn pockets would need to be provided for that driveway and the southernmost driveway serving Burgess Orchards. Because this median would cover most of the long curve in Alpine Highway, it would be especially effective at reducing travel speeds. At Bateman Lane, this median could also serve as a refuge for pedestrian crossings.



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3. CANYON CREST ROAD

Canyon Crest Road is a two-lane undivided arterial street with paved shoulders; from the city limit to Ridge Drive, it also has a two-way left-turn lane. Canyon Crest Road has lane widths varying from 11.5 to 13' and shoulder widths varying from 4.5' to 8'. The total curb-to-curb width is 44' south of Ridge Drive and 36' northwest of Ridge Drive; additional width is provided for turn lanes approaching Ridge Drive and Main Street. The Transportation Master Plan (2023) indicates that Canyon Crest Road carries nearly as much traffic into and out of the City as Alpine Highway, with daily traffic volumes of 14,800 at the City limit, 11,700 between Healey Boulevard and Ridge Drive, and 8,500 between Ridge Drive and Main Street. All intersections along Canyon Crest Road within Alpine have one- or two-way stop control, except for the roundabout at Main Street.



BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends an off-street shared use path on Canyon Crest Road, and funding for a path is being provided through MAG. The recommended width for the shared use path is 12' as measured from the back of curb, allowing necessary obstructions such as signs to be placed near the curb without making the path too narrow. Paved shoulders marked as bike lanes are also recommended, to accommodate cyclists who want to travel at higher speeds and are comfortable riding closer to motor vehicle traffic. The bike lanes will also buffer the sidewalk and shared use path from motor vehicles.

PEDESTRIAN FEATURES

The existing sidewalks on Canyon Crest Road provide adequate space for walking, and the proposed shared use path will enhance the pedestrian environment. The proposed shared use path will also fill the current pedestrian facility gap on the northeast side of the street between Ridge Drive and Paradise Cove Lane. Like Main Street, many of the curb ramps and driveway approaches along Canyon Crest Road are not ADA-compliant. Reconstruction of ramps and driveways to achieve ADA compliance is recommended with the shared use path project.

Between the city limits and Main Street, the only marked crosswalks across Canyon Crest Road are the crosswalk at the roundabout and a crosswalk at Ridge Drive. The crosswalk at the roundabout appears to be well-designed, ADA-compliant, and easy for pedestrians to use due to the low speeds and pedestrian refuge inherent at roundabouts. However, the existing crosswalk at Ridge Drive is in the middle of a curve, which limits sight distance. In addition, the lack of additional marked crosswalks makes it challenging for people to cross Canyon Crest Road. Away from signalized intersections, pedestrians are legally allowed to cross streets at any location, as long as they first yield to vehicular traffic on the roadway. However, at 8,000 to 15,000 vehicles per day, it can be challenging to find sufficient gaps in traffic. By law, motorists are required to yield to pedestrians at unmarked crosswalks, which exist at intersections along Canyon Crest Road. However, yield rates by motorists are significantly lower at unmarked crosswalks than marked crosswalks.

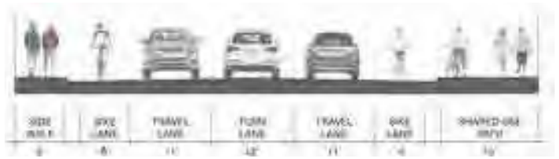
A sight distance study for the crosswalk at Ridge Drive is recommended. Ideally, the study would look at both the stopping sight distance for eastbound motorists to the crosswalk, as well as decision sight distance for pedestrians waiting to cross. At 35 miles per hour, the necessary stopping sight distance per the American Association of State Highway and Transportation Officials is 250'. Measurements in Google Earth indicate that the sight distance between the eye location of a southeast-bound driver and a pedestrian waiting at the west curb to cross the street is approximately 225'. A physical measurement by an engineer would likely confirm sight distance that is less than desirable, which is potentially a significant safety issue.

The recent installation of rectangular rapid flashing beacons (RRFBs) at this intersection helps with the sight distance concern: when a pedestrian on the west side of Canyon Crest Road activates the flashing beacons, the beacon on the east side of the intersection is in the line of sight for southeast-bound drivers well before the pedestrian is in the line of sight. The beacon warns drivers to look for pedestrians, but this leaves plenty of room for driver error. An advance warning sign with an additional RRFB is recommended on Canyon Crest Road northwest of the intersection with Ridge Drive, located approximately at the beginning of the curve. The RRFB would supplement the existing sign and plaque.

The sight distance problem at this crosswalk would also be addressed by installation of a roundabout or all-way stop control, as discussed below under intersection improvements.

Marked crosswalks are recommended at other locations on Canyon Crest Road within Alpine, to be implemented as part of the funding available through MAG. Crosswalk locations are best determined by identifying intersections that serve a larger number of houses and any other pedestrian-generating land uses, then confirming that no sight distance or other safety issues preclude a crosswalk. At T intersections south of Ridge Drive, median refuges could be provided to improve safety and ease of crossing for pedestrians. The following locations should be considered for possible marked crosswalks:

- Healey Boulevard serves a significant amount of housing and other land uses; a median refuge could be installed on the south side of the intersection, although this might make left turn movements from Healey Boulevard to Canyon Crest Road more difficult.
- A marked crosswalk was formerly located at Carlisle Avenue, but it was removed due to concerns about sight distance and vehicle speeds. A marked crosswalk just south of Carlisle Avenue would serve people that use the trail network in Beck's Hill Park, as well as residents of Carlisle Avenue and Pheasant Ridge Drive. The hill crest in this area limits sight distance, but sight distance is better at Carlisle Avenue than it is at Pheasant Ridge Drive. A median refuge could be installed at this crosswalk, which would mitigate the potential sight distance concerns. RRFBs could also mitigate the sight distance concerns and could be mounted higher than the minimum mounting height to ensure continuous visibility of the beacons for approaching motorists. A sight distance study should be conducted prior to marking this crosswalk, to measure the actual physical sight distance between motorists and pedestrians.
- Paradise Cove Lane may also be a good location for a crosswalk. Paradise Lane provides pedestrian access to Petersen Park and the church likely generates additional pedestrian traffic.



CANYON CREST ROAD

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

CANYON CREST ROAD AT RIDGE DRIVE

Based on field observations and discussions with City staff and residents, this T-intersection represents one of the more challenging traffic concerns in Alpine. At times, the left-turn movement from Ridge Drive to Canyon Crest Road is challenging to make, resulting in delays and queued traffic. In addition, as mentioned above, the sight lines are limited for pedestrians crossing from the west side of Canyon Crest Road.

In the short term, there are two possible recommendations for this intersection:

Option 1 is to provide a left turn merge lane on Canyon Crest Road for vehicles turning left from Ridge Drive, creating a "high-T" intersection, which allows drivers to make the left turn in two stages, yielding first to northbound vehicles on Canyon Crest Road, then yielding separately to southbound vehicles before merging. While drivers can currently use the two-way left-turn lane for this purpose, many drivers are waiting for gaps in both directions of travel before starting their turns. Marking channelizing lines through the intersection will encourage more drivers to use the turn lane, reducing delay. Flexible delineators or plastic curbs with delineators can be added to the channelizing lines to further encourage this movement. The image below shows this option, along with restriping the lanes on Canyon Crest Road to 11' lane widths and marking bicycle lanes on Canyon Crest Road.

Proposed high-T design at Canyon Crest Road and Ridge Drive with left-turn merge lane and restriping

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Option 2 is to convert the intersection to an all-way stop. The poor sight lines for pedestrian crossings would be one of the primary reasons to make this conversion. Traffic counts should first be conducted to see if the intersection meets all-way stop warrants; even if the traffic volumes don't warrant an all-way stop, the sight distance concerns may make this a reasonable option. The drawing below shows an all-way stop with narrowed lanes and marked bicycle lanes on Canyon Crest Road.

Long term, a roundabout should be considered for this intersection. From the Transportation Master Plan, the estimated average daily traffic at this intersection was 11,800 in 2023, with 12,600 estimated in 2030; these volumes would easily be managed by a roundabout, eliminating nearly all delay for Ridge Drive. A roundabout would improve safety for all users, mitigating the safety concerns caused by the roadway curvature and pedestrian sight distance concerns. Given that the City has purchased the property on the northeast corner of the intersection, one option is to build a full-size roundabout by utilizing that parcel. A roundabout with an inscribed circle diameter of 130' is shown below. A roundabout of this size fits well in the recently purchased lot, and the the approach roadways are well-aligned for a roundabout centered as shown. However, with its large footprint, a roundabout of this size would have a relatively high cost. It would also be possible to install a mini-roundabout within the existing intersection footprint at a much lower cost, with an inscribed circle diameter of approximately 70'. This is relatively small for a mini-roundabout, so there would be concerns about turning movements by large vehicles, and other geometric challenges; for example, it may be difficult to achieve the desired speed control at the roundabout. However, at approximately 13,000 vehicles per day, a mini-roundabout would have excellent traffic operations. If the City decides to pursue a roundabout at this location in the future, a design with an inscribed circle diameter of 105' to 110' should be evaluated as a means to balance cost, usability by large vehicles, safety, and traffic operations.

All-way stop intersection

CANYON CREST ROAD AT HEALEY BOULEVARD

The Healey Boulevard intersection carries more vehicular traffic than the Ridge Drive intersection; the estimated average daily traffic at this intersection was 15,400 in 2023, with 16,000 estimated in 2030. Similar to the Ridge Drive intersection, drivers can currently use the two-way left-turn lane to make left turns from Healey Boulevard to Canyon Crest Road in two stages. In the short term, marking a dedicated left turn merge lane to create a high-T intersection here would similarly encourage two-stage turns and reduce delay. However, a high-T intersection would eliminate the possibility of adding a median refuge for pedestrians at this intersection, as discussed above.

Long term, this intersection is another candidate for a mini-roundabout. A full-size roundabout with a non-mountable central island is not feasible without taking significant property. A mini-roundabout with an inscribed circle diameter of 60 to 65' would be possible within the existing footprint of the intersection. At this size, it would be difficult to achieve speed control for southbound vehicles and turn movements by trucks would sweep across most of the roundabout. As an alternative, property could be obtained from the existing residential parcels on the northeast and southeast corners of the intersections. If the amount of property outside of the existing wall on the property on the southeast corner ("corner clips") were taken from both parcels, a mini-roundabout with an inscribed circle diameter of approximately 90' would be feasible. At this size, speed control would be more achievable, trucks would be able to turn more easily, and roundabout operations would be improved.

Proposed roundabout at Canyon Crest Road and Ridge Drive

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SPEED MANAGEMENT

The current posted speed limit on Canyon Crest Road within Alpine is 35 miles per hour. There are several locations with limited sight distance on Canyon Crest Road, including pedestrian crossing sight distance at Ridge Drive as described earlier, as well as intersection and pedestrian crossing sight distance at several intersections due to a hill crest between Carlisle Avenue and Pyrenees Drive. Slower speeds result in reduced sight distance needed for safe turning movements and street crossings. If motorists travel slower, the required sight distance is shorter and safety is improved for all users, reducing both crash likelihood and crash severity, especially for vulnerable users such as pedestrians and bicyclists. Given regular use by pedestrians and bicyclists, a target speed of 30 miles per hour is recommended for Canyon Crest Road. However, lowering the speed is unlikely to have a measurable effect on how fast people drive on Canyon Crest Road, without also managing speeds through physical measures.

Travel lanes 11 feet wide encourage slower speeds while providing sufficient space for occasional large vehicles. However, narrow lanes created only by paint are only partially effective.

Roundabouts at the intersections of Canyon Crest Road with Ridge Drive and Healey Boulevard, as discussed above under intersection improvements, would be the most effective speed management tool for Canyon Crest Road. By design, roundabouts restrict speeds to approximately 15 to 20 miles per hour.

Raised medians are recommended on Canyon Crest Road south of Ridge Drive, within the existing center turn lane, at locations where there are no turning movements that need to use the turn lane. Ideally, these raised medians would be constructed in concrete, with landscape or hardscape features to make them more visible and improve speed reduction. However, temporary features like plastic curbs or flexible delineators could be used in the short term at less cost. As discussed above under pedestrian features, raised medians could be used at potential marked crosswalk locations to both reduce travel speeds and provide pedestrian refuge. The following are possible locations for raised medians on Canyon Crest Road:

- North of Sierra Avenue, for about 100' to the nearest driveway.
- At the south side of the intersection with Carlisle Avenue, serving as a pedestrian refuge and continuing south approximately 250'.
- North of Pyrenees Drive, for about 100' to the nearest remaining driveway.
- South of Healey Boulevard; this median could serve as a pedestrian refuge, but this would need to be weighed against the installation of a designated merge lane for left-turn movements from Healey Boulevard. Alternatively, there would be room for a short section of raised median midblock between Healey Boulevard and Allegheny Way.
- From the south city limit to a point approximately 100' north, south of the left-turn lane for Allegheny Way. This location could serve as a gateway to Alpine.

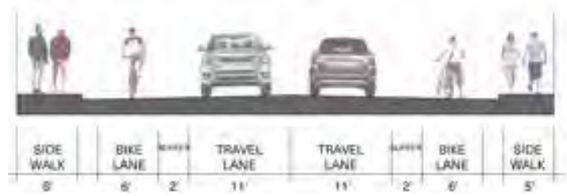
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4. WESTFIELD ROAD AND 200 NORTH

Westfield Road is a two-lane undivided collector street with paved shoulders. Parking is not currently prohibited but will be prohibited when bikes are added on Westfield Road, but there are typically no parked vehicles. The curb-to-curb width of Westfield Road varies from 38' to 40', with travel lanes 11' wide. Approximately one mile from the city limit, Westfield Road intersects 200 North, which extends this Gateway Corridor to Main Street. 200 North has a curb-to-curb width of 38', with lane widths 11' to 12' wide. Vehicles are regularly parked on the shoulders of 200 North, especially on the south side. This is the least-used Gateway Corridor in Alpine, with daily traffic volumes of 4,700 on Westfield Road and 5,400 on 200 North, according to the Transportation Master Plan (2023). There is an existing all-way stop at the intersection of Westfield Road, 200 North, and 400 West.

BICYCLE FACILITIES

The Alpine and Highland Active Transportation Plan recommends an off-street shared use path on Westfield Road and on-street bicycle lanes on 200 North. There appears to be enough street right-of-way to construct a shared use path on Westfield Road, especially on the northwest side of the street. However, Westfield Road could easily be restriped with buffered bike lanes, while focusing funds for shared use paths at other locations, for example the proposed Power Line Trail and along Canyon Crest Road, Alpine Highway, and Main Street. Buffered bike lanes are recommended for Westfield Road, with travel lanes 11' wide, bicycle lanes six feet wide, and painted buffers two to three feet wide. Delineators or other separators could be used to increase comfort for cyclists, provided that maintenance equipment is available to sweep the bicycle lane if physically separated.



WESTFIELD ROAD

On 200 North, traditional marked bicycle lanes are recommended, while retaining parking on the south side of the street.

PEDESTRIAN FEATURES

The existing sidewalks on Westfield Road and 200 North provide adequate space for walking; in some locations there is a planting strip between the roadway and the sidewalks, improving comfort for pedestrians and making it easier to comply with the Americans with Disabilities Act. Like other streets, many of the curb ramps along Westfield Road and 200 North are not compliant. Where there is a planter strip, driveway approaches on Westfield Road appear to be ADA-compliant, but where there is no planter strip, Westfield Road driveways are mostly non-compliant. On 200 North, most driveways appear to be ADA-compliant, both at locations with and without planter strips.

Along Westfield Road, there are existing uncontrolled marked crosswalks at Ranch Drive and Sycamore Lane as well as marked crosswalks across all four legs of the four-way stop at the intersection of Westfield Road and 200 North. There are no marked crosswalks across 200 North between Westfield Road and Main Street. A marked crosswalk is recommended across Westfield Road at Dally Drive, improving the network of crossing opportunities. A marked crosswalk is recommended across 200 North at the west side of its intersection with 100 West; this crosswalk would improve pedestrian access between neighborhoods north of 200 North and Burgess Park, Timberline Middle School, and Westfield Elementary School.

The crosswalk at Sycamore Lane is the primary crosswalk serving Timberline Middle School, so it is already equipped with rectangular rapid flashing beacons (RRFBs). The crosswalk at Ranch Drive is good future candidate for RRFBs, given its proximity to Westfield Elementary School and as a crossing for the Power Line Trail. Given the relatively low vehicular volumes on Westfield Road and 200 North, high-visibility markings with appropriate warning signs are sufficient for the proposed uncontrolled crosswalks at Dally Drive and 100 West. As traffic volumes continue to increase within Alpine, these crosswalks should be monitored to determine whether rectangular rapid flashing beacons should be implemented.

MANAGING MOTOR VEHICLE TRAFFIC

INTERSECTION IMPROVEMENTS

In the short term, no intersection improvements are recommended for Westfield Road or 200 North. However, as Alpine continues to grow, some intersections should be monitored for possible improvements. First, the intersection of Westfield Road and 200 North could be converted to a mini-roundabout in the future. An inscribed circle diameter of 70' could fit within the existing intersection, or a larger roundabout could be constructed by using property corner clips on each corner.

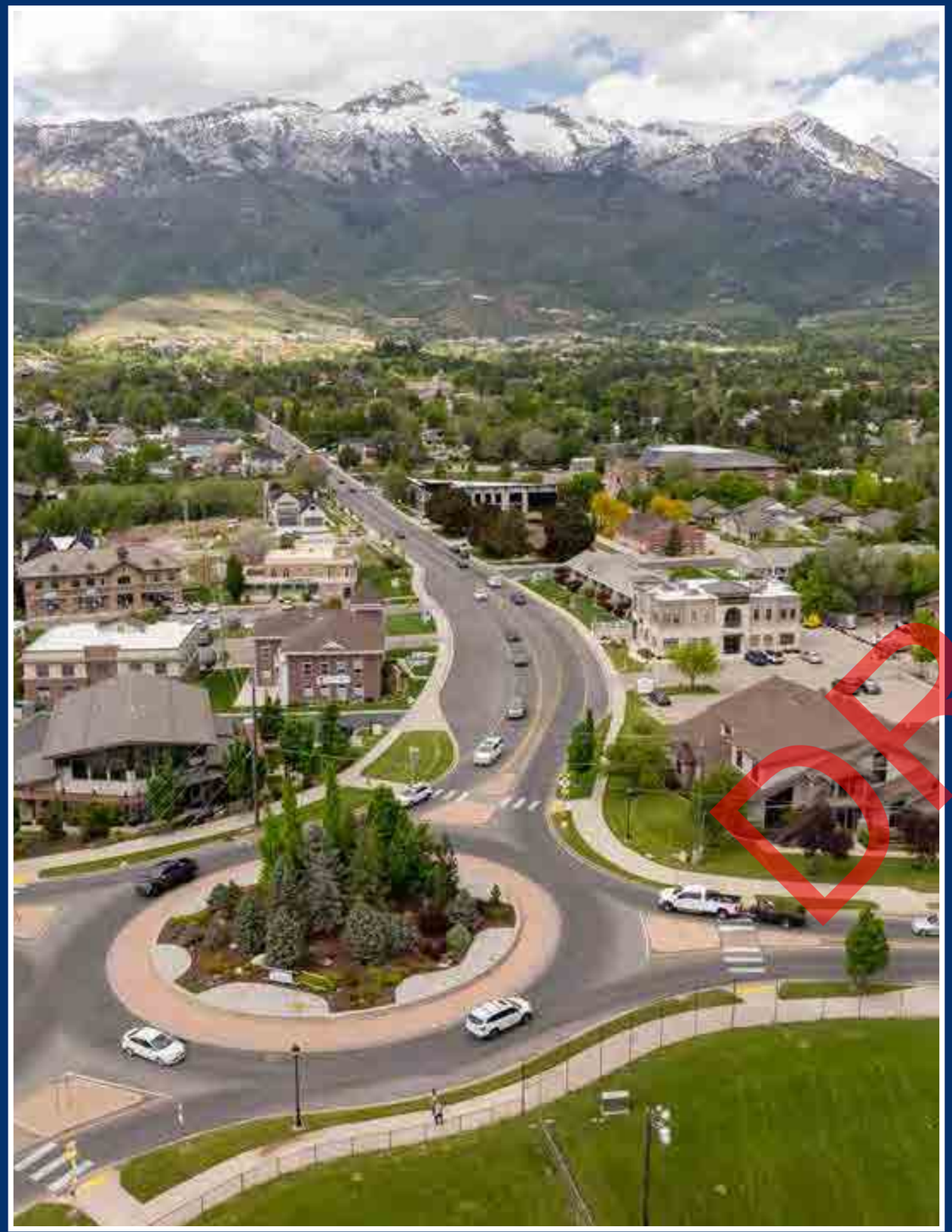
When Ranch Drive is extended to connect to Alpine Highway as part of the development of the large agricultural parcel, the intersection of Westfield Road and Ranch Drive is likely to experience significantly more traffic volume and turning movements. The traffic impact analysis for the development should analyze future conditions at this intersection and recommend possible improvements to be implemented as part of the development, including installation of all-way stop control or a roundabout. Within the existing intersection footprint, a mini-roundabout would have a diameter of just 60'. A traditional roundabout could be constructed by utilizing the power line right-of-way and possibly small amounts of property from the two adjacent properties west and south of the intersection.

SPEED MANAGEMENT

The lane widths of 11' recommended above under bicycle facilities will help control speeds on Westfield Road and 200 North. A possible future roundabout at Ranch Drive would also act as a gateway to Alpine and set the tone for speeds along Westfield Road in the City of Alpine.

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Aerial view of Alpine City looking toward S Main Street

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ALPINE CITY HISTORIC MAIN STREET DESIGN GUIDELINES

ABOUT THE DESIGN GUIDELINES UPDATE

The following Design Guidelines replace the existing Gateway Historic Design Standards and direct the development of properties to ensure that new projects result in high quality public realm and architectural character that is aligned with the vision of Alpine's City Main Street.

The updated Design Guidelines build upon the existing standards while expanding their content to reflect a more comprehensive urban design vision for the Gateway Historic District. Much of what defines Alpine's character remains central, including the preservation of historic building forms, materials, and architectural features, as well as a continued emphasis on creating a pedestrian-friendly environment. These long-standing priorities are a key component of the updated Guidelines that provide a framework for developers and property owners on expected character and ensure that new development remains compatible with Alpine's historic context while supporting a walkable, human-scaled public realm.

These Guidelines are also framed by the Main Street and Gateway Corridors Small Area Plan that moves beyond a purely preservation-based approach to embrace a broader, multi modal and mixed-use urban design structure that can better shape future growth. The revised Guidelines introduce clear dimensional standards, including setbacks, articulation intervals, build-to lines, and parking placement requirements, to provide clearer direction and greater consistency in how development supports the community's vision.

DEFINE ALPINE'S CITY CHARACTER

Defining the character of Main Street Alpine City by developing Design Guidelines will provide future development with form based measures that are easily understood and graphically communicated. The following Design Guidelines are intended to provide clear standards that encourage new buildings to sensitively respond to their context, local aesthetics, and existing patterns of development, while promoting consistency, structure, and character that is unique to Alpine's City Main Street area.

DESIGN GUIDELINES ARE TOOLS

Design Guidelines are tools used to ensure that development meets the intended vision for Alpine City Main Street, and that new buildings meet the performance metric of a successful town core environment. They provide clear standards for creating strong neighborhoods, setting expectations for the quality and character of the public realm and the way in which buildings interface with it. Perhaps most importantly, Design Guidelines are a way of protecting investment and the desired character of a community.

DESIRED OUTCOMES

Design Guidelines are recommended for Alpine City Main Street for a number of reasons. When properly followed and administered, they can preserve and enhance the qualities that make the town center a beloved place in the eyes of Alpine residents and a desirable destination for visitors. They can enhance property values and improve the quality of new development, and Guidelines can protect the Alpine Historic Main Street area from development that is incompatible with the goals of this Plan. These Design Guidelines encourage limited increased density when compared to surrounding residential areas of the city in the town center and are aligned with the vision for limited growth established by the Master Plan. They strive to take the qualities of the best historic buildings as a point of reference for future development. They encourage building design and massing that reflect and enhance the qualities of the built environment to which Alpine residents feel deeply connected.

HOW TO USE THESE GUIDELINES

The Design Guidelines are based on an overlay of two character areas that serve to complement the current zoning. These districts describe the character and use of different areas of downtown based on current use or function, desired type of new or redevelopment, and the way in which the scale of downtown transitions to adjacent neighborhoods. Associated illustrations are provided below to describe the character, density, and development type for each district. The Guidelines are organized in a simple matrix format that allows landowners and developers to easily discern what requirements and characteristics are associated with the particular character areas that their property occupies.

Disclaimer: Building forms shown in the following pages are not characteristic of allowed building forms. They are used simply to illustrate the features being specified in the drawing.



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DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
DESIGN GUIDELINES SECTIONS	**BUILD FORM AND MASSING**		
	Horizontal Setback - Front	20' min / 35' max If adjacent structures have a smaller setback, try to match North of 200 N: 25'-30' min	15' min. / 20' max. (build-to-line) 30' max for residential uses
	Horizontal Setback - Side	10' min Corner side yards: 20' min	6'-8' min. If same ownership min. 0' Corner side yards: 20' min
	Building Length	Max. 60' for individual buildings at front lot line	Max. 80' for individual buildings at front lot line
	Building Articulation	Required. Maximum length of blank wall: 20' Provide variation in building articulation a minimum of every 20'	Required. Maximum length of blank wall: 15'-20' on street side Provide variation in building articulation a minimum of every 30'
	Activated Ground Floor	Allowable ground floor uses: cultural, professional and personal services, office, residential, retail and restaurants	Allowable ground floor uses: retail, restaurants, cultural, civic, office. Residential: max 40% at front lot line
	Building Entries	Ground floor entries at max. every 40' on retail/ commercial frontages	Ground floor entries at max. every 30' on retail/ commercial frontages

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WHAT REMAINS THE SAME

- Respect for adjacent building scale, massing, and orientation.
- Orientation towards the street.
- Avoid large uninterrupted building widths.

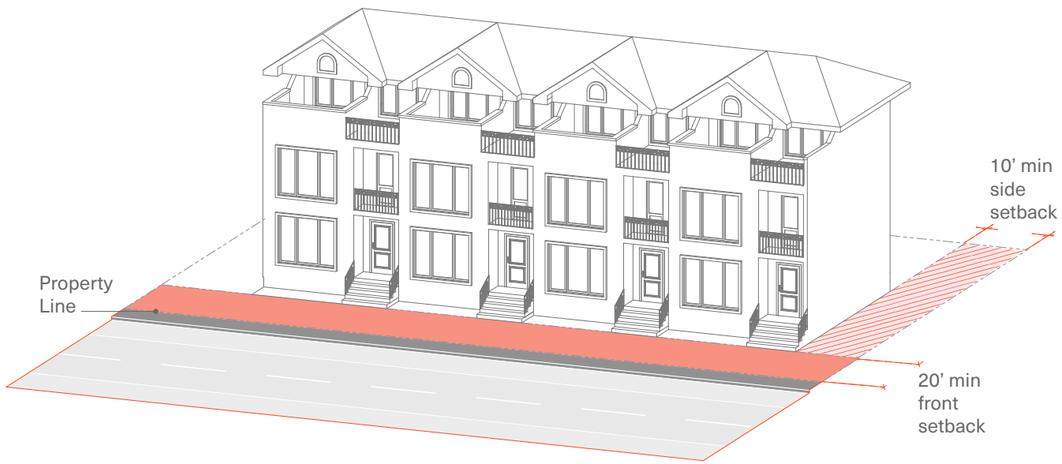
WHAT CHANGES

- Precise front and side setbacks by Character Area
- Building Length & Articulation requirements: Max building length at front lot line/ Required articulation
- Maximum distance between building entries

MAIN STREET MIXED USE FRONT AND SIDE SETBACK

The Horizontal Setback for the Front in Main Street's Civic and Mixed Use district ranges from 20 to 35', adjusted to match smaller adjacent setbacks, with a minimum of 25 to 30' north of 200 N. Side setbacks require a minimum of 10', and corner side yards have a 20-foot minimum.

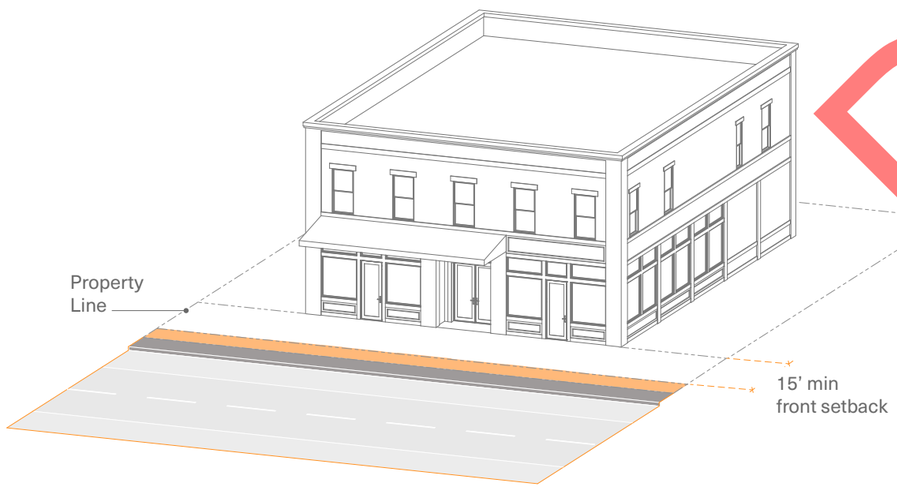
These setback requirements are part of the broader built form and massing standards intended to create a cohesive streetscape that aligns with surrounding development patterns and ensures appropriate spacing between buildings for both aesthetic and functional urban design.



TOWN CENTER FRONT AND SIDE SETBACK

The Horizontal Front Setback in Town Center district ranges from 15' to 20', with a build-to-line approach allowing up to 30' for residential uses. Shared ownership can reduce the minimum front setback to zero; otherwise, it's six to eight feet. Side setbacks require at least 20' for corner side yards to ensure spacing.

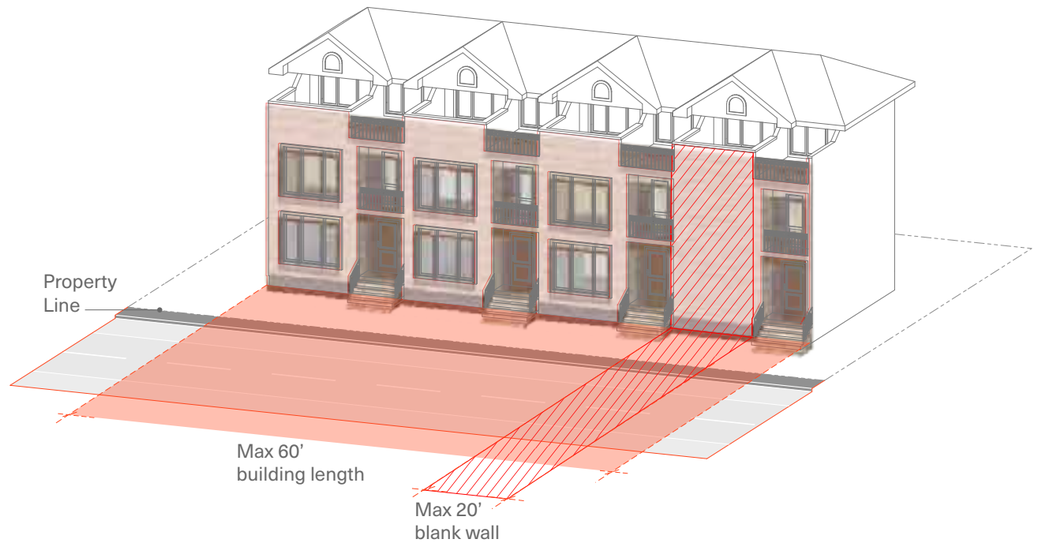
These standards support overall building form and massing, fostering a unified streetscape that respects adjacent development and provides appropriate separation for visual appeal and functional design. These guidelines also promote pedestrian-friendly environments and enhancing street-level interaction.



MAIN STREET MIXED USE BUILDING LENGTH AND ARTICULATION

The maximum building length at the front lot line in Main Street's Civic and Mixed Use district is limited to 60' for individual buildings. In addition, building articulation is required to ensure that no blank wall exceeds 20' in length, with variations in building articulation provided at a minimum every 20'.

These guidelines create a cohesive streetscape with proper rhythm and scale, enhancing pedestrian comfort and promoting a vibrant, human-scale public realm. They foster social interaction and community vitality by creating accessible, attractive, engaging public spaces that support a strong sense of place.



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TOWN CENTER BUILDING LENGTH AND ARTICULATION

The maximum building length at the front lot line in the designated area is limited to 80’ for each building. Building articulation is mandatory, with no blank wall exceeding 15 to 20’ along the street-facing side. Additionally, variations in articulation must appear at least every 30’.

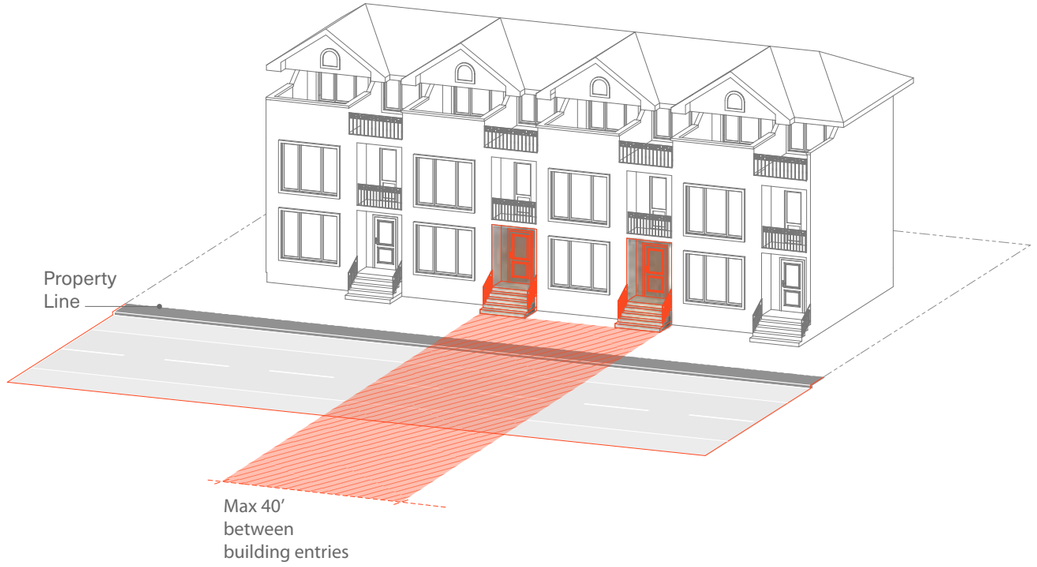
These standards establish a harmonious streetscape rhythm and scale, improving pedestrian comfort and contributing to a lively, human-scaled public environment. This approach encourages social engagement and strengthens community identity by creating inviting, accessible, and dynamic public spaces.



MAIN STREET MIXED USE BUILDING ENTRIES

Ground floor entries must be provided at intervals no greater than every 40’ along all retail and commercial frontages.

This spacing ensures active pedestrian engagement, encourages interaction between buildings and the street, and promotes a vibrant streetscape. Consistent and frequent access points support accessibility and create a welcoming environment that enhances the urban experience. Such entry placement fosters social interaction, increases business visibility, and contributes to a dynamic public realm benefiting pedestrians and the surrounding community.

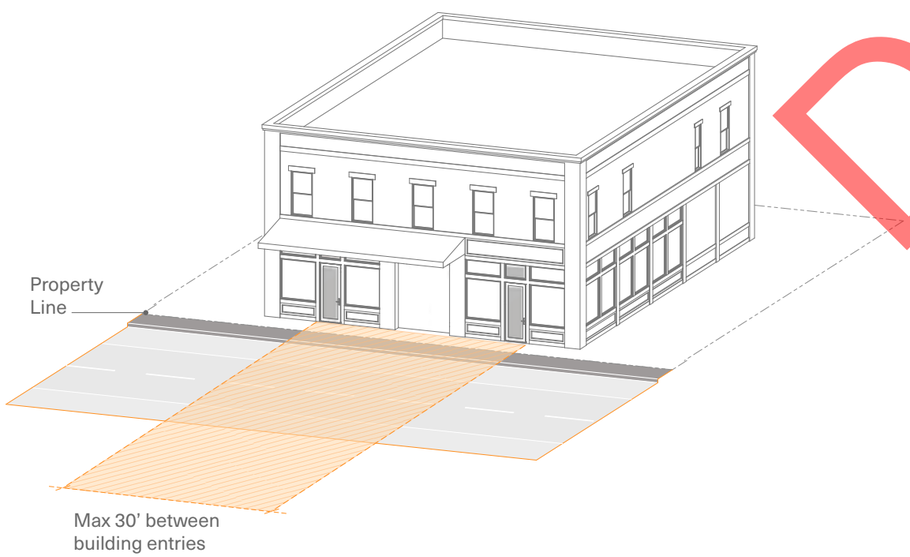


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TOWN CENTER BUILDING ENTRIES

Ground floor entries shall be provided at intervals not exceeding 30’ along all retail and commercial frontages.

This spacing is intended to promote active pedestrian engagement, enhance the connection between buildings and the street, and cultivate a vibrant, pedestrian-friendly streetscape characteristic of a thriving town center. Well-positioned entries foster social interaction, boost business visibility, and contribute to a dynamic public realm that supports a lively community and encourages walking, gathering, and commerce throughout the town center.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	HEIGHT		
	Maximum Height	34’ - 3 stories Min. 6’ step back after 2nd story	34’ - 3 stories Min. 6’ step back after 2nd story
	EXTERIOR WALLS AND SURFACES (INCLUDES MATERIALS)		
	Primary Materials	Wood, masonry, brick, stone	Wood, masonry, brick, stone, glass for storefronts
	Secondary Materials	Glass, architectural concrete	Glass, metal panels, architectural concrete
	Prohibited Materials	NA	Stucco, EIFS, siding
	Glazing (Reflective Glass)	Ground floor: none allowed Upper floors: none allowed	Ground floor: none allowed Non-reflective glass storefronts encouraged Upper floors: 25% max
	Mechanical Equipment Requirements (Screening)	Required. Mechanical equipment to be placed on roof tops, side, or back of buildings	
	WINDOWS AND DOORS		
	Ground Floor Transparency	Minimum 40% for non-residential	Minimum 60% for non-residential
	Fenestration	Punched window openings required Arched windows allowed	Match cadence and height of fenestration with adjacent buildings
	Balconies	Recessed balconies allowed on front or side. Projecting balconies allowed on rear. Balconies may not extent into the ROW. Minimum depth of 5’ and width of 6’ required for balconies	

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WHAT REMAINS THE SAME

- New construction should respect surrounding historic building heights
- Same primary materials encouraged

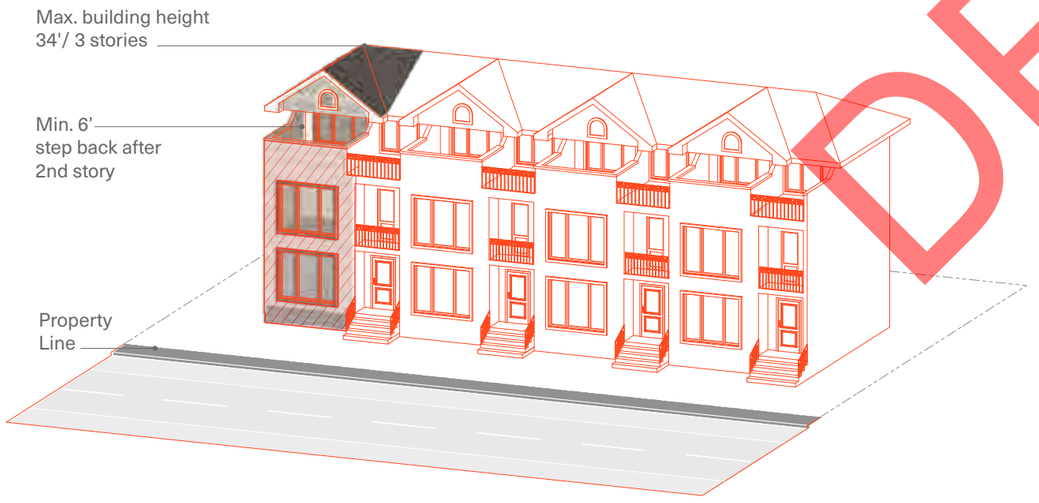
WHAT CHANGES

- Height tied to Character Areas as part of build-form expectations
- Primary and secondary materials introduced/ fenestration requirements

MAIN STREET MIXED USE BUILDING HEIGHT

Buildings along retail and commercial frontages have a maximum height of 34' (3 stories). A minimum 6-foot step-back is required after the second story to reduce visual bulk and maintain a human-scale streetscape.

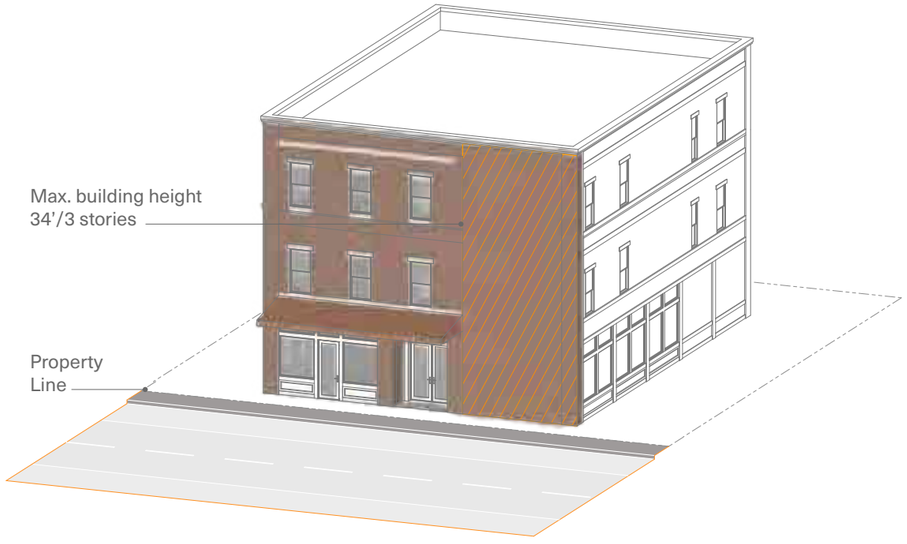
These height and step-back standards improve sunlight and air circulation at street level, creating a more comfortable and inviting urban environment. Together, they contribute to a balanced streetscape that supports both functional and aesthetic urban design goals, enhancing the overall pedestrian experience and neighborhood character.



TOWN CENTER BUILDING HEIGHT

Buildings along retail and commercial frontages in the Town Center district are restricted to a maximum height of 34' (3 stories). This reduces visual bulk and maintain a human-scale streetscape.

These height and step-back requirements ensure ample sunlight reaches the street level while promoting natural airflow, resulting in a comfortable and welcoming atmosphere for pedestrians. This design strategy cultivates a cohesive streetscape that carefully balances practical functionality with visual appeal, enriching the pedestrian experience and strengthening the unique character of the district.



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TOWN CENTER GROUND FLOOR TRANSPARENCY AND FENESTRATION

The Town Center district design prioritizes ground floor transparency of at least 60% for non-residential spaces to foster visual connections and active street engagement. Windows and openings align with the rhythm, height, and proportions of adjacent buildings, ensuring architectural harmony.

This strategy creates a cohesive urban fabric, enhances the pedestrian experience, and supports vibrant commercial activity, demonstrating a balance between transparency and aesthetic integration in the district.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	ROOFING		
	Roof Types	Gabled roof forms	Gabled roofs encouraged for commercial and mixed-use buildings Flat roofs allowed only for commercial buildings. Cornice required for flat roofs
	PUBLIC REALM STANDARDS		
	Sidewalks (* see street sections for dimensions)	Min. 6'/ When possible include a 4' planted buffer	Min. 6'/ When possible include a 4' planted buffer or amenity zone
	Trees	When possible include at max. 30' O.C.	Required at max. 30' O.C. for all land use types
	Landscaping	Turf grass not allowed	Turf grass not allowed
	ACCESSORY DWELLING UNITS		
	ADU's	Allowed. Detached ADU's to be considered when aligning with MMH study and guidelines	Allowed. Detached ADU's to be considered when aligning with MMH study and guidelines
	Setbacks from Primary Structure	20' min	30' min
	Maximum ADU Height	14' - 1 story	24' - 2 stories
	Maximum Size	800 sf	800 sf Larger ADU's allowed as long as sf is less than 70% of principal dwelling unit
	LARGE LOT STANDARDS (LARGER THAN 2 ACRES)		
	Required Development	For lots larger than acres (2) acres in size the entire site should be developed. However, if an applicant is not prepared to develop the entire site at one time, the buildings shall be clustered to one portion of the lot to ensure the street wall is maintained, and to leave a portion of the lot available for potential additional phases of development	
	Setbacks	10' min	15' min

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WHAT REMAINS THE SAME

- Requirement for streetscape elements (planters, furniture, trees).
- Encouragement of gathering spaces

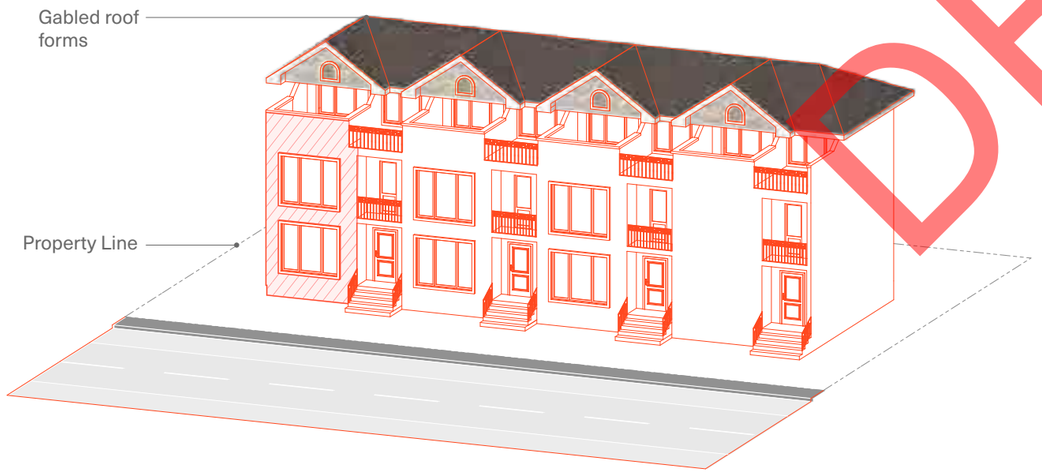
WHAT CHANGES

- Public Realm standards introduced with district specific requirements
- ADU standards/ Large Lot standards introduced

MAIN STREET MIXED USE ROOFING

In Main Street's Civic and Mixed Use district, buildings with gabled roofs greatly enhance the architectural character and pedestrian experience.

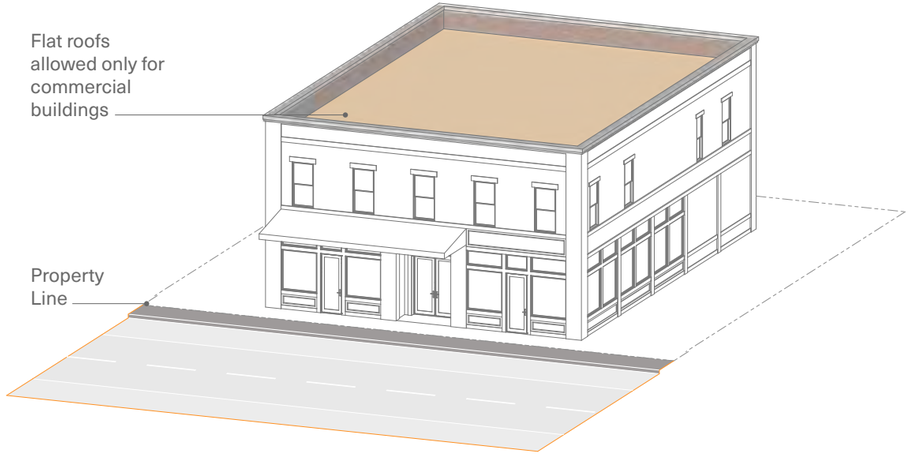
Their classic pitched forms create an engaging roofline that adds rhythm and variety to the streetscape. Gabled roofs establish a welcoming frontage that encourages pedestrian activity. They also provide flexible upper-level spaces often used for residential or office purposes above retail, supporting the mixed-use nature of the area. Overall, gable roofing fosters a balanced urban environment with visual interest, human scale, and functional diversity.



TOWN CENTER ROOFING

In the Town Center district, both gabled and flat roofs are allowed on commercial and mixed-use buildings for their significant contribution to the area's architectural character and pedestrian-friendly environment. Flat roofs can make commercial buildings easy to identify and allow for more floor heights and therefore flexible use.

The timeless pitched form of gabled roofs brings rhythm and visual interest to the streetscape, fostering an inviting and dynamic frontage that supports active pedestrian engagement. These roof styles also create adaptable upper-floor spaces, ideal for residential or office uses above ground-floor retail, reinforcing the district's mixed-use objectives.

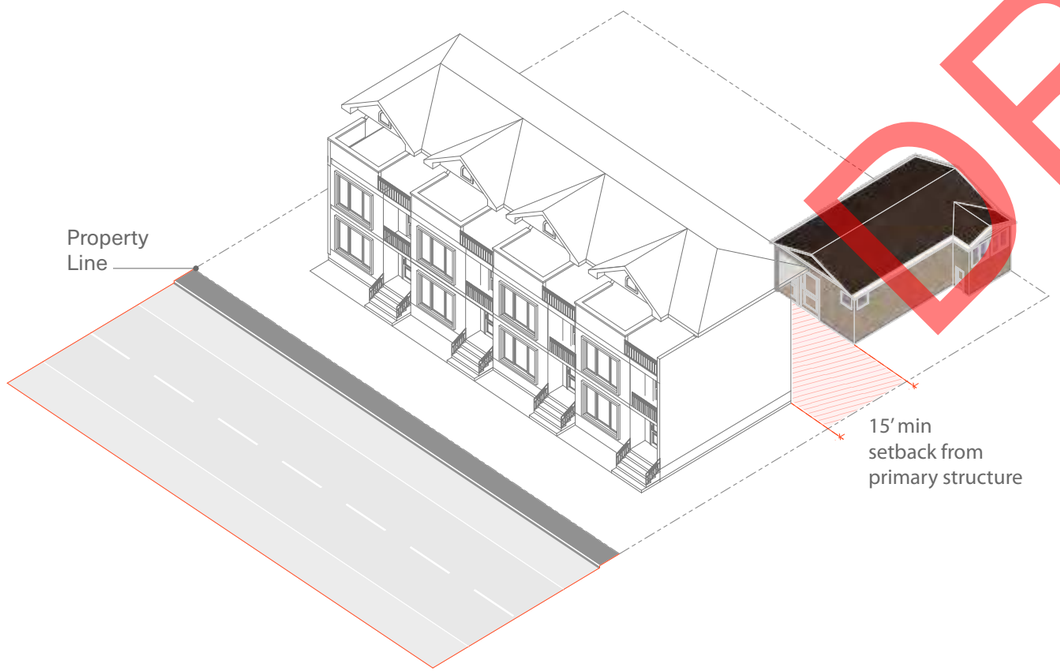


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MAIN STREET MIXED USE SECONDARY DWELLING UNITS

In designated zones permitting Secondary Dwelling Units (ADUs), detached ADUs will be considered following alignment with the MMH study and established guidelines.

A minimum setback of 15’ from the primary structure is required to ensure adequate separation, privacy, and safety. These provisions support diverse housing options while maintaining neighborhood character and community values effectively. Detached ADUs contribute to increased density and offer flexible, affordable, and sustainable living arrangements.

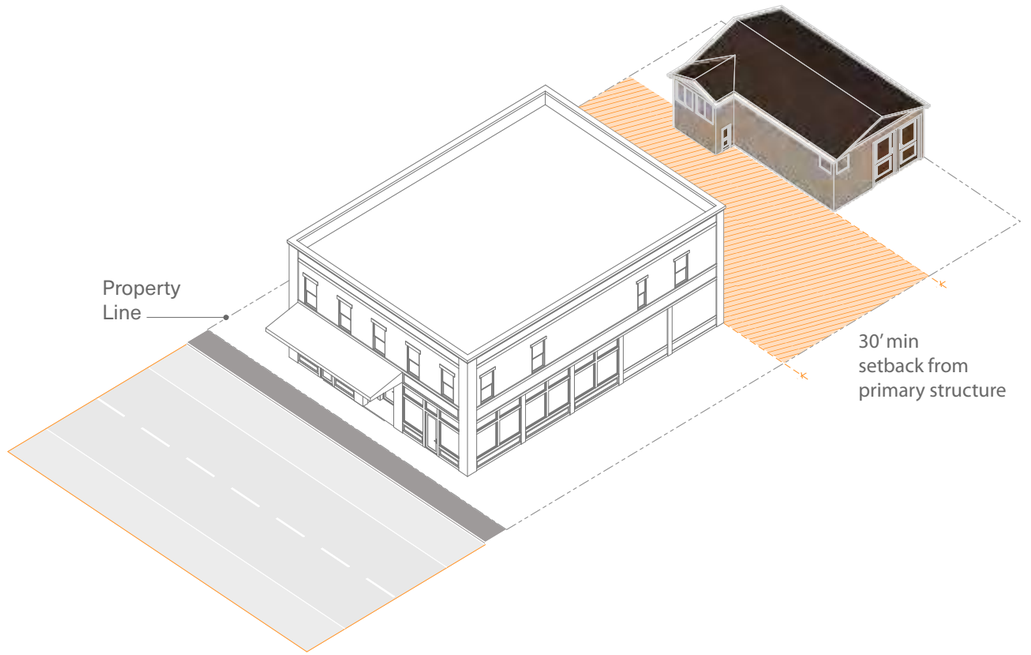


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TOWN CENTER SECONDARY DWELLING UNITS

In designated zones permitting Secondary Dwelling Units (ADUs), detached ADUs will be considered following alignment with the MMH study and established guidelines.

A minimum setback of 30’ from the primary structure is mandated to ensure adequate separation, privacy, and safety. These requirements promote a variety of housing options while maintaining the character and values of the town center community. Detached ADUs enable increased density without sacrificing open space, supporting flexible, affordable, and sustainable living solutions.



MAIN STREET MIXED USE LARGE LOT STANDARDS

For lots larger than two acres, development standards require the entire site to be developed, but if not done all at once, buildings must be clustered in one area to maintain a consistent street wall and preserve space for future phases.

This clustering enhances urban design by ensuring a cohesive street front that improves pedestrian experience and visual continuity while allowing adaptability. For Main Street Mixed Use district large lots, a minimum 40% lot coverage ensures efficient land use without sacrificing flexibility, balancing walkability, growth potential, and a unified streetscape.



DESIGN GUIDELINES MATRIX

DISTRICTS		MAIN STREET CIVIC AND MIXED USE	TOWN CENTER
	PARKING		
	Location	Should be placed on the side or behind buildings No surface parking allowed at front lot line	Should be placed on the side or behind buildings. Max. 35% surface parking allowed at front lot line
	Driveways	Maximum 15' wide on one side of lot	Maximum 24' wide on one side of lot
	Setbacks and Screening	Follow existing code	Min. 15' planted buffer from adjacent sidewalk or street
	SIGNAGE AND WAYFINDING		
	Materials	Sign materials should be sturdy and generally match the materiality and character of the building. Wood is encouraged. Plastic, vinyl, and similar materials are prohibited Allowed	
	Aesthetics	Signage is to be developed with a pedestrian focus; should be aesthetically pleasing; and support the overall character of Alpine City's Main Street district.	

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WHAT REMAINS THE SAME

- New construction should respect surrounding historic building heights
- Same primary materials encouraged

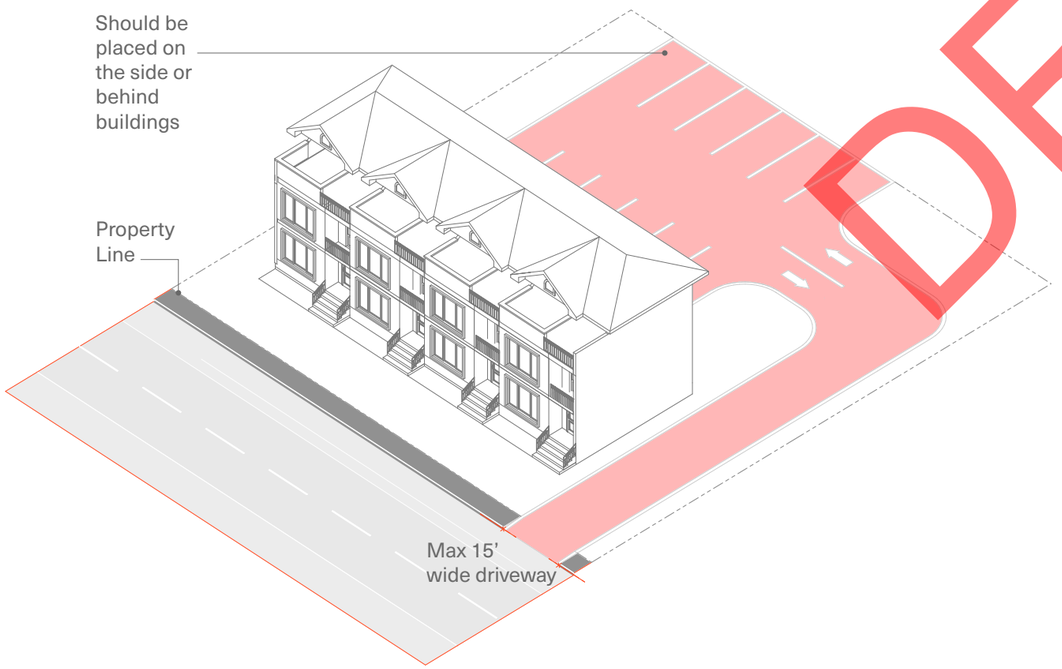
WHAT CHANGES

- Height tied to Character Areas as part of build-form expectations
- Primary and secondary materials introduced/ fenestration requirements

MAIN STREET MIXED USE PARKING

The parking approach for Main Street Civic and Mixed Use District emphasizes placing surface parking on building sides or rear, with no parking at the front lot line, and limiting driveways to 15’ on one side. Setbacks and screening follow existing codes.

This enhances urban design by prioritizing pedestrian-friendly streetscapes, reducing visual clutter and pedestrian-vehicle conflicts. Avoiding front parking encourages active building frontages and safer, attractive urban environments, supporting sustainable, mixed-use development. This design promotes better access, aesthetics, and functionality in urban planning.

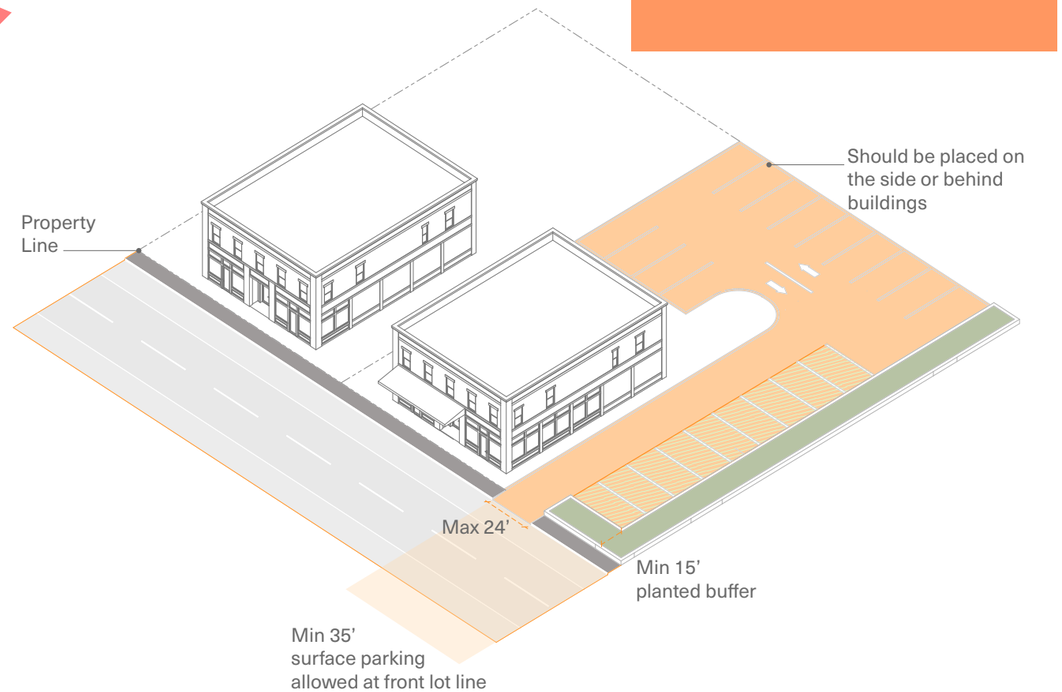


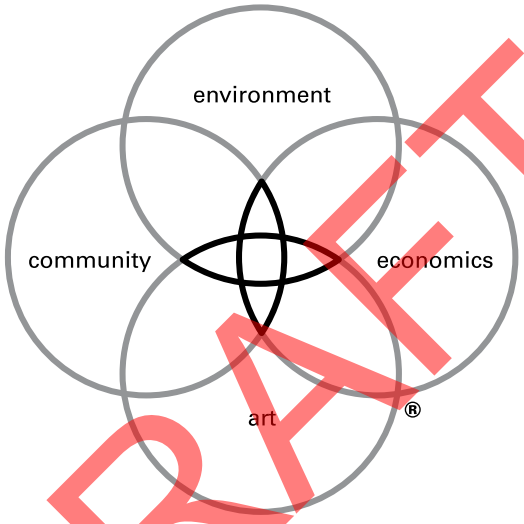
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TOWN CENTER PARKING

The Town Center district parking approach locates surface parking to the side or rear of buildings, limiting front lot line parking to 35% or less. Driveways are restricted to 24’ wide on one side. A minimum 15-foot planted buffer separates parking from sidewalks or streets, following setback and screening requirements.

This design reduces visual clutter and pedestrian-vehicle conflicts, enhances active building frontages, and creates safer, more attractive public spaces, fostering a vibrant, functional urban environment that encourages community interaction and improves overall streetscape quality.





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APPENDIX A - MARKET ANALYSIS MEMO

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Planning
Urban Design
Strategic Services
Environmental Graphic Design

1390 Lawrence Street
Suite 100
Denver, Colorado 80204
303.623.5186
designworkshop.com

MEMORANDUM

To:

From: Design Workshop

Date: 11/01/2024

Project Name: Alpine City Main Street and Gateway Corridors

Project #: 8316

Subject: Alpine City Retail Analysis

Copy To:

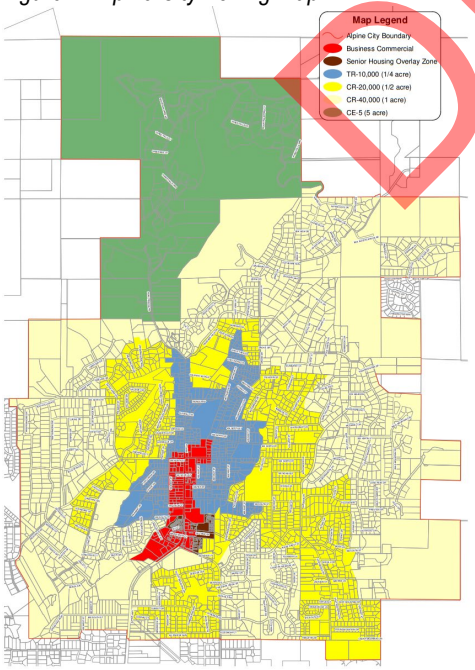
Introduction

Alpine, Utah is located in Utah County against the slopes of the Wasatch Mountain Range. It is located approximately 32 miles southeast of Salt Lake City, about a 35-minute drive via I-15, and is located about 20 miles north of Provo, providing easy access to both urban centers. The majority of the land within the city is zoned for residential use at varying densities ranging from ¼ acre lots to 5 acre lots. The Business Commercial District has a small footprint compared to the Residential District and only has 12 retail and restaurant businesses serving the Alpine population. Figure 1 displays Alpine City's zoning map.[1]

Retail leakage occurs when residents of a community spend money outside their local area due to insufficient local retail options. In Alpine, Utah, the limited availability of business and commercial spaces has resulted in notable retail leakage. With few retail stores or service options available locally, residents often travel to nearby cities to fulfill their shopping needs. This not only means lost sales for potential local businesses but also impacts the local economy, as sales tax revenue that could circulate within the community flows outward instead.

The purpose of this study is to quantify the extent of Alpine's retail leakage by assessing the spending that is currently going elsewhere. This data will then guide recommendations for the amount and type of commercial space that could be supported by Alpine's population, aiming to recapture some of this spending. By analyzing the demographics of the city, the study will also identify potential retail tenants that could be successful in Alpine City. This approach seeks to address unmet local demand, improving the city's economic vitality and reducing the need for residents to shop outside the community.

Figure 1: Alpine City Zoning Map



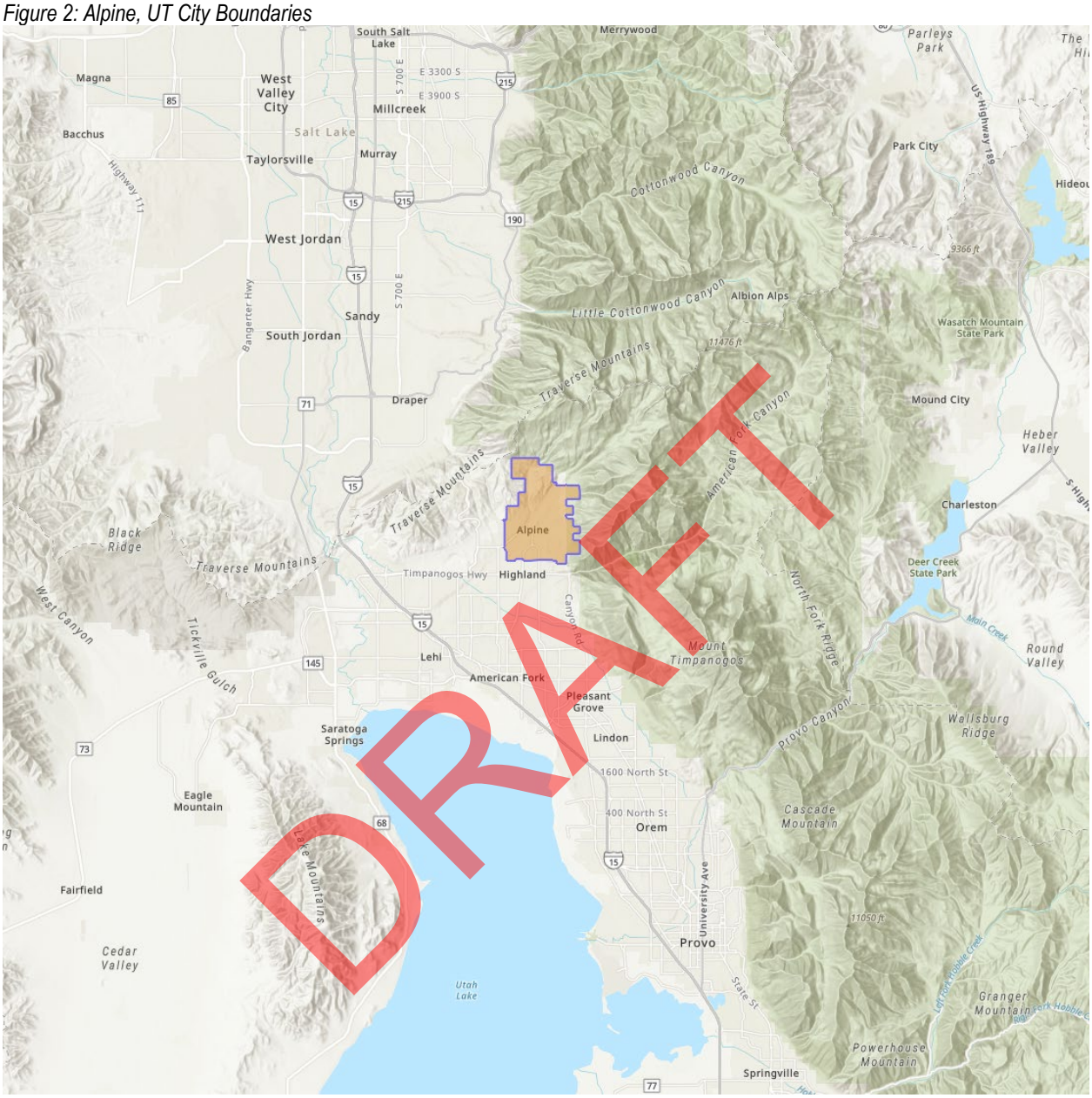
Source: Alpine Planning and Zoning Department

[1] Zoning.mxd

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Identification of Study Area
For the purpose of this study, demographics, existing retail performance, and retail leakage calculations all utilized Alpine City boundaries to remain consistent with one another. Figure 2 outlines the study area.[2]

Figure 2: Alpine, UT City Boundaries



Source: ESRI Business Analyst

Demographics
The area's demographics provide essential insights into the characteristics and trends of the local population. Analyzing population trends can forecast future demand for services or products, guiding investment decisions. Income and employment data can assess the area's purchasing power, helping determine the products and services in line with residents' financial capabilities. The following sections outline the population, age, income, and race and ethnicity statistics in the selected study area.

[2] ESRI Business Analyst

Population[3]

Between 2010 and 2020, Alpine City's population grew modestly from 9,770 to 10,251, with a compound annual growth rate (CAGR) of 0.48%. This growth rate increased slightly in the following years, with a projected CAGR of 0.80% from 2020 to 2024, bringing the population to an estimated 10,604 by 2024. Looking ahead to 2029, the population is expected to reach 10,939, growing at a CAGR of 0.62% from 2024 to 2029. By 2040, population is projected to increase to approximately 10,952 and increase to 11,420 by 2050.

Table 1: Population Trends

Population	Alpine City, UT
2010 Total Population	9,770
2020 Total Population	10,251
2010-2020 Population: Compound Annual Growth Rate	0.48%
2024 Total Population	10,604
2020-2024 Population: Compound Annual Growth Rate	0.80%
2029 Total Population	10,939
2024-2029 Population: Compound Annual Growth Rate	0.62%
2040 Total Population	10,952
2029-2040 Population: Compound Annual Growth Rate	0.01%
2050 Total Population	11,420
2040-2050 Population: Compound Annual Growth Rate	0.42%

Source: ESRI Business Analyst

Age[4]

Alpine City's population is predominantly young, with 12.74% of residents under age 10 and 21.06% in the 10-19 range, indicating a strong presence of children and teenagers. Young adults aged 20-29 make up 13.62% of the population, while those in their 30s represent 8.05%. Middle-aged adults are well-represented, with 13.11% of residents aged 40-49 and 12.85% aged 50-59. Older adults, including 9.71% aged 60-69 and 8.86% aged 70 and above, constitute a smaller portion. This demographic mix highlights a youthful community with a large presence of families.

Table 2: Age Distribution

Age	Alpine City, UT
2024 Total Population Age 0-9 (%)	12.74%
2024 Total Population Age 10-19 (%)	21.06%
2024 Total Population Age 20-29 (%)	13.62%
2024 Total Population Age 30-39 (%)	8.05%
2024 Total Population Age 40-49 (%)	13.11%
2024 Total Population Age 50-59 (%)	12.85%
2024 Total Population Age 60-69 (%)	9.71%
2024 Total Population Age 70+ (%)	8.86%

Source: ESRI Business Analyst

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[3] ESRI Business Analyst
[4] Ibid

Income[5]

Alpine City has a high median household income of $168,392. The median household income is projected to increase to $184,636 by 2029. 38.3% of households earn $200,000 or more, while 21.51% have incomes between $150,000 and $199,999. Households with incomes from $100,000 to $149,999 make up 14.39%, and those earning $75,000 to $99,999 account for 6.77%. Lower-income households are less common, with only 5.31% earning under $15,000, and similarly small percentages in other low- and mid-range brackets. This income distribution suggests a largely affluent community with a concentration in the upper-income tiers.

Table 3: Income Distribution

Income	Alpine City, UT
2024 Median Household Income	$168,392
2029 Median Household Income	$184,636
2024 Household Income less than $15,000 (%)	5.31%
2024 Household Income $15,000-$24,999 (%)	0.80%
2024 Household Income $25,000-$34,999 (%)	3.81%
2024 Household Income $35,000-$49,999 (%)	3.74%
2024 Household Income $50,000-$74,999 (%)	5.38%
2024 Household Income $75,000-$99,999 (%)	6.77%
2024 Household Income $100,000-$149,999 (%)	14.39%
2024 Household Income $150,000-$199,999 (%)	21.51%
2024 Household Income $200,000 or greater (%)	38.30%

Source: ESRI Business Analyst

Race and Ethnicity[6]

Alpine City's population is predominantly White, accounting for 90.71% of residents. Hispanic residents make up 4.55%, while those identifying as two or more races represent 5.73%. Other racial groups have smaller representations, including 1.21% Asian, 0.50% Black or African American, 0.31% Pacific Islander, and 0.25% American Indian or Alaska Native.

Table 4: Race and Ethnicity

Race and Ethnicity	Alpine City, UT
2024 White Population (%)	90.71%
2024 Black/African American Population (%)	0.50%
2024 American Indian/Alaska Native Population (%)	0.25%
2024 Asian Population (%)	1.21%
2024 Pacific Islander Population (%)	0.31%
2024 Other Race Population (%)	1.28%
2024 Population of Two or More Races (%)	5.73%
2024 Hispanic Population (%)	4.55%

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[5] Ibid
[6] Ibid

Tapestry Groups[7]

Psychographics, or the study and classification of people according to their behaviors other psychological criteria, can be used to determine preferences and habits of groups of people. Using a blend of demographic data, ESRI has developed behavioral groups, called Tapestry Segments, which can be used to assess characteristics, spending habits, lifestyle choices, and other preferences of these specified groups of people. Table 5 provides an overview of the tapestry groups that exist within Alpine City. The Professional Pride group accounts for 57% of the Alpine City population, the largest of the five. The Top Tier, Savvy Suburbanites, and Pleasantville groups account for approximately 17%, 11%, and 12%, respectively. The following section provides an overview of these tapestry groups.

Table 5: Tapestry Group Distribution

Tapestry	Alpine City, UT
2024 Top Tier (1A) Tapestry Adult Population (%)	17.37%
2024 Professional Pride (1B) Tapestry Adult Population (%)	57.27%
2024 Savvy Suburbanites (1D) Tapestry Adult Population (%)	11.44%
2024 Pleasantville (2B) Tapestry Adult Population (%)	12.23%

Source: ESRI Business Analyst

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Top Tier

The residents of the Top Tier demographic are affluent, highly educated professionals who have achieved significant career success and financial security, with an average net worth exceeding $3 million. They tend to be older, and many have transitioned to consulting roles or own their own businesses. With incomes more than triple the US average, they enjoy a lifestyle centered on luxury, from upscale home maintenance and high-end personal care to frequent, extravagant vacations. Their spending reflects a commitment to comfort, convenience, and quality, indulging in amenities that enhance their well-being and highlight their success.

These Top Tier consumers prioritize quality, exclusivity, and convenience in their spending. They favor high-end retailers and are willing to pay full price for items that reflect their status and taste, often shopping at stores like Nordstrom and Macy's, as well as online at Amazon. Their spending habits include frequent use of personal services, from day spas and upscale salons to professional housekeeping and property maintenance. Leisure and travel are key interests, and they indulge in luxury accommodations and premium travel services, including limousines and rental cars for comfort and convenience. With a preference for brands that offer a refined experience, they are loyal to companies that match their lifestyle, whether that's in fashion, home goods, or entertainment. Their choices are guided by a desire for high-quality, reliable, and luxurious products that complement their affluent, sophisticated lifestyle.

Professional Pride

Professional Pride consumers are well-educated, dual-income families who have achieved financial stability through diligent work and smart investments. With an average net worth of $1.6 million and household incomes over twice the national average, these families enjoy a comfortable, upscale suburban lifestyle. Despite their busy work schedules and long commutes, they prioritize their children's needs and maintain well-organized routines. They are financially savvy, investing for the future through retirement accounts and securities, and they protect their assets with comprehensive insurance coverage. Their homes are newer and frequently updated, reflecting pride in their achievements and a commitment to creating an ideal living environment.

These consumers are practical yet willing to invest in quality, particularly when it comes to their homes, where they take on smaller DIY projects but contract out major renovations. They shop heavily online, with Amazon as a go-to, and are careful credit users, spending on cards but typically paying off balances. Technology is seamlessly integrated into their lives, with the latest devices for every family member, and they actively use them for reading, fitness, and entertainment. Professional Pride families are also wellness-focused, outfitting their homes with gyms and regularly visiting salons and spas. Their spending choices are purposeful, driven by a desire to balance convenience, quality, and long-term value as they continue to build and enjoy their secure, well-rounded lifestyle.

Savvy Suburbanites

Savvy Suburbanites are well-educated, financially secure families, often made up of empty nesters or parents with adult children still at home. Living in established neighborhoods outside urban centers, they enjoy a comfortable suburban lifestyle that blends a love for home improvement and outdoor activities. These residents are invested in maintaining and enhancing their homes, frequently engaging in DIY remodeling projects and gardening, though they're not averse to hiring contractors when needed. They

[7] Ibid

appreciate cultural experiences, fine food, and wine, often seeking out organic and natural products for cooking at home, embodying a mix of suburban comfort with a taste for urban amenities.

These consumers are active and health-conscious, engaging in sports like skiing and golf and spending on quality sports equipment and fitness gear. Financially, they are informed and resourceful, actively investing while managing various forms of debt, including mortgages and home equity lines. They favor practical, family-oriented vehicles such as SUVs and minivans, and rely on personal services like housekeeping to support their busy lives. With a preference for quality and sustainability, they're thoughtful spenders who value both function and lifestyle, making investments that enhance their comfort, health, and long-term well-being.

Pleasantville

Pleasantville residents are established, financially secure suburban homeowners, mostly located in older neighborhoods in the Northeast and parts of California. These slightly older, settled couples often live in single-family homes, many of which require ongoing maintenance and upgrades. With higher incomes and a substantial net worth, they prioritize maintaining their homes through home improvement and remodeling projects, frequently hiring contractors to handle the work. Their suburban lifestyle is balanced by a mix of leisure activities, from sports and gardening to enjoying movies and cultural events.

In terms of retail spending, Pleasantville consumers prefer quality and convenience. Their shopping habits are diverse, spanning from high-end retailers to discount stores, with a significant amount of purchases made online. They invest in quality home services, opting for bundled TV, internet, and phone packages, and often subscribe to premium entertainment channels like HBO and Showtime. Financially savvy, they use the internet for paying bills, managing investments, and online shopping. They value both practicality and indulgence, frequently spending on gardening supplies, event tickets, and travel, including beach visits and theme parks. Their spending habits are marked by a commitment to comfort, quality, and maintaining a well-rounded, enjoyable lifestyle.

Existing Retail Inventory and Tenancy[8]

Alpine City has 45,400 square feet of retail space across 9 properties. All retail properties are centrally located along N Main St within the commercial district. Eleven tenants occupy these spaces across various industries including Finance and Insurance, Services, Health Care, Retail, and Arts, Entertainment, and Recreation. Tenants include banks, finance and insurance companies, a donut shop, gas stations, and a supermarket. Approximately 1/3 of existing retail space is Class B while the remaining 2/3 is Class C. Existing retail buildings have an average year built of 1976. The existing inventory is old and outdated and lacks modern amenities to attract new and exciting businesses and tenants.

Class B buildings offer more utilitarian space without special attractions. It will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition. It will typically not have the abundant amenities and location that a class A building will have. This is generally considered to be more of a speculative investment. They therefore attract a wide range of users with average rents.

Class C buildings are generally older buildings that offers basic space. These properties have below-average maintenance and management, mixed or low tenant prestige, and inferior mechanical/electrical systems. As with Class B buildings, they lack prestige and must depend chiefly on lower prices to attract tenants and investors.

Table 6: Existing Tenant Overview

Address	SF Occupied	Industry	Secondary Type	Store Type	NAICS
113 S Main St	4,773	Finance and Insurance	Bank	Bank	Commercial Banking - 522110
400 S Main St	3,583	Retailer	Service Station		
416 S Alpine Hwy	2,296	Health Care and Social Assistance	Freestanding		
60 W Main Street Ct	2,200	Health Care and Social Assistance	Health Club		
15 E 200 N	1,765	Finance and Insurance		Finance Company	Securities Brokerage - 523120
416 S Alpine Hwy	1,263	Retailer	Freestanding	Donut Shop	Baked Goods Stores - 445291
40 W Main St	1,250	Finance and Insurance		Insurance	Direct Property and Casualty Insurance Carriers - 524126
400 S Main St	1,000	Retailer	Service Station	Gasoline Station	Other Gasoline Stations - 457120
62 S Main St	N/A	Services	Freestanding		
375 S Main St	N/A	Arts, Entertainment, and Recreation	Storefront Retail/Office		Amusement and Recreation Industries - 713990
400 S Main St	N/A	Retailer	Service Station	Supermarket	Convenience Retailers - 445131

Source: CoStar

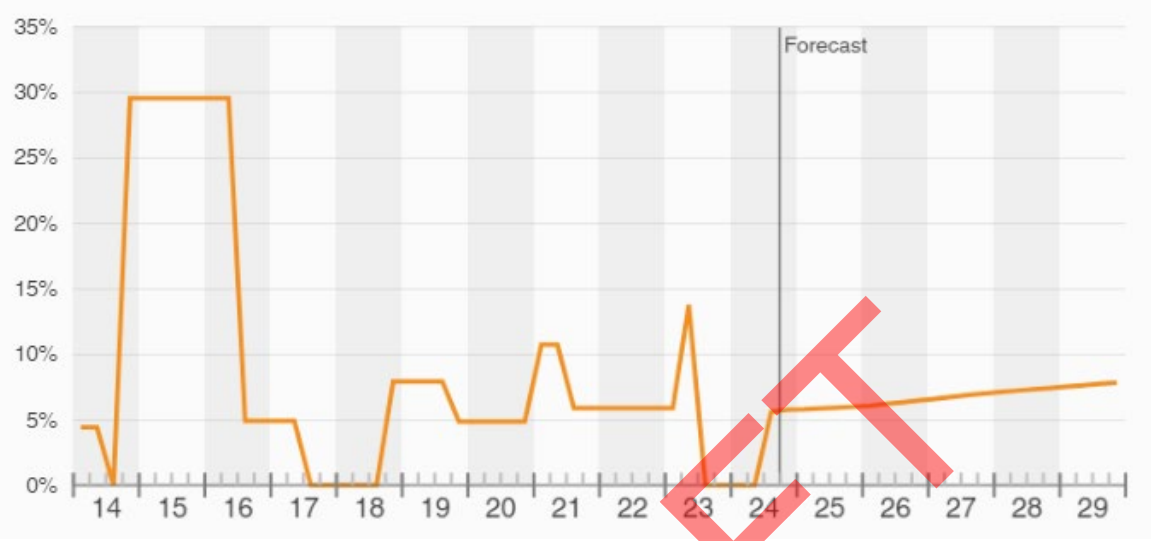
[8] CoStar

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Existing Retail Vacancy Trends[9]

Vacancy rates for retail space within Alpine City have typically ranged from between 4.85% and 21.21% over the last ten years with an average of 11.55%. Given the small size of the market, vacancy rates are volatile and experience drastic shifts when tenants vacate properties. Vacancy rates nearly reached 30% between 2014 and 2016 before dropping to nearly 0%, since then, rates have remained below 15%, dropping to 0% in 2023. It is projected that vacancy rates will remain steadily below 10% over the next five years.

Figure 3: Existing Retail Vacancy Trends

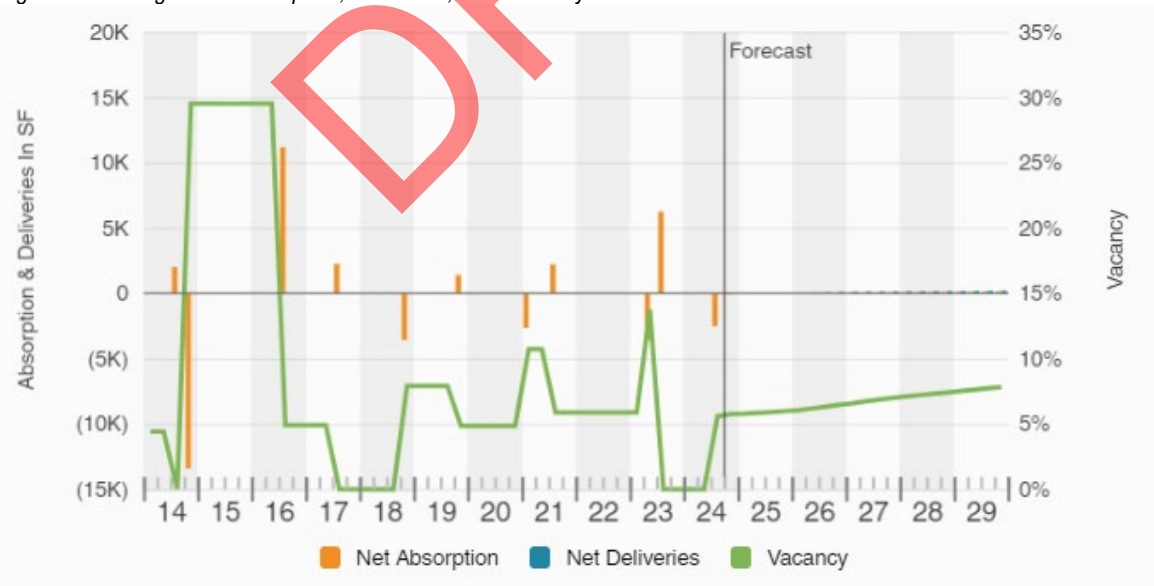


Source: CoStar

Existing Retail Absorption, Deliveries, and Vacancy Trends[10]

Absorption of retail space has typically ranged from (6,113 SF) to 6,198 SF annually. This means that almost all space that was vacated annually was reabsorbed by another tenant entering the space within the same year. Alpine City has not experienced any new deliveries since 2014, indicating a stagnant retail market that has not grown to meet the demands of the population. Turnover rates are low for the existing space as exemplified by an average tenancy of 8 years for current tenants in the market.

Figure 4: Existing Retail Absorption, Deliveries, and Vacancy Trends



Source: CoStar

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[9] Ibid
[10] Ibid

Existing Retail Market and Asking Rental Rates[11]

Market rental rates have increased by 31% since 2014 from $15.76 per square foot to current rates of $20.64 per square foot. Market rental rates are expected to continue to rise to approximately $22.50 per square foot by 2029. Available asking rental rates were measured from 2016 to 2022 where they dropped from $22 per square foot to $15.84 per square foot. This decline in asking rates is likely due to landlords offering rent concessions to tenants to incentivize occupying the space. This is a sign of an unattractive market from a tenant perspective that may not experience suitable customer traffic.

Figure 5: Market and Asking Rental Rates



Source: CoStar

Retail Leakage Analysis[12]

As previously mentioned, retail leakage occurs when residents of a community spend money outside their local area due to insufficient local retail options. To measure the leakage in Alpine City, sales and expenditure data from the NAICS was utilized. The NAICS (North American Industry Classification System) code is a standardized classification system used in the U.S., Canada, and Mexico to categorize businesses by industry for the purpose of collecting, analyzing, and publishing economic data. The following retail classifications were utilized for this study:

- 2024 Furniture/Home Furnishings (NAICS4491)
- 2024 Electronics/Appliance Retailers (NAICS4492)
- 2024 Bldg Material/Garden Equipment & Supply (NAICS444)
- 2024 Food & Beverage Retailers (NAICS445)
- 2024 Health/Personal Care Retailers (NAICS456)
- 2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)
- 2024 Sports/Hobby/Book/Music/Misc (NAICS459)
- 2024 General Merchandise Retailers (NAICS455)
- 2024 Food Service & Drinking Places (NAICS722)

Example store types of each NAICS code are shown in Table 7.

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[11] Ibid
[12] NAICS

Table 7: Example Stores by NAICS Code

NAICS Code	
2024 Furniture/Home Furnishings (NAICS4491)	2024 Health/Personal Care Retailers (NAICS456)
Furniture Stores	Health and Personal Care Stores
Home Furnishings Stores	Pharmacies and Drug Stores
Floor Covering Stores	Cosmetics, Beauty Supplies, and Perfume Stores
Window Treatment Stores	Optical Goods Stores
2024 Electronics/Appliance Retailers (NAICS4492)	Food Supplement Stores
Electronics and Appliance Stores	2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)
Household Appliance Stores	Clothing Stores
Electronics Stores	Clothing Accessories Stores
2024 Bldg Material/Garden Equip&Suppl (NAICS444)	Shoe Stores
Home Centers	Jewelery Stores
Paint and Wallpaper Stores	Luggage and Leather Goods Stores
Hardware Stores	2024 Sports/Hobby/Book/Music/Misc (NAICS459)
Lawn and Garden Equipment and Supplies Stores	Sporting Goods Stores
Outdoor Power Equipment Stores	Hobby, Toy, and Game Stores
Nursery, Garden Center, and Farm Supply Stores	Sewing, Needlework, and Piece Goods Stores
2024 Food & Beverage Retailers (NAICS445)	Musical Instrument and Supplies Stores
Grocery Stores	Book Stores
Supermarkets	2024 General Merchandise Retailers (NAICS455)
Convenience Stores	Department Stores
Specialty Food Stores	Florists
Meat Markets	Gift, Novelty, and Souvenir Stores
Fish and Seafood Markets	Pet Stores
Fruit and Vegetable Markets	Art Dealers
Baked Goods Stores	2024 Food Srv & Drinking Places (NAICS722)
Confectionary and Nut Stores	Drinking Places (Bars)
Beer, Wine, and Liquor Stores	Restaurants

Source: NAICS

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An analysis was conducted of the sales data of each existing retail business located in Alpine City within these NAICS categories to determine the total sales volume of each NAICS category in 2024. With that, spending data was collected for residents of Alpine City to understand the total expenditure volume within each NAICS category. The expenditure volume was then subtracted from the sales volume to determine the retail leakage for each category. Table 8 provides a summary of the sales, expenditures, and leakage for each NAICS category in Alpine City.

Table 8: Retail Leakage by NAICS Code

NAICS Code	Retail Sales	Retail Expenditures	Retail Leakage
2024 Furniture/Home Furnishings (NAICS4491) Sales	$0	$6,061,330	$6,061,330
2024 Electronics/Appliance Retailers (NAICS4492) Sales	$0	$1,633,993	$1,633,993
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	$5,072,000	$8,563,372	$3,491,372
2024 Food & Beverage Retailers (NAICS445) Sales	$382,000	$29,227,190	$28,845,190
2024 Health/Personal Care Retailers (NAICS456) Sales	$704,000	$3,926,494	$3,222,494
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	$0	$6,239,481	$6,239,481
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	$981,000	$2,497,416	$1,516,416
2024 General Merchandise Retailers (NAICS455) Sales	$0	$22,656,309	$22,656,309
2024 Food Srv & Drinking Places (NAICS722) Sales	$1,981,000	$23,757,256	$21,776,256
Total	**$9,120,000**	**$104,562,841**	**$95,442,841**

Source: ESRI Business Analyst

Total retail sales for all sectors amount to $9,120,000, while total retail expenditures reach $104,562,841, resulting in a substantial retail leakage of $95,442,841. This leakage indicates potential for retail expansion to capture consumer spending that currently occurs outside the area. The sectors with the highest retail leakage are General Merchandise Retailers ($22,656,309), followed by Food & Beverage Retailers ($28,845,190), Food Services & Drinking Places ($21,776,256), and Health/Personal Care Retailers ($3,222,494). This data suggests that all NAICS categories that were analyzed have significant unmet demand locally, presenting potential opportunities for investment and expansion in the region.

Supportable Retail Footprint[13]

To quantify the retail leakage into a square footage demand value, an average sales value for the United States was calculated using data from both ESRI Business Analyst and CoStar. The average sales volume per square foot in the United States according to these sources is approximately $415 per square foot. Retail leakage was divided by the constant sales per square foot value to arrive at an approximate square footage of demand for each NAICS category. Total retail demand based on leakage is approximately 230,000 square feet.

Table 9: Total Retail Square Footage Demand

NAICS Code	Retail Leakage	Average Sales Per SF	Retail SF Demand
2024 Furniture/Home Furnishings (NAICS4491) Sales	$6,061,330	$415	14,606
2024 Electronics/Appliance Retailers (NAICS4492) Sales	$1,633,993	$415	3,937
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	$3,491,372	$415	8,413
2024 Food & Beverage Retailers (NAICS445) Sales	$28,845,190	$415	69,506
2024 Health/Personal Care Retailers (NAICS456) Sales	$3,222,494	$415	7,765
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	$6,239,481	$415	15,035
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	$1,516,416	$415	3,654
2024 General Merchandise Retailers (NAICS455) Sales	$22,656,309	$415	54,594
2024 Food Srv & Drinking Places (NAICS722) Sales	$21,776,256	$415	52,473
Total	**$95,442,841**	**$415**	**229,983**

Source: ESRI Business Analyst, CoStar

A Market Area is the geographic area in which a development can be expected to draw the majority of users from. Market areas are generally divided into two geographic regions, a primary market area and secondary market area. A primary market area is where the development can expect to draw 60%-80% of users from, while a secondary market area is where the development can expect to draw from 20%-40% of users. In this analysis, Alpine City is the primary market for new retail space being introduced to the market. As a result, it is likely that new retail offerings within Alpine City will likely only be able to capture 60%-80% of the retail leakage. Alpine City can likely support between 137,990 square feet and 183,986 square feet of retail space based on the percentage of total demand that can be captured.

Table 10: Supportable Retail Square Footage Based on Capturable Demand

NAICS Code	Retail SF Demand	Primary Market (60% Capture Rate)	Primary Market (80% Capture Rate)	Capturable Retail Square Footage
2024 Furniture/Home Furnishings (NAICS4491) Sales	14,606	8,763	11,684	8,763 - 11,684
2024 Electronics/Appliance Retailers (NAICS4492) Sales	3,937	2,362	3,150	2,362 - 3,150
2024 Bldg Material/Garden Equip&Suppl (NAICS444) Sales	8,413	5,048	6,730	5,048 - 6,730
2024 Food & Beverage Retailers (NAICS445) Sales	69,506	41,704	55,605	41,704 - 55,605
2024 Health/Personal Care Retailers (NAICS456) Sales	7,765	4,659	6,212	4,659 - 6,212
2024 Clothing/Accessory/Shoe/Jewelry (NAICS458) Sales	15,035	9,021	12,028	9,021 - 12,028
2024 Sports/Hobby/Book/Music/Misc (NAICS459) Sales	3,654	2,192	2,923	2,192 - 2,923
2024 General Merchandise Retailers (NAICS455) Sales	54,594	32,756	43,675	32,756 - 43,675
2024 Food Srv & Drinking Places (NAICS722) Sales	52,473	31,484	41,978	31,484 - 41,978
Total	**229,983**	**137,990**	**183,986**	**137,990 - 183,986**

Source: ESRI Business Analyst, CoStar

Tapestry Preference Summary[14]

ESRI's tapestry groups were utilized to provide a list of potential successful tenants that could be included with the development of new retail space. The Top Tier, Professional Pride, Savvy Suburbanites, and Pleasantville groups represent affluent, well-educated households living in comfortable suburban environments, each with preferences that reflect their success and values. Top Tier consumers are high-net-worth individuals who indulge in a luxurious lifestyle, focusing on exclusive experiences, premium travel, and high-end services that highlight their achievements. Professional Pride families, often dual income, prioritize financial stability and well-being, investing in quality home improvements, technology, and wellness to enjoy a balanced, upscale lifestyle. Savvy Suburbanites, many of whom are empty nesters or parents with adult children, blend suburban comfort with a taste for urban amenities, spending on DIY home projects, outdoor activities, and sustainable, high-quality products. Pleasantville residents, mostly in settled neighborhoods, maintain their homes through upgrades and enjoy a mix of practical and indulgent purchases, including leisure activities, travel, and cultural experiences. Across all groups, there is a shared commitment to comfort, quality, and a lifestyle that balances practicality with enjoyment, each aligning their spending with values of security, sophistication, and well-being.

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[13] Ibid

[14] ESRI Business Analyst

Experiential Retail Opportunity

Alpine City's affluent and well-established demographic provides an ideal opportunity for experiential retail offerings, catering to consumers who seek immersive, high-quality shopping experiences. Retail clustering, the strategic grouping of stores with complementary or diverse offerings in a concentrated area, creates a vibrant shopping environment, drawing customers with a mix of brands and experiences. Experiential retail, which focuses on engaging customers through events, interactive displays, and personalized service, goes beyond traditional shopping by creating experiences that create social engagement. Together, retail clustering and experiential retail can create a lively, high-end shopping destination tailored to the tastes of Alpine City's sophisticated clientele. The following trends can be considered when developing experiential retail offerings in seasonal communities.

- **Identity**: Experiential retail centers should have an identifiable image. The identity should be reinforced by providing for consistency in quality of signage, store fronts and merchants.
- **Sense of Place**: Create ambiance through effective lighting and seating strategies and the creation of a "sense of place".
- **Variety of Stores**: Successful retail districts provide variety in terms of stores and the merchandise or services provided by various stores. The degree of retail variety will greatly impact the quality of the visitor experience.
- **Retail as Entertainment**: The retail environment and opportunities should be fun and entertaining. Retail centers may introduce elements of entertainment through the design of the physical space as well as the inclusion of specific entertainment-oriented tenants, such as shops that show how products are made or bakeries that have a visible kitchen for customers to watch the process.
- **Save the Best for Food**: The best locations, in terms of pedestrian traffic, visibility and convenience, should be identified for restaurants and bars. Food drives retail.
- **Make It Special**: Offer ongoing special events and activities. Create reasons for visitors and the public to explore.
- **Reflect Demographic Profile**: The tenant mix must meet the consumer demands of its customers.

If Alpine City intends to attract luxury and high-end tenants that align with the demographic profile of the city, high-quality and heavily trafficked spaces that create a memorable retail experience must be provided. The abovementioned trends can help to guide experiential retail developments.

Potential Experiential Retail Tenants

Experiential retail tenants within Alpine City should reflect the spending habits and preferences of the local population. A creative mix of tenants, good merchandising and comfortable ambiance drives experiential retail in successful retail developments. Tenants should address the needs and interests of each market segment including year-round residents and tourists. Offerings should include both common retail purchases as well as indulgences which offer special opportunities that shoppers cannot easily find. Common resident groups prioritize quality, natural products, and home improvement. They also favor quality and classic fashion and focusing on home projects. The most affluent groups enjoy an active, well-funded retirement, investing in health and luxury products. To reflect these spending preferences and opportunities for retail experiential retail and retail clustering, a list of relevant retail offerings and potential tenants was curated. These offerings provide a well-rounded mix of tenants that aim to provide opportunities for customers to spend time at multiple stores or restaurants during their visit. Table 11 provides an overview of these potential tenants.

Table 11: Potential Experiential Retail Tenants

Potential Experiential Retail Tenant Examples			
Tenant Group / Example Tenants	**Approximate SF Footprint**	**Tenant Group / Example Tenants**	**Approximate SF Footprint**
2024 Furniture/Home Furnishings (NAICS4491)	8,763 - 11,684 SF	2024 Health/Personal Care Retailers (NAICS456)	4,659 - 6,212
Pottery Barn	10,000 SF	Med Spa	4,500 SF
Crate & Barrel	12,000 SF	Ulta Beauty	5,000 SF
West Elm	8,500 SF	Local Apothecary	2,000 SF
Anthropologie	10,000 SF	Local Eyewear Store	3,000 SF
2024 Food & Beverage Retailers (NAICS445)	41,704 - 55,605 SF	2024 Clothing/Accessory/Shoe/Jewelry (NAICS458)	9,021 - 12,028
Whole Foods	40,000 SF	Patagonia	5,000 SF
Tader Joes	12,000 SF	Lululemon	5,000 SF
Total Wine & More	20,000 SF	Tiffany & Co	2,000 SF
Sprouts Farmers Market	25,000 SF	J. Crew	5,000 SF
2024 Food Srv & Drinking Places (NAICS722)	31,484 - 41,978	2024 Sports/Hobby/Book/Music/Misc (NAICS459)	2,192 - 2,923
Local Fine Dining Restaurants	4,000 SF	Local Bookstore / Café	5,000 SF
Gourmet Delis	2,500 SF	Local Music Store	5,000 SF
Artisan Bakeries	3,000 SF	Local Ski and Gear Shop	3,000 SF
Wine Bar / Cocktail Lounge	5,000 SF	Local Florist	2,500 SF

Source: Design Workshop

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Relevant Stand-Alone Tenants

Alpine City's leakage within the Electronics/Appliance, Building Material/Garden Equipment and Supply, and General Merchandise NAICS categories present opportunities for additional relevant retail offerings. Given the required footprint for these tenants and their inapplicability to experiential retail developments, these potential retail offerings have been categorized as stand-alone retail opportunities. The potential tenants and retail offerings remain relevant to the demographic profiles and spending habits of Alpine City residents. Table 12 provides an overview of these relevant stand-alone tenants.

Table 12: Potential Stand-Alone Retail Tenants

Potential Stand-Alone Tenant Examples			
Tenant Group / Example Tenants	Approximate SF Footprint	Tenant Group / Example Tenants	Approximate SF Footprint
2024 Electronics/Appliance Retailers (NAICS4492)	2,362 - 3,150 SF	2024 General Merchandise Retailers (NAICS455)	32,756 - 43,675
Apple Store	3,000 SF	Target	40,000 SF
Best Buy	2,500 SF	Costco Wholesale Club	80,000 SF
Micro Center	3,000 SF	Big O Tires	10,000 SF
Bose or Sonos Stores	2,000 SF	Car Dealership	25,000 SF
2024 Bldg Material/Garden Equip&Suppl (NAICS444)	5,048 - 6,730 SF		
Home Depot Garden Center	5,000 SF		
Lowes Garden Center	6,000 SF		
Ace Hardware	6,000 SF		
Tractor Supply Co.	6,500 SF		

Source: Design Workshop

Potential Sales Tax Revenue[15]

Alpine City's sales tax rate as of 2024 is 7.45%, 1.11% of which comes directly from Alpine City. If new retail offerings are able to capture between 60% and 80% of retail spending from residents of Alpine City, the city could likely receive between $635,000 and $850,000 annually in sales tax revenue.

Conclusions

Alpine City's retail leakage analysis highlights an opportunity for new retail development to capture a significant portion of local consumer spending currently directed outside the area. With $95.4 million in unmet demand, particularly in the general merchandise, food and beverage, food services, and health and personal care sectors, there is a clear need for a modernized retail footprint. This demand translates into an estimated need for 230,000 square feet of retail space, of which Alpine City could realistically support between 138,000 and 184,000 square feet. Targeted tenant selection, aligned with the preferences of affluent, quality-focused consumer segments identified through ESRI's tapestry groups, can further enhance the appeal of new retail offerings. By addressing these gaps, Alpine City has potential to revitalize its retail sector and meet the evolving needs of its residents.

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[15] Alpine City

APPENDIX B - DESIGN GUIDELINES REVIEW MEMO

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MEMORANDUM

To: Alpine City

From: Design Workshop

Date: December 2, 2024

Project Name: Main Street & Gateways Corridor

Project #: 8316

Subject: Historic District Design Guidelines Review Analysis

This report is the first step in the update of the existing Historic Main Street Design Guidelines. It is intended to provide a review of the existing regulations and identify opportunities for improvement.

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I. Introduction

Project Overview and Purpose

Alpine City utilizes their current Historic District Design Guidelines to guide future development along Main Street in the current Business Commercial zone. The Design Guidelines establish high level standards for development along Main Street and have not been updated since being adopted in November of 2015.

Design Workshop is preparing a small area master plan for the Gateways Corridor area that includes Main Street, and has completed a review of the existing Design Guidelines, which is intended to inform how Alpine City should update this document and how this could be incorporated into future zoning updates.

Along with these recommendations, the analysis also considers other suggested updates to improve usability for the general public, applicants, and decision makers.

Overall Process

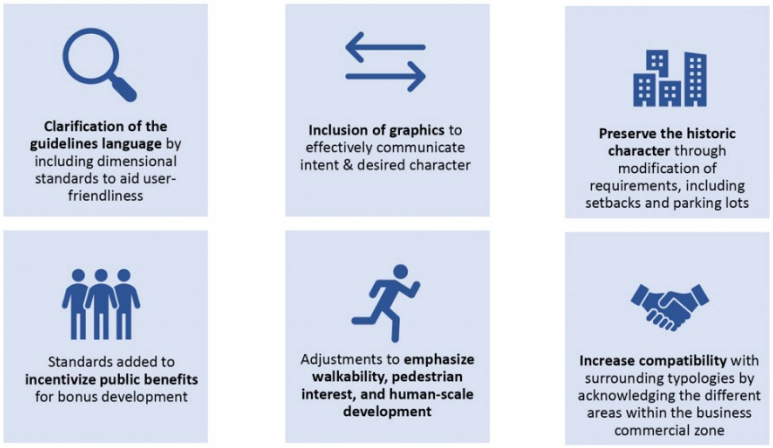
As part of the 2024 Alpine City Main Street & Gateway Corridors Small Area Plan, the city is including a revision to their Historic District Design Guidelines. This update will create a framework to direct future development in the area and align with the vision from the community for Main Street and the Historic District. The opportunity was provided for the community to share feedback on existing conditions and effectiveness of the current Design Guidelines, and how to create a document that will help achieve the goals and vision for Alpine City.

Guiding Principles

In addition to seeking to incorporate the community's direction from the Main Street & Gateway Corridors Small Area Plan into the updated Design Guidelines, the following seven principles should guide this revision. These are based on best practices for codes and policy documents:

1. Strengthen the existing Design Guidelines based on a strategic vision for Alpine City and the Gateways Corridor area that preserves and enhances the existing character of Main Street.
2. Create a document with clear language and standards that do not require interpretation.
3. Include graphics to effectively communicate desired outcomes.
4. Provide clear processes that do not over-complicate reviews & allow for a more streamlined application and approval process.
5. Build off the Small Area Plan engagement and community feedback - do not duplicate those efforts.
6. Consider incentives to advocate for Design Guidelines standards implementation and support from the development community.

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Integrate the Gateways Corridor Small Area Plan

As the Design Guidelines update is part of the larger Alpine City Main Street & Gateways Corridor project, the ideas that will guide the plan should be included in the proposed revisions, focusing specially on Main Street and the desired character the community wants for this historic area. This will include recommendations both for the build form and the public realm.

Incorporating the Small Area Plan through purpose statements or even direct quotes is one way to ensure the specific direction of this document is included and linked to different requirements.

Add New Graphics

The current Historic District Design Guidelines include a few graphics to help articulate provisions and desired outcomes. Many graphics are pictures of existing buildings and do not appear to have been created specifically for this document. As part of modernizing these regulations, the revised Design Guidelines should utilize graphics to illustrate dimensional relationships, building and site planning concepts, and even environmental considerations to help explain standards that are sometimes difficult for casual or non-technical users to understand.

II. High Priority Topics

Through discussions with city staff, local leadership, and initial community feedback, a recommendation to include the following key topics when updating the Design Guidelines document has been identified:

Incorporate dimensional requirements to Build Form & Massing standards

Clarify Building Placement standards (maximum front yard setbacks)

Incorporate Surface Parking Lot standards

Incorporate active First Floor Uses standards

Clarify Public Realm standards

Incorporate standards for Secondary Dwelling Units/ ADU's

Incorporate Large Lot standards

Incorporate Lighting, Signage & Wayfinding standards

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III. Current Design Guidelines Sections

The purpose and intent of the Gateway Historic District Design Guidelines is to create a "village of mixed uses, promote a pedestrian friendly atmosphere, provide excellence in landscaping and architecture, in a setting that honors and preserves the past while promoting the future". While this shows a clear vision of what the character of the Gateway Historic District should be, the eight criteria established in the document lacks clear direction on how this intent can be achieved and relays heavily on mimicking and matching existing buildings. On the other hand, the current approval process requires all projects to go through a Planning Commission review, which requires a longer application time and leaves decision making to the criteria of Planning Commission members.

The design criteria defined in the current Guidelines includes:

Relation to the Surrounding Area (Massing, Scale, Orientation)

Height

Exterior Walls and Surfaces

Windows and Doors

Exterior Trim and Decorative Detailing

Roofing

Materials – Texture, Color, Finishes

Streetscaping

IV. Design Guidelines Update Suggestions by Section

It is anticipated that a complete revision of the Gateway Historic District Design Guidelines may be needed. While certain sections, definitions, and standard recommendations will remain, a full reorganization is recommended. In this portion of the analysis, each individual section is summarized with a focus on opportunities to update the content. The proposed reorganization will be completed as part of the updated outline that will be provided in a future deliverable.

Section 1: Relation to Surrounding Area

This section provides high-level recommendations for new construction related to massing, scale and orientation. In general, these standards refer to compatibility with surrounding buildings, scale and character, but lack clear dimensional standards and graphics to communicate desired outcomes.

Options to Consider for Guidelines Update

1. Redefine this section as Build Form & Massing standards.
2. As surrounding buildings can change, incorporate dimensional standards that reflect the community vision for the Alpine City Main Street and Historic District area.
3. Define maximum setbacks, maximum blank wall dimensions, horizontal building articulation, and building entries on primary facades.
4. Incorporate a section on Activated Ground Floor, with recommended uses and a required %. Consider incentives for additional ground floor uses that generate pedestrian activity and bring vibrancy to the area.
5. Incorporate a new section that establishes guidelines for surface parking lots, regulating location in the parcel and establishing a maximum percentage allowed at the front lot line. Consider incorporating landscape buffering requirements when a parking lot partially faces Main Street.
6. Dimensional flexibility for new development can be incorporated when needed to retain a historic resource on a parcel, or flexibility in land uses to enable the adaptive re-use of a historic structure. This could be written as an administrative review or a variation reviewed by the Planning Commission.

Section 2: Height

Section 2 refers to maximum heights established by zoning regulations and recommends compatibility of new buildings with historic structures. It does allow “creative historic design elements” to be considered.

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Options to Consider for Guidelines Update

1. Clearly define maximum heights in floors and feet.
2. Consider incorporating height incentives when complying with a large number of guidelines.

Section 3: Exterior Walls and Surfaces

This section encourages the use of stone, wood, or stucco as a primary exterior material, while prohibiting vinyl and CMU products.

Options to Consider for Guidelines Update

1. Define desired primary and secondary materials.
2. Consider incorporating glazing standards and screening standards.
3. Update images to communicate desired materials aesthetics.
4. Review other potential prohibited materials and incorporate to list.

Section 4: Windows and Doors

Section 4 defines overall desired orientation and character of windows and incorporates one standard related to ground floor transparency. It also encourages the use of awnings or canopies over doors if buildings have no front yard setback.

Options to Consider for Guidelines Update

1. Consider defining desired window proportions to assure a vertical orientation versus a horizontal one.
2. Incorporate standards on type of opening (for example “punched” versus “non-punched”)
3. Define % for minimum ground floor transparency for retail uses.
4. If awnings and canopies are encouraged when a build-to-line situation exists, define maximum encroachment allowed over the ROW.
5. Study the regulation of curtain walls or large transparent surfaces.

Section 5: Exterior Trim and Decorative Detailing

This section defines very high-level standards and does not provide clear direction on desired aesthetic or minimum requirements when it comes to exterior trims and decorative detailing.

Options to Consider for Guidelines Update

1. Consider incorporating more defined recommendations and include a series of images that represent desired trimming and decorative detailing.

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Section 6: Roofing

Section 6 defines desired rooflines as “traditional” and gable roofs (for smaller structures) while also allowing flat roofs when appropriate. It also includes standards on mechanical equipment location and primary façade horizontal articulation.

Options to Consider for Guidelines Update

1. A clearer definition should be considered on the desired type of rook\f that aligns with the preservation of the desired character of Main Street.
2. Mechanical equipment requirements should be moved to Section 1 or 3.
3. Horizontal articulation standards should be defined and moved to Section 1 or Section 3.
4. Include more images and graphics that communicate the desired roof aesthetics, type, and proportions.

Section 7: Materials – Texture, Color, Finishes

This section defines desired color palettes as well as texture and finishes for new constructions. It includes a requirement on cornices, window frames, ornamental details, signs, and storefronts.

Options to Consider for Guidelines Update

1. Standards on signage should be moved to a different section.

Section 8: Streetscaping

Section 8 includes a requirement to include a street feature every 30’ feet and defines what those features can be. It also encourages the installation of plazas or gathering spaces, planters with trees or shrubs, and benches in strategic areas.

Options to Consider for Guidelines Update

1. Define clear public realm standards, with minimum dimensions and desired sidewalk zones.
2. Define public realm materials.
3. Incorporate standards on tree planting, green areas, and irrigation.
4. Incorporate standards on standard streetlight fixture type and desired spacing.

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New Proposed Sections

Secondary Dwelling Units

Consider incorporating a section on Secondary Dwelling Units and ADU’s and include language on applicability, property egress, setbacks from primary structure, maximum size, and lot size.

Large Lot Standards

Define dimensional requirements like setbacks, minimum lot coverage, accessibility, entrances, etc. for lots larger than 5 acres.

Parking Standards

Define overall parking standards in order to reduce or prevent traffic congestion and address the need for on-street parking areas, off-street parking and loading facilities. The standards should outline applicability, location, dimensional requirements for spaces, maneuvering space requirements, surfacing, parking lot-run-off, accessible spaces, required parking space minimums, and credits for multiple-use parking facilities and/or mixed-use development. They should also include parking lot landscaping standards. A future policy update could include revising parking minimums and incorporating parking maximums.

Signage & Wayfinding Standards

Define standards for signage to be appropriate in the Main Street context, including materials, overall aesthetics, and maximum allowed signs per building or tenant. The city should consider developing wayfinding standards for public directional signage and incorporate these into the revised Historic District Design Guidelines.

V. Conclusion and Next Steps

The current Historic District Design Guidelines provide very loose direction for development and leave all of the provisions to the criteria of Planning Commission review. All sections require significant updates to meet current best practices and align with the overall vision for the Gateways Corridors Small Area Plan

Clearly defining requirements and dimensional standards in the Design Guidelines is one way to ensure the values identified as being important by the community apply to new development.

The existing zoning overlay to which the Design Guidelines apply, should be revised and potentially refined in sub-areas that better aligned with existing uses, future development opportunities, and unique character of each one of the Corridors and sections of Main Street.

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APPENDIX C - COMMUNITY PRIORITIES MEMO

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Main Street + Gateway Corridors Plan

Alpine, UT | November 22, 2024

Workshop 1 Community Priorities Memo

Executive Summary

Workshop 1 provided an opportunity for initial engagement of project stakeholders and the Alpine community at large. During the workshop, Project Team members emphasized listening, and good community participation surfaced a diversity of specific opinions. The workshop provided a venue to dig deeper to identify shared values that make Alpine unique. Workshop 2 will be an important opportunity to build consensus around the vision for Main Street and Gateway Corridors based on the feedback received over the course of Workshop 1. Workshop 1 proceedings are detailed below, and an overview of community values and priorities surfaced at the workshop are described in this memo.

Project Statement

The Alpine City Main Street and Gateway Corridors Project seeks to create a community-driven plan for Alpine City's downtown and gateway corridors, enhancing the existing Historic Downtown Gateway Design Guidelines and providing a framework for future growth and development. A crucial element is creating a safe, multi-modal transportation network emphasizing pedestrian and cyclist-friendly infrastructure.

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Overview of Workshop 1

Day 1: Thursday, November 13

Walking Tour



Figure 1 Walking tour participants pause to discuss traffic challenges along Main Street.

Starting from City Hall, the Project Team, City staff, Technical Advisory Committee and key Stakeholders walked along Main Street south to Bateman Lane, and along Canyon Crest to Petersen Park before returning to city Hall to regroup via Red Pine Drive. During the tour the group paused at multiple locations to discuss challenges and opportunities within the project area. Sharing knowledge and ideas, along with documenting the project area through photography, were important outcomes of the Walking Tour.

Design Charrette with Stakeholders and Technical Advisory Committee

Stakeholders and Technical Advisory Committee members were split into topic-specific breakout groups facilitated by Project Team members with expertise in the topic assigned to that group. These breakout groups provided an informal venue to gather initial feedback on key issues, opportunities, and potential design strategies for Main Street and the Corridors. Breakout group topics included:

- Transportation and Mobility
- Catalytic Sites and Housing
- Land Use and Development Opportunities
- Placemaking and Public Space Design

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Combined Alpine Main Street + Gateway Corridors and State Missing Middle Housing Toolkit Open House



Figure 2 Community members spoke with the Project Team and participated in interactive exhibits during the Open House on Day 1 of the Workshop.

Community members were welcomed to an informational open house from 5-7pm to learn about the project, review outputs from the earlier Design Charrette and share their vision for Main Street. The open house format was used to make it convenient for community members to drop in at their convenience. To avoid "planning fatigue," the open house included content from both the Alpine Main Street + Gateway Corridors project and the State's Missing Middle Housing Toolkit project. Project Team members from both projects were in attendance to engage with the community, answer questions, and gather input. The Missing Middle Housing Toolkit was explained through a series of posters onto which community members were invited to attach Post-it notes with comments. The Main Street + Gateway Corridors project engaged community members using a variety of hands-on exhibits including:

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- "Re-Imagine the Right-of-Way," where community members were invited to use cards showing different street design elements to create their ideal design for Main Street.
- A pinboard map where community members were invited to place color-coded flags corresponding to land uses and placemaking features they would like to see in specific locations along project corridors.
- Voting for public space design and programming elements by placing dots on photos of features that the community would like to see in public spaces within the Project Area.
- Building type "playing cards" that community members were invited to place within catalytic opportunity sites to show what sort of development intensity and uses would be desirable were those sites to develop in the future.

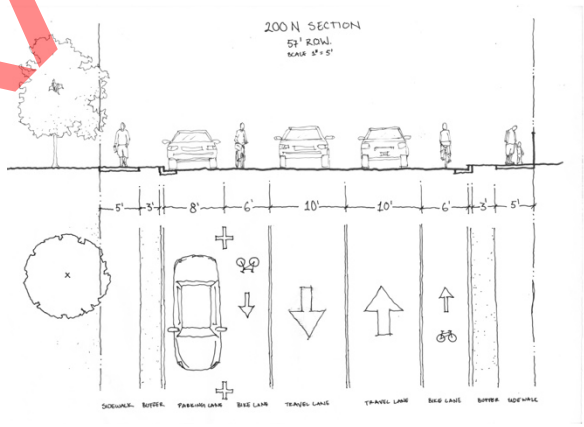


Figure 3 A proposed alternative cross section for Main Street developed by the Project Team based on a configuration created using the "Re-Imagine the Right-of-Way" exercise.

Day 2: Friday, November 14

Mid-Point Pinup

Attendees of the Walking Tour and Charrette on Day 1 were invited back to review community feedback from the Open House and to discuss specific issues with the Project Team. Members of the Project Team continued to develop initial concepts in a "design in public" setting, while materials from the Open House and some initial concepts developed by the Project Team were set out for the Pinup.

Final Presentation and Recap

Members of the Project Team presented a slideshow documenting feedback received over the course of Workshop 1. The presentation descried outcomes of each activity and provided a summary of the Workshop, including a list of Community Values distilled from feedback received so-far.

Community Values

Based on feedback received over the course of the two-day workshop, the Project Team has distilled the following Community Values that can be used to guide further refinement of the Alpine Main Street + Gateways Plan.

- History: Celebrate and Protect
- Active/Outdoor-Oriented Lifestyle
- Connected and Walkable
- Unique Image and Identity
- Agricultural Identity/Local
- Small Town Feel
- Grow Differently
- Community for All Ages
- Family / "Save the Parade"

DRAFT

Community Priorities for Main Street

Based on feedback received over the course of the two-day workshop, the Project Team has distilled the following Community Values that can be used to guide

Create an environment where everyday community interactions occur organically.

Community members and stakeholders expressed a strong desire for a greater sense of community in Alpine. Events such as Alpine Days and Trick or Treat on Main Street bring the community together, but outside those occasions there are few opportunities for casual encounters and community togetherness. Attractions along Main Street such as opportunities for shopping and dining could provide for more spontaneous encounters among community members and could help to define a focal point where community gatherings can occur throughout the year.

Provide a comprehensive, connected network of sidewalks, paths, and bike lanes to give people convenient, safe alternatives to automobile travel.

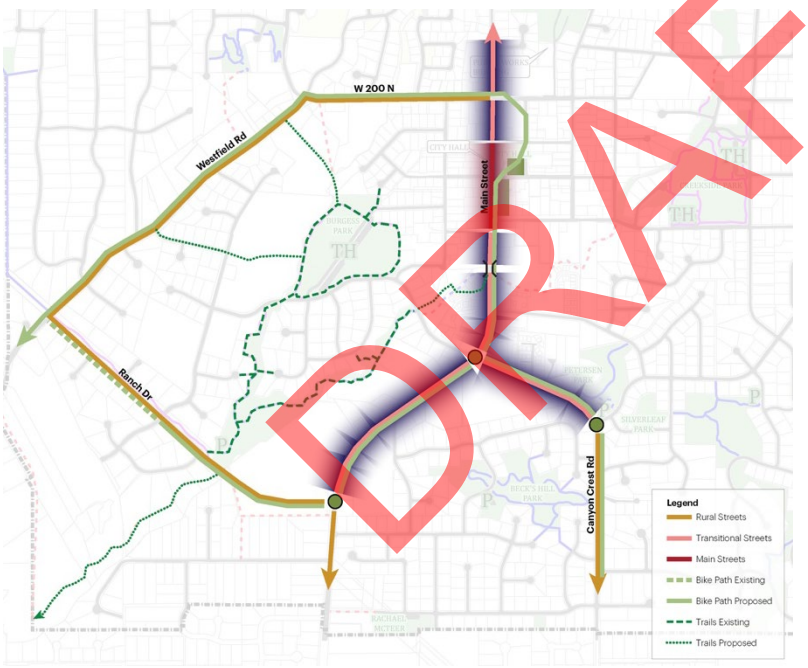


Figure 4 This conceptual diagram shows how a comprehensive network of multi-modal streets and pathways can provide better access to Main Street for people walking and riding bikes. The diagram additionally shows how different context zones along Main Street and the Gateway Corridors could inform variations in street design, placemaking approaches, and building form and style.

Alpine is an active community that values outdoor-oriented lifestyles. While many residents enjoy walking and biking for recreational or athletic purposes, a lack of dedicated facilities in town keep people from walking and biking for everyday transportation. Longtime residents remembered when children were able to get around on foot safely but note that the automobile-oriented design of many Alpine streets could make this dangerous today. Modifying street designs to create a network of complete streets will make getting around on foot and by bike safer and more convenient and will improve access to Main Street from nearby neighborhoods.

DRAFT

Create opportunities where small, local, community-serving businesses can thrive.

Many workshop participants expressed a desire for dining options in Alpine, such as a coffee shop, café, and/or diner. Many of these same participants also expressed an understanding of the challenges faced by past Alpine businesses which have closed. Some of the priorities identified in this section, such as establishing a cohesive identity for Alpine and creating a strategic vision for infill were identified as possible means by which to support small businesses in Alpine. Successful businesses not only provide amenities and services to Alpine residents, but can also bolster the city's tax base and reduce "leakage," whereby residents of Alpine spend money in other communities.

Use wayfinding, branding, signage, and design guidelines to establish a cohesive identity for Alpine that reflects community values.

Existing gateway signage does not express the qualities that make Alpine a unique and special place. Other signage, such as temporary event signage, street signs, etc. are not designed in a cohesive manner and don't reinforce a consistent brand for the community. Gateway monuments and informational and wayfinding signage are an effective way to establish a consistent visual identity throughout Alpine that can use design elements to express qualities that are core to Alpine's identity. Coupled with more robust Design Guidelines that provide more specific guidance for building design, these strategies strengthen Alpine's "sense of place."

Create a strategic vision and update zoning regulations and design guidelines to guide infill and redevelopment to deliver housing options and amenities for Alpine residents.

When current landowners decide to sell or redevelop their property, existing zoning standards and design guidelines may not lead to the type of development that the Alpine community wants for Main Street. Workshop participants expressed a desire for any new development to reinforce Alpine's small town, agricultural character. Additionally, new development should provide access to housing, services, and amenities that do not already exist in Alpine to prevent community members from having to leave town.

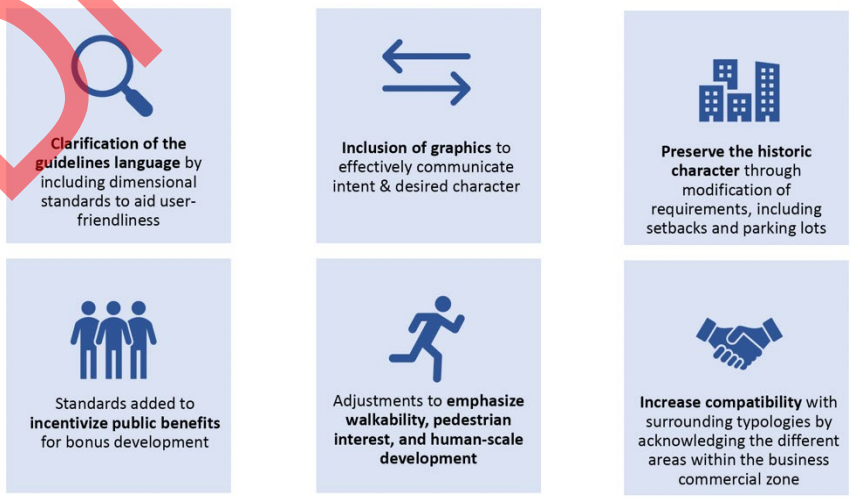


Figure 5 Strengthening the existing Design Guidelines based on a strategic vision and identity for Alpine can help to guide infill and redevelopment so that it is consistent with community values.

DRAFT

Coordinate public and private investment around the City Hall block to create a center of activity and civic life that anchors the northern end of Main Street.

The City Hall block includes important historic buildings and serves as a center of civic life in Alpine. As such, it forms a natural anchor for the northern end of Main Street. Future public investment in and around the City Hall block should consider how it can catalyze private investment nearby that will serve the Alpine community by providing for community needs and supporting the City's tax base. Investments made to facilities and open spaces on the City Hall block should be used as an opportunity to

Next Steps

The Project Team will continue to review input gathered during the first workshop, as summarized in this document. In February, members of the Project Team will return to Alpine for a second workshop focused on community consensus building. Based on feedback received over the course of the project, the Project Team will create a draft plan document and updated Design Guidelines for Main Street and the Gateway Corridors. Following additional feedback, the draft plan will be finalized into a Final Plan Document. Amendments to the General Plan Land Use and Development Code will be drafted as needed, according to the vision articulated in the plan.

DRAFT

ALPINE CITY COUNCIL AGENDA

SUBJECT: Discussion Item - FY2027 Budget Projects

FOR CONSIDERATION ON: April 14, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review proposed project for the FY2027 budget.

BACKGROUND INFORMATION:

As we are narrowing in on the draft of the FY2027 budget for City Council review, the draft capital project spreadsheet has been prepared with estimated costs. This spreadsheet includes the typical annual maintenance type projects, the projects proposed to roll over from FY2026 and the councilmember/staff projects that were discussed at the budget retreat.

Staff is requesting further direction on prioritizing projects leading up to preparation of the FY2027 tentative budget, which will be on the May 12 city council meeting.

STAFF RECOMMENDATION:
Review the potential projects for FY2027 and provide direction to allow staff to finish the draft budget.

FY2027 Budget
Capital Projects & Studies

Projects	Request	Engineering	Construction	Construction Management	Total	Funding: Govt. Buildings	Parks	Streets	PARC Tax	Class C /Mass Transit	Capital Improvement	Water Fund	PI Fund	Sewer Fund	SD Fund	Cemetery	Grant Funds	Park Impact	Water Impact	Sewer Impact	Storm Drain Impact	Street Impact	PI Impact
General Fund Projects																							
Street Maintenance Projects (Overlays, Seal Coats, Chip Seals, Crack Seal, Striping, Sidewalks, X-Walks)	Staff		$ 1,000,000		$ 1,000,000			$ 162,000		$ 750,000		$ 25,000	$ 13,000	$ 50,000									
Crosswalk Improvements	Staff		$ 15,000		$ 15,000			$ 15,000															
Misc. Trail Improvements	Staff		$ 20,000		$ 20,000						$ 20,000												
Tree Removal/Trimming	Staff		$ 20,000		$ 20,000		$ 20,000																
Fire Station Addition/Remodel [1]	Staff				$ 3,000,000	$ 500,000					$ 2,500,000												
Three Falls Landslide Mitigation Project	Staff		$ 500,000		$ 500,000						$ 500,000												
Main Street Improvements	Staff		$ 35,000		$ 35,000						$ 35,000												
Weather Based Sprinkler Controllers	Staff		$ 20,000		$ 20,000						$ 20,000												
Misc. Park Improvements (drinking fountains, benches, etc.)	Staff		$ 30,000		$ 30,000				$ 30,000														
City Open Space Maintenance	Staff		$ 50,000		$ 50,000		$ 50,000																
Surveillance Cameras for City Properties	Staff		$ 20,000		$ 20,000						$ 20,000												
Canyon Crest Rd./Ridge Dr. Roundabout	Brent	Applied for MAG grant			$ 1,000,000																		
Installation of Raised Crosswalks	Brent				$ 100,000																		
Ranch Drive Extension	Chrissy	Planning for project																					
Sidewalk Improvements	Andrew				$ 25,000																		
Beck's Hill Park Restoration	Andrew	Propose waiting for parks master plan																					
Parking Lot at Peterson Park & Preservation/Gateway Transformation	Jessica	Propose waiting for parks master plan																					
Racoon Plan	Andrew				$ 2,835																		
Alpine Highway Easement Beautification	Andrew	Improvement on private property?																					
Alpine History Preservation Projects	Andrew				$ 20,000																		
Fire Prevention Projects	Andrew				$ 50,000																		
Deer Crest Cir. Prevention Signs	Andrew	Included in overall signage project			$ -																		
Traffic Calming																							
Carlton Shop Improvements	Staff				$ 50,000																		
Resurface Burgess Park Tennis Courts	Staff				$ 24,000																		
Relic Hall Improvements	Staff	Wait for grant opportunity			$ -																		
DUP Monument Improvements	Staff	Wait for grant opportunity			$ -																		
Culinary Water Projects																							
Water Projects		$ 25,000	$ 500,000	$ 10,000	$ 535,000							$ 535,000											
Pressurized Irrigation Projects																							
PI Projects[2]	Will discuss bonding for projects																						
Sewer Projects																							
Video Inspection			$ 15,000		$ 15,000									$ 15,000									
Sewer Buy-In for New Homes					$ 7,000															$ 7,000			
Ranch Dr. Sewer Reconstruction		$ 20,000	$ 130,000		$ 150,000									$ 150,000									
Storm Drain Projects																							
Misc. Storm Drain Improvements			$ 100,000		$ 100,000										$ 100,000								
Projects with Approved Grants																							
MAG Grant - Update City Development/Municipal Codes					$ 100,000												$ 100,000						
MAG Grant - Canyon Crest Road Improvements[3]			$ 5,461,250		$ 5,461,250					$ 100,000	$ 100,000						$ 5,261,250						
Studies/Master Plans																							
Parks Master Plan Update		$ 30,000			$ 30,000													$ 30,000					
Storm Drain Master Plan Update		$ 50,000			$ 50,000																$ 50,000		
				Totals	$ 12,430,085	$ 500,000	$ 70,000	$ 177,000	$ 30,000	$ 850,000	$ 3,195,000	$ 560,000	$ 13,000	$ 215,000	$ 100,000	$ -	$ 5,361,250	$ 30,000	$ -	$ 7,000	$ 50,000	$ -	$ -
				Fund Balances as of 3/31/2026		$ 137,223	$ 986,617	$ 10,100,213	$ 3,776,702	$ 1,642,233	$ 3,206,582	$ 702,995	$ 1,892,736				$ 466,803	$ 843,780	$ 167,608	$ 228,199	$ 171,114	$ 580,329
				Projected Revenue FY2027		$ 100,000	$ 845,000																

Notes:

[1] A $2M/20 year sales tax bond is anticipated for the fire station, with an annual bond payment of ~$150,000. The funding proposal includes a general fund commitment of $500,000 per year from the general fund for the FY2027 and FY2028 budget years.
The FY2027 cost assume that $2.5M of the $3M budgeted in FY2026 is leftover and earmarked to be rolled into the FY2027 budget, with an additional $500,000 contribution from the general fund in FY202.

[2] The package of PI projects that will address the most urgent needs are the Heritage Hills Well and the 400 West Booster Pump Upgrades. The cost estimate for these projects is $9M. Zions Public Finance is evaluating our ability to bond for this amount and what the annual bond payment would be.

Shane Sorensen

From: John Schiess <JSchiess@horrocks.com>
Sent: Tuesday, April 7, 2026 9:45 AM
To: Shane Sorensen
Cc: Jason Judd
Subject: PI System Recommended Initial Projects

Shane,

Per your request I have the following responses to questions about which projects should be constructed first in the PI system:

All the recommended improvements in the Pressurized Irrigation Master Plan will need to be implemented at some point prior to buildout. They are all critical to meeting the accepted minimum level of service. If one or more of the recommended improvements are not implemented, there would need to be other improvements analyzed and made to meet the same objectives.

You had asked me to recommend the projects I felt would best meet the following criteria. What would help solve the most urgent needs at the lowest cost and quickest amount of time possible. The most urgent need is to supplement the upper pressure zone with additional water supplies. I had recommended that the Heritage Hills Well be constructed along with the 400 West booster and piping upsize project. Both of these projects would help meet the most urgent need. The well would put new source water directly into the high zone while the 400 West project would remove a demand from the upper zone as well as enhance service in the western part of the city. The total cost for these two projects would be around 9 million.

You could meet the objective of adding additional source capacity in the upper zone by constructing the buildout mainline upsizes and the Alpine BLVD Booster Station for a total cost of around 18 million. The mainline upsizes would get excess source water you have access to in the low zone to the low zone tank and from there the booster station could move that water to the upper zones. This option would not address service issues in the western part of the city.

Both options could be built in a similar amount of time.

Let me know if you have any questions.

Thanks

John E. Schiess
Senior Engineer

Horrocks.

2162 West Grove Parkway, Suite 100
Pleasant Grove, UT 84062

Direct 801-763-5201
Mobile 801-361-6439
Email jschiess@horrocks.com
Web www.horrocks.com

ALPINE CITY COUNCIL AGENDA

SUBJECT: Consideration of Approval for the Reconstruction of a Non-Conforming Building – 480 East 100 South

FOR CONSIDERATION ON: April 14, 2026

PETITIONER: Cori Fabian

ACTION REQUESTED BY PETITIONER: **A**pproval to reconstruct a non-conforming building in the TR-10,000 zone.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

The applicant, Cori Fabian, purchased the property at 480 East 100 South. There was previously a home and two other accessory buildings on the property that have since been demolished. The owner has applied for a building permit to construct a new home. Pursuant to Alpine Development Code 3.22.070, a non-conforming building may be reconstructed on a lot subject to prior approval of the City Council, after recommendation from the Planning Commission and compliance with several conditions. The reason for the non-conforming status of the home that existed on the property is that it was located on a 8,150 sf property with 80 feet of frontage in the TR-10,000 zone, where the typical minimum lot area is 10,000 sf and the minimum frontage is 90 feet.

The conditions outlined in 3.22.070 are as follows:

> ***3.22.070 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 current setback and location requirements.*
> 2. *The applicant shall submit a detailed 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:*
>
>   1. *The proposed enlargement or extension will not significantly alter the character of the building or use or its impact upon the area.*
>   2. *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.*
>   3. *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.*

4. *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.

Porches and external covered stairs shall be permitted within setbacks so long as they do not extend beyond the original setbacks of the non-conforming structure (i.e. the setbacks from the time of the original build), and may be approved at a staff level.

Ms. Fabian has provided a site plan for a new home that meets the current location and setback requirements of the zone. This request was presented to the planning commission at their March 31, 2026, meeting. After consideration of the request, the following motion was made:

***MOTION**: Planning Commission member Troy Slade moved to recommend approval of the proposed site plan for reconstructing the home at 480 East 100 South as per the submitted site plan.*

Susan Whittenburg seconded the motion. There were 5 Ayes and 0 Nays (recorded below). The motion passed.

Ayes: Michelle, Troy, Alan, Susan, Jeff
Excused: Jeff & Greg

The request is now coming before the City Council for them to consider approval, subject to ADC 3.22.070.

Staff recommends that the City Council consider approval for the reconstruction of the home at 480 East 100 South.

GENERAL PLAN REFERENCE:

- N/A

CITY CODE REFERENCE:

- Alpine Development Code 3.22.070: Extension (Enlargement) And Reconstruction Of Non-Conforming Buildings; Conditions

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PUBLIC NOTICE:

This item does not require a public hearing but will be posted as an agenda item on the City Council agenda.

STAFF RECOMMENDATION:
Staff recommends that the City Council consider approval for the reconstruction of the home previously at 480 East 100 South.

Motion to Approve:
I move to approve the proposed site plan, including the reconstruction of the home at 480 East 100 South.

Motion to Approve with Conditions:
I move to approve the proposed site plan, including the reconstruction of the home at 480 East 100 South, subject to the following conditions:
*Insert Proposed Conditions

Motion to Table:
I move to table the proposed site plan for reconstructing the home at 480 East 100 South, to a future meeting in order to allow additional time for revisions and/or additional information, including:
*Insert additional information needed.

Motion to Deny:
I move to recommend denial of the proposed based on the following findings:
*Insert findings

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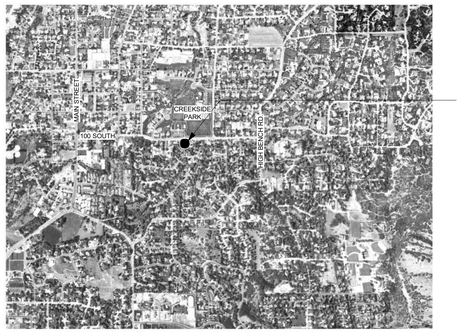
ALPINE HOUSE

480 E 100 S, Alpine, UT 84004

PROJECT TEAM

PROJECT OWNER	PROJECT DESIGNER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
-	ADDvirtue	Compass Engineering	TBD
Cori Fabian	Ian Kaplan	Wayne Staker	-
cori@fabianhouse.com	Ian@addvirtue.com	Wayne@cpeutah.com	-
-	-	-	-
-	-	-	-
Ph. 801.917.0170	Ph. 585.261.1856	Ph. 801-664-2197	Ph. -

VICINITY MAP



PROJECT INFORMATION

ADDRESS:	480 E 100 S ALPINE, UT 84004	
PARCEL RECORD #:	16153040040000	
AUTHORITY W/ JURISDICTION:	ALPINE	
SITE AREA:	.19 ACRES	
DESCRIPTION:	NEW SINGLE FAMILY RESIDENCE	
EXISTING SITE USE:	SINGLE FAMILY RESIDENTIAL	
CONSTRUCTION TYPE:	VB (WOOD FRAME)	
PROJECT AREA (GROSS):	**PRIMARY DWELLING:**	
	BASEMENT:	218 SF
	MAIN:	1,596 SF
	UPPER:	1,036 SF
	ATTIC (HABITABLE):	378 SF
	GARAGE:	501 SF
	TOTAL:	**3,729**
	ACCESSORY DWELLING (ATTACHED):	
	MAIN:	142 SF
	UPPER:	389 SF
	ATTIC (HABITABLE):	117 SF
	TOTAL:	**648 SF**
	TOTAL PROJECT SF:	**4,159 SF**

SHEET INDEX

GENERAL	
G001	TITLE SHEET & 3D VIEWS
G002	NOTES, ABBREV., & SYMBOLS
G003	ASSEMBLIES
G004	SWPPP & ALPINE STANDARD DETAILS
G005	DRAINAGE CALCULATIONS
ARCHITECTURAL	
A200	FOUNDATION PLAN & AXON
A201	BASEMENT LEVEL PLAN
A202	MAIN LEVEL PLAN
A203	UPPER LEVEL PLAN
A204	ATTIC PLAN
A205	ROOF PLAN
A100	SITE PLANS & EXTERIOR AXONS
A220	MAIN LEVEL RCP
A221	UPPER LEVEL RCP
A222	ATTIC LEVEL RCP
A230	SCHEMATIC UTILITY PLANS
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A500	BUILDING DETAILS
A251	INTERIOR ELEVATIONS
A260	INTERIOR 3D VIEWS
A300	BUILDING ELEVATIONS
A350	BUILDING SECTIONS
A351	BUILDING SECTIONS
A352	BUILDING SECTIONS
A501	BUILDING DETAILS
A502	BUILDING DETAILS
STRUCTURAL	
S0.1	GENERAL NOTES
S1.1	FOOTING AND FOUNDATION PLAN
S1.2	FOOTING & FDN DETAILS
S2.1	MAIN FLOOR FRAMING PLAN
S2.2	UPPER FLOOR/LOW ROOF FRAMING PLAN
S3.1	MAIN LEVEL SHEARWALL PLAN
S4.1	FLOOR FRAMING DETAILS
S5.1	ROOF FRAMING DETAILS



NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST

ZONING INFORMATION

ZONE: TR-10,000 TOWN RESIDENTIAL (1/4" ACRE)

MAXIMUM BUILDING HEIGHT PER 3.02.060 (SEE A300):

34' AS DETERMINED PER 3.21.080 - AVERAGE ELEVATION OF FINISHED GRADE TO *ROOFLINE OF STRUCTURE. *ROOFLINE FOR GABLE & HIP MEASURED AT MID POINT BETWEEN RIDGE AND LOWEST ELEVATION OF EAVES ON MAIN ROOF STRUCTURE. EXCEPTIONS INCLUDE CHIMNEYS

CALCULATION OF GRADE PLANE: 4971.25 + 4973.50 + 4976.00 + 4973.90 / 4 = 4973.66
MAXIMUM HEIGHT PROVIDED FROM GRADE PLANE:

MINIMUM SETBACK REQUIREMENTS PER 3.02.050.1 (SEE A100):

FRONT YARD SETBACK:	30' FROM P.L.
PROVIDED:	30' - 5 1/2"
SIDE YARD:	22' AGGREGATE, 10' MINIMUM
PROVIDED:	10' - 3", 14' - 5", TOTAL OF 24'-8"
REAR YARD:	20'
	21' - 2 1/2"

MAXIMUM LOT COVERAGE PER 3.02.040.2 (SEE A100):

NO MORE THAN 50% INCLUDING BUILDING AND IMPERVIOUS MATERIALS
PROVIDED:

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2020 NATIONAL ELECTRIC CODE (NEC)

NOTICE TO ALL:

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUB-CONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA, UPON NOTIFICATION OF THE GENERAL CONTRACTOR AND DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

ADDVIRTUE
ADVOCACY | DESIGN | DEVELOPMENT
SALT LAKE CITY, UTAH
ANNAPOLIS, MARYLAND
IAN@ADDVIRTUE.COM

ALPINE HOUSE
480 E 100 S, Alpine, UT 84004

PERMIT	3/13/2026
REVISION SETS MARK	DATE
PLOT DATE	3/13/2026
PROJECT	A2519
DRAWN BY	IK
CHECKED BY	IK
SHEET TITLE	TITLE SHEET & 3D VIEWS

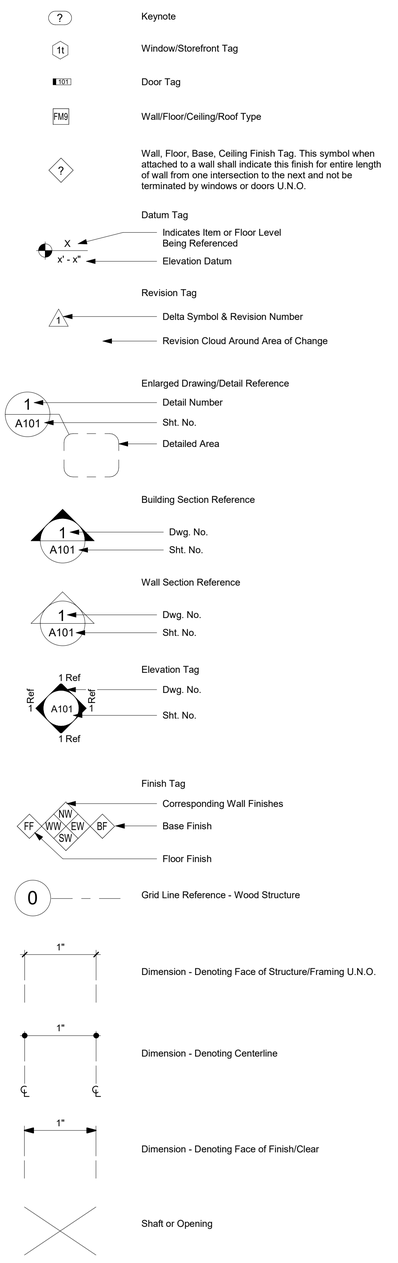
G001

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ABBREVIATIONS

A.B.	Anchor Bolt	Jan.	Janitor
A.B.C.	Aggregate Base Course	Jst.	Joist
AC.	Air Conditioning	JT.	Joint
Acoust.	Acoustical		
A.D.	Access Door, Area Drain	Kit.	Kitchen
Add.	Addendum, Addition	K.J.	Keyed Joint
Adj.	Adjustable	K.O.	Knock Out
A.F.F.	Above Finish Floor		
AL. or Alum.	Aluminum	Lam.	Laminated
Alt.	Alternate	Lav.	Lavatory
&	And	L.B.	Lag Bolt
<	Angle	L.L.	Live Load
Anod.	Anodized	L.L.H.	Long Leg Horizontal
Arch.	Architectural	L.L.V.	Long Leg Vertical
Assy.	Assembly	Longit.	Longitudinal
		L.P.	Low Point
BD.	Board	L.W.C.	Light Weight Concrete
Btwn.	Between		
B.O.F.	Bottom of Footing	Mas.	Masonry
Bldg.	Building	MDF.	Medium Density Fiberboard
Blkg.	Blocking	M.D.O.	Medium Density Fiberboard-Outdoor
BM.	Beam	M.O.	Masonry Opening
B.N.	Boundary Nail	Matl.	Material
B.O.	Bottom of	Max.	Maximum
Bot.	Bottom	Mech.	Mechanical
Brg.	Bearing	Memb.	Membrane
B.S.	Both Sides	Mtl.	Metal
B.U.	Built-up	Mfr.	Manufacturer
		Min.	Minimum
C.(or [])	Channel	Misc.	Miscellaneous
CBC	California Building Code		
Cer.	Ceramic	N.	North
C.B.	Catch Basin	N.A.	Not Applicable
CIP	Cast-in-place	N.I.C.	Not in Contract
C.J.	Control Joint	N.T.S.	Not to Scale
CL.	Centerline	NO.	Number
Clg.	Ceiling		
Clr.	Clear(ance)	O.C.	On Center
CMU	Concrete Masonry Unit	O.D.	Outside Diameter
Clos.	Closet	O.F.	Overflow, Outside Face
C.O.	Clean-out	O.F.C.I.	Owner Furnished/Contractor Installed
Col.	Column	O.H.	Opposite Hand
Comp.	Composite	Opng.	Opening
Conc.	Concrete	Opp.	Opposite
Const.	Construction		
Cont.	Continuous	PL.	Plate
Coord.	Coordinate	Perim.	Perimeter
Corr.	Corridor	Perp.	Perpendicular
Ctr.	Center	P.Lam.	Plastic Laminate
		Plas.	Plaster
d	Penney (nail size)	Plast.	Plastic
D.P.	Damp Proofing	P.D.	Planter Drain
DBA.	Dark Bronze Anodized	P.L.F.	Per Lineal Foot
D.F.	Douglas Fir	Plywd.	Plywood
Dbl.	Double	P.S.F.	Pounds Per Square Foot
Dia.	Diameter	P.S.I.	Pounds Per Square Inch
Diag.	Diagonal	P.T.	Pressure Treated, Post-tensioned
Diaph.	Diaphragm	P.T.S.	Post-tensioned Slab
Dim.	Dimension	PV	Photovoltaic
D.L.	Dead Load	PVC	Polyvinyl Chloride
DN	Down		
DR.	Door	R.C.P.	Reflected Ceiling Plan
D.S.	Downspout	R.D.	Roof Drain
Dtl.	Detail	Ref.	Refer(ence)
Dwg.	Drawing	Reinf.	Reinforcing
Dwls.	Dowels	Reqd.	Required
		Rqmt.	Requirements
E.	East	Resil.	Resilient
EA.	Each	Ret.	Retain(ing)
E.B.	Expansion Bolt	RM.	Room
E.J.	Expansion Joint	R.O.	Rough Opening
Elec.	Electric(al)		
Elev.	Elevation	S.	South
E.N.	Edge Nail	SC.	Scale, Screw, Solid Core
Encl.	Enclosure	Sched.	Schedule
EQ.	Equal	SF.	Square Feet
Equip.	Equipment	Sht.	Sheet
E.W.	Each Way	Sim.	Similar
Ext.	Exterior	SH.	Single Hung
Exist.	Existing	Sldr.	Slider
		S.M.F.E.	Surface-mounted Fire Extinguisher
FACP	Fire Access Control Panel	Spec.	Specification
F.B.	Flat Bar	SQ.	Square
F.D.	Floor Drain	S.S.	Stainless Steel
Fdn.	Foundation	Stagg.	Staggered
F.E.C.	Fire Extinguisher Cabinet	Std.	Standard
F.F.	Finish Floor, Factory Finish	Stiff.	Stiffener
F.F.E.	Finished Floor Elevation	Stor.	Storage, Storefront
F.G.	Finished Grade, Pultruded Fiberglass	Str.	Structural
		Stl.	Steel
F.H.C.	Fire Hose Cabinet	Sym.	Symmetrical
F.H.(M.)S.	Flat Head Screw		
Fin.	Finish	T.	Tread, Tempered
Flr.	Floor	T&G	Tongue and Groove
Fluor.	Fluorescent	Thr.	Threshold
F.M.C.	Floor Material Change	T.I.	Tenant Improvement
F.N.	Field Nailing	T.J.	Tooled Joint
F.O.	Face of (specify item)	T.N.	Toe Nailed
F.O.B.	Face of Brick	T.O.	Top of (specify item)
F.O.C.	Face of Concrete	T.O.C.	Top of Curb
F.O.F.	Face of Finish	T.O.G.	Top of Grate
F.O.M.	Face of Masonry	T.O.P.	Top of Plate
F.O.P.	Face of Panel	T.O.S.	Top of Sheathing
F.O.S.	Face of Stud	T.O.W.	Top of Wall
FT.	Foot, Feet	Trans.	Transverse
Ftg.	Footing	Typ.	Typical
F.S.	Finish Surface, Floor Sink		
		U.N.O.	Unless Noted Otherwise
GA.	Gauge	U.L.	Underwriters Laboratory
Galv.	Galvanized	URM	Unreinforced Masonry
G.I.	Galvanized Iron		
GL.	Glass	Vent.	Ventilator, Ventilation
G.L.B.	Glu-lam beam	Vert.	Vertical
GWB	Gypsum Wall Board	V.R.	Vapor Retarder
		V.T.R.	Vent Through Roof
H.B.	Hose bibb	V.T.W.	Vent Through Wall
HC.	Hollow Core	VN.	Vinyl
HCMB.	Honeycomb Core	V.W.C.	Vinyl Wall Covering
HD.	Head	V.C.L.	Vinyl Chain Link
Hdr.	Header	V.C.T.	Vinyl Composition Tile
Hdwr.	Hardware		
Hgr.	Hanger	W.	West
Horiz.	Horizontal	Wdw.	Window
HR.	Hour	W/	With
HM.	Hollow Metal	W.GL.	Wire Glass
H.S.S.	Hollow Structural Section	W.H.	Water Heater
HT.	Height	W/O	Without
HVAC	Heating, Ventilation and Air Conditioning	WP.	Waterproof
		W.P.J.	Weakened Plane Joint
H.W.	Hot Water	W.R.	Water Resistant
		WT.	Weight
I.D.	Inside Diameter	W.W.F.	Welded Wire Fabric
IN.	Inch	W.W.M.	Welded Wire Mesh
Incl.	Included	WD.	Wood
Insul.	Insulation		
Int.	Interior		

LEGEND - PROJECT SYMBOLS

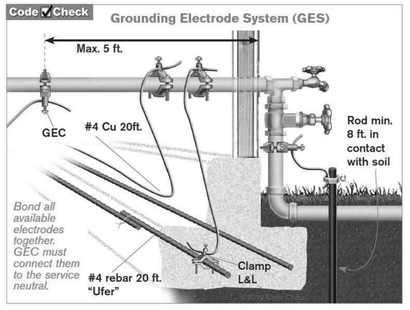


GENERAL RESIDENTIAL NOTES

1. It is the responsibility of the contractor to become fully aware of any and all conditions related to the site and existing conditions that may effect the cost of scheduling construction activities, prior to submitting a bid.
2. Contractor shall be responsible for verifying all dimensions and conditions at the job site including soil conditions, and other conditions related to the existing utilities and services prior to commencing work.
3. Do not scale drawings or details - use given dimensions. Check details for location of all items not dimensioned on plans. Dimensions on plans are to face of framing, exterior face of foundation, or centerline of columns, unless noted otherwise.
4. Doors and cased openings without dimensions are to be three (3) inches from face of adjacent wall or centered between walls.
5. The drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, similar details of construction shallb e used, subject to review and approval by the architect and structural engineer.
6. Building systems and components not specifically detailed shall be installed, as per minimum manufacturer recommendations. Contractor shall notify the architect of any resulting conflicts prior to commencing work.
7. Structural, electrical, mechanical and energy notes are located within this set of drawings.
8. All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.
9. Consulting engineer(s) drawings are supplementary to the architectural drawings. It shall be in the responsibility of each contractor to check with the architectural drawings before installation of their work. Any discrepancy between the architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the architect and owner's attention in writing.
10. This project contains glazing that will be subject to federal and local glazing standards and the glazing subcontractor shall be responsible for adherance to these requirements. If the glazing subcontractor finds discrepancies in the documents not in compliance with the standards, he/she shall bring discrepancies to the attention of the architect before proceeding.
11. All glazing in hazardous locations, defined by IRC R308.4, shall be safety glazing, including but not limited to the safety glazing identified in the construction documents.
12. Install dust barriers and other protection as reqruired to protect installed finishes and facilities.
13. There shall be no exposed pipe, conduits, ducts, vents, etc. All such lines shall be concealed or furred and finished, unless noted as exposed construction on drawings. Offset studs where required, so that finished wall surface will be flush.
14. Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.
15. Carry all footings to solid, undisturbed original earth. Removal all suitable material under footings and slab and replace with concrete or compacted fill as directed by engineer and architect.
16. All wood framing details not shown otherwise shall be constructed to the minimum standards of the IRC.
17. All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant heartwood of cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze, or copper.
18. Nail gypsum wallboard to all studs, top and bottom plates and blocking with cooler nails @ 7" o.c. maximum spacing unless shown otherwise. Use 5d for 1/2" wallboard, 6d for 5/8" wallboard.
19. Provide galvanic insulation between dissimilar metals.
20. The contractor is to verify the location of all utilities and services to the site prior to beginning any site improvements.
21. No materials from the work are to be stock piled on public right-of-ways. All rubbish and debris is to be removed from the site.
22. Adjacent properties, streets and walks are to be protected from damage at all times.
23. All downspouts and roof drains to be connected to storm sewer by tightline unless site conditions allow for drywells or surface drainage as permitted by local jurisdiction and shown in construction documents.
24. The contractor shall secure permits required by the fire department prior to building occupation.
25. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times during the course of the project.
26. Approved plans shall be kept in a plan box and shall not be used by any workmen. All construction sets shall reflect the same information. The contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and change orders on the premises at all times. Said plans are to be under the care of the job superintendent.
27. The contractor and/or the sub-contractors shall apply for, obtain, and pay for all required permits and fees except for the building permit.
28. Construction hours, per jurisdiction, are to be observed for all phases of the project.
29. Class "A" roofing is required for fire protection.
30. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum no. 26 gauge steel and shall have no openings in the garage.
31. Remove all vegetation, organic material and wood formwork from under-floor grade before the building is occupied for any reason.
32. Fireblocking shall be provided to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space, including the following: vertically at ceiling and floor levels, horizontally at intervals not exceeding 10 feet, at all interconnections between concealed vertical & horizontal spaces such as soffits, drop and cove ceilings, in concealed spaces between stair stringers at the top and bottom of the run, and at openings around vents, pipes, and ducts at ceiling and floor level with an approved material to resist the free passage of flame. Wall covering products sensitive to adverse weather shall not be installed until adequate weather protection for the installation is provided. Exterior sheathing shall be dry before applying exterior cover.
33. Interior coverings or wall finishes shall be installed in accordance with IRC chapter 7 and tables R702.1(1), R702.1(2), R702.1(3) and R702.3.5. Interior masonry veneer shall comply with the requirements of R703.7.1 for support and section R703.7.4 for anchorage, except an air space is not required. Interior finishes and materials shall conform to the flame spread and smoke density requirements of R302.9.
34. Unless specified otherwise, all coverings shall be fastened in accordance with table R703.4 or with other approved aluminum, stainless steel, zinc-coated or other corrosion-resistive fasteners.
35. Asphalt shingle base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of .019 inch nominal thickness or mineral surface roll roofing weighing a minimum of 77 lbs over 100 sf. Cap flashing shall be corrosion-resistant metal of .019 minimum nominal thickness. Valley linings shall be installed in accordance with manufacturers installation instructions. See IRC R905.2.8.2 for valley lining types allowed.
36. Roofing shall include an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet used in lieu of normal underlayment and must extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
37. Metal roofing shall be applied to solid sheathing. Metal roofing over structural decking shall comply with table 905.10.3. The minimum slope for standing seam metal roofing systems is per IRC 905.10.2. Install in accordance with IRC 905. The following fasteners shall be used:
    A. Galvanized fasteners for galvanized roofing
    B. Three hundred series stainless steel fasteners for copper roofs.
    C. Stainless steel fasteners are acceptable for metal roofs.
38. Installation of appliances shall conform to the conditions of their listing and label and manufacturer's installation instructions. The manufacturer's operating and installation instructions shall remain attached to the appliance.
39. A permanent factory-applied nameplate shall be affixed to appliances on which shall appear, in legible lettering, the manufacturers name or trademark, the model number, serial number, and the seal or mark of the testing agency. The hourly rate in btu/h(w), type of fuel or electrical rating and other information as described in IRC M1303.1 ang G2404.3 shall be required on the label.
40. Where conflicts occur between the IRC and the conditions of listing or the manufacturer's installation instructions occur, the provisions of the code shall apply.
41. Fuel-fired appliances shall be designed for use with the type of fuel to which they will be connected and the altitude at which they are installed. Appliances that comprise parts of the building mechanical system shall not be converted. The fuel input rate shall not be increased or decreased beyond the limit rating for the altitude at which the appliance is installed.
42. The building or structure shall not be weakened by the installation of mechanical systems. Where floors, walls, ceilings or any other portion of the building or structure are required to be altered or replaced in the process of installing or repairing any system, the building or structure shall be left in a safe structural condition in accordance with the IRC.
43. Heat-producing equipment and appliances shall be installed to maintain the required clearances to combustible construction as specificed in the listing and manufacturer's instructions. Reduction of clearances shall be in accordance with manufacturer's instructions and IRC table M1306.2 or IMC section 308. Clearances to combustibles shall include such considerations as door swing, shutters, coverings and drapes. Devices such as door stops or limits, closers, drapery ties or guards shall not be used to provide adequate clearances.

ELECTRICAL NOTES

1. All electrical work is to be bidder designed. The final design shall be based on the electrical drawings and specifications contained in this set, and shall comply with the National Electric Code and local code regulations. The contractor shall perform all work in conformity with these regulations whether or not such work is specifically shown in these drawings.
2. The electrical work must adhere to all requirements of the construction documents. Additional notes are provided on electrical drawings if provided.
3. It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
4. Each Contractor shall obtain his/her ancillary permit(s) as required.
5. Wiring methods shall be as permitted by code and installation per NECA standards.
6. Electrical Service capacity and size shall be computed by method indicated in the 2015 IRC.
7. Panels or cabinets enclosing fuses, circuit breakers, switches or other electrical service equipment shall be in an unsuspicious, accessible, and protected location and shall comply with the 2015 IRC. Electrical Panels must maintain a 30" by 36" working space in front of the panel with a minimum clearance of 6' to the underside of the ceiling/exposed structure.
8. Electrical meter base shall be located in an area that is protected from outside weather. Contractor to coordinate final location with Architect.
9. All devices to be specification grade.
10. Lighting fixtures:
    A. Electrical contractor shall install permanent lighting fixtures as indicated on plans. See fixture schedule for manufacturer of fixtures.
    B. All fixtures shall have a U.L. label listing. If not U.L. listed, fixture shall not be installed.
    C. Height of light switches from finish floor to top of switch to be 48" typical unless noted otherwise on drawings. Switch locations shall be approved by Owner and Architect prior to commencement of wiring. Boxes shall be installed for approval of location.
    D. All recessed downlightes to be thermal rated, and all cast in place to be included in base bid.
    E. All specialty lighting to be coordinated with Architect for power requirements by electrical contractor.
    F. All recessed downlights to be included in base bid with trim rings as specified on the fixture schedule or by Architect/Interior Designer.
    G. All lights in closets shall comply with the clearance dimensions of the 2015 IRC.
    H. Flush mount all switches.
11. Receptacle Outlets:
    A. Except where otherwise shown on drawings, the mounting from the floor to center of outlet shall be 12". Telephone outlets shall be 12". At desks and work surfaces, the outlet shall be 6" above surface.
    B. All outlets within bathrooms, within 6'-0" of sinks, in garages, and all outside outlets shall be G.F.C.I. type outlets typical. All outlets in garage to be 24" above floor minimum.
    C. Unless noted otherwise on drawings, locate and install one G.F.I. weather protected grade level receptacle, and receptacle outside at soffit at each exterior door.
    D. Flush mount all receptacles.
    E. All branch circuits that suply 120 volt, single phase, 15 and 20 ampere outlets installed in bedrooms shall be protected by a combination type arc-fault circuit interrupter (A.F.C.I.) installed to provide protection of the branch circuit.
    F. All 15 and 20 Amp receptacles within the dwelling unit shall be tamper resistant receptacles.
12. Vents:
    A. Electrical contractor shall be responsible for prividing and wiring all fans, fan motors, as required. All connections shall be in accordance with the 2015 IRC.
    B. All ventilation fans shall be installed by electrical contractor. All vents shall meet the IRC for requirements of air changes.
13. Smoke Alarms shall be located in each sleeping room and outside of each separate sleeping area. All smoke alarms shall be interconnected and wired to the primary power source and have battery backup.
14. Carbon monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance.
15. Contractor shall coordinate with mechanical contractor for all power requirements. Electrical contractor shall be responsible for electrical services for mechanical room.
16. All drawings indicate locations as diagramatically. Locations shall be per appropriate codes. Contractor to coordinate final location with Architect.
17. Electrical contractor shall coordinate his work with the work of other trades, and have his work schedule so as not to delay the work of other trades.
18. The electrical contractor shall be responsible for inspection and approval of wiring, installation of fixtures, and equipment, and for final acceptance of the complete electrical installations by the underwriters and by local electrical inspectors. Electrical contractor shall perform all tests as required.
19. Electrical contractor shall be responsible for clean up of all electrical equipment at completion of electrical portion of work.



(UFER) Concrete-Encased Grounding Electrode Detail

MECHANICAL AND ENERGY NOTES

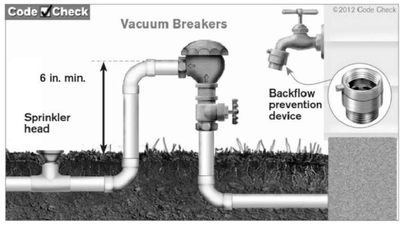
1. All mechanical work is to be bidder designed. The final design shall be based on the mechanical drawings and specifications contained in this set, and shall comply with all applicable codes.
2. The mechanical work must adhere to all requirements of the construction documents. See additional notes provided on mechanical drawings if provided.
3. Shop drawings are required to be produced and submitted to the Engineer and/or Architect for review prior to commencing work.
4. It shall be the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architect's attention in writing.
5. Each Contractor shall obtain his/her ancillary permit(s) as required.
6. Ventilation of all areas shall be in conformance with the 2015 IRC and current local Amendments.
7. Combustion air for all fuel-burning appliances to be a minimum rate of 1 SQ. Inch per 3000 BTU/Hour input. One opening must be in the top 12" of the room. 1" clearance around equipment at sides and rear of the appliance. Minimum 30" X 30" clearance in front of appliance.
8. Gas logs and gas appliances shall have a shut-off valve within 6 feet of the appliance.
9. Fuel-burning appliances, including fireplaces, are not permitted to be installed in sleeping rooms, bathrooms, or toilet rooms unless the appliances are direct vent appliances.
10. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Non-direct-vent water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space.
11. Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages. Rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage.
12. Submit layout plans, design calculations, and product specifications to county for any radiant heat systems used (IRC R106.1). No snow melt tubing or mesh is permitted in the public right-of-way without a separate permit from the county engineer.
13. Insulate heating trunk and branch supply ducts in unfinished areas, crawl spaces, attics, unheated garages, etc.
14. Vent the dryer to the outside. Maximum length of the duct with two 90 degree elbows is 15'. Provide makeup air to laundry room.
15. If gas pipe system is over 4 ounces pressure, provide a gas piping schematic for the system, including clearly identified operating pressure, type of piping material, size of the gas pipe, lengths of the piping runs, capacity of each appliance in BTU's/Hour or Cubic Feet of Gas/Hour, the brand and location of each regulator, and venting of each regulator (IRC R106.1.1)
16. All exterior joints around windows and doors, openings between walls and roof or foundations, openings at penetrations, and all other such openings shall be sealed, caulked, gasketed or weather stripped to limit air leakage.
17. Exterior doors are to be 1-3/4" insulated core with full weather strip and threshold. All glazing in exterior doors is to be insulating double glazed units with safety glass.
18. All exterior glazing is to be insulating double glazed units.
19. Insulation "R" & "U" values shall comply with Table N1102.1.2 (R402.1.2) (reproduced below) for all new heated areas:

SALT LAKE COUNTY: CLIMATE ZONE 5B		
Ceiling R Value:	49	*NOTE: REFER TO ATTACHED REScheck COMPLIANCE CERTIFICATE
Wood Frame Wall R Value:	20 or 13+5	
Mass Wall R Value:	13/17	
Floor R-Value:	30 (g)	
Basement Wall R-Value:	15/19(c)	
Slab R-Value & Depth:	10, 2 FT (d)	
Crawlspace Wall R-Value:	15/19	
Fenestration U-Factor:	0.32	
Skylight U-Factor:	0.55	

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
g. Or insulation sufficient to fill the framing cavity, R-19 Minimum
h. First value is cavity insulation, second is continuous insulation, so "13 + 5" means R-13 cavity insulation plus R-5 continuous insulation or insulated siding. If structural sheathing covers 40% or less of the exterior, continuous insulation R-value shall be permitted to be reduced by no more than R-3 in the locations where structural sheathing is used to maintain a consistant total sheathing thickness.

PLUMBING NOTES

1. All tank type water closets to have a flow rate of not more than 1.6 gallons per flush.
2. All plumbing work is to be bidder designed. The final design shall be based on the mechanical drawings and specifications contained in this set and shall comply with all applicable codes including but not limited to the codes referenced on G001.
3. The plumbing work must adhere to all requirements of the construction documents and performance specifications. Additional notes are contained in the plumbing drawings if provided.
4. It is the responsibility of each Contractor to check with the Architectural drawings before installation of their work. Any discrepancy between the Architectural drawings and the consulting engineer(s) or other supplementary drawings shall be brought to the Architects attention in writing.
5. Provide pressure relief valve for hot water tank. Drain to the outside of the building with drain end not more than two feet nor less than 6" above the ground, pointing down.
6. Hot water tanks having flexible pipe connections and over four feet tall shall be strapped down to prevent overturn in an earthquake.
7. Provide an approved back flow prevention device at all hose bibs.
8. Contractor shall provide a DWV and water distribution riser diagram for City and Architect review.
9. Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal.
10. Contractor to provide horizontal drainage piping with a cleanout at it's upper terminal.
11. All showerheads to have a flow rate of not more than 2.5 gallons per minute.
12. All hose bibs to be non-freeze backflow preventer type.
13. All plumbing vents through the roof to be minimum 3" pipe.
14. Showers shall be finished to a height of not less than 72" above the floor. Material shall be nonabsorbent.



Vacuum Breaker Detail

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ALPINE HOUSE
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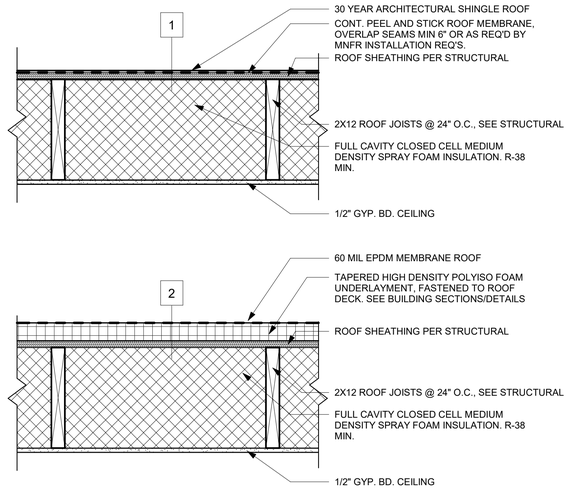
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REVISIONS	
CONFORM SET	
MARK	DATE
PLOT DATE	3/13/2026
PROJECT	A2519
DRAWN BY	IK
CHECKED BY	IK
SHEET TITLE	

NOTES, ABBREV., & SYMBOLS

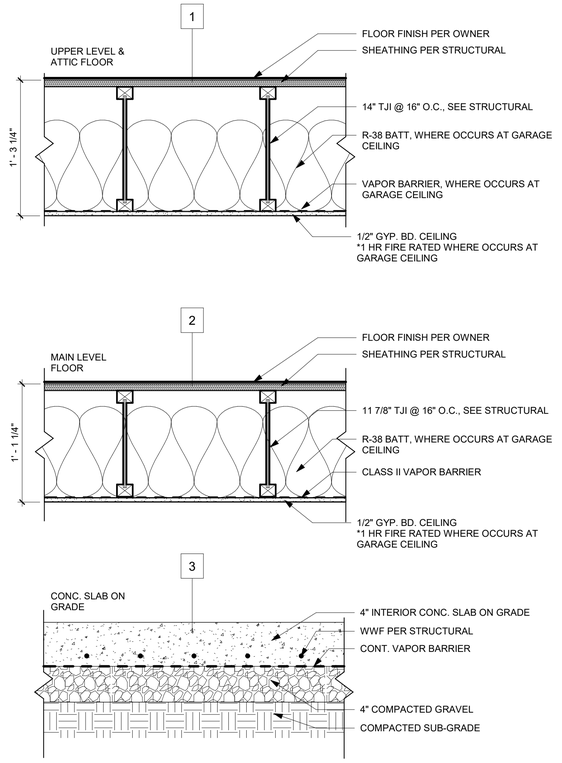
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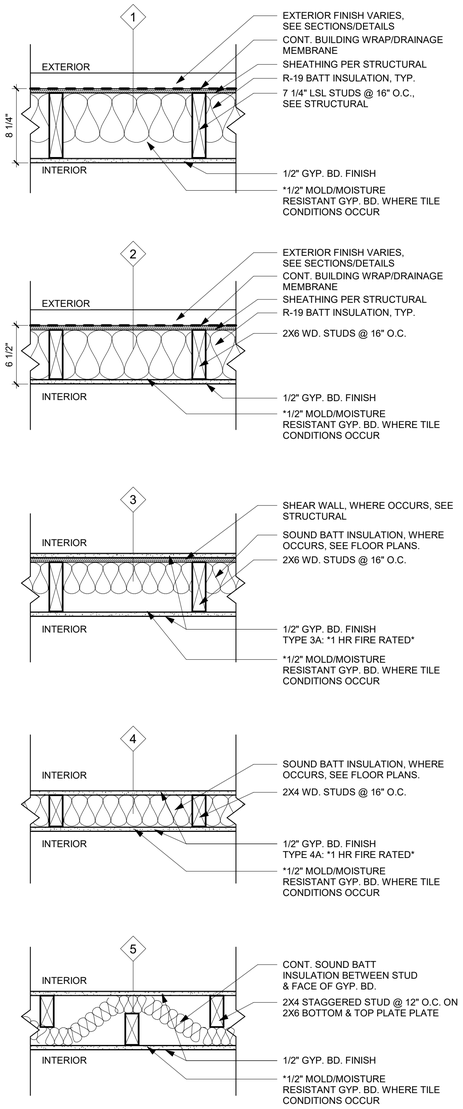
LEGEND - ROOF TYPES



LEGEND - FLOOR TYPES



LEGEND - WALL TYPES



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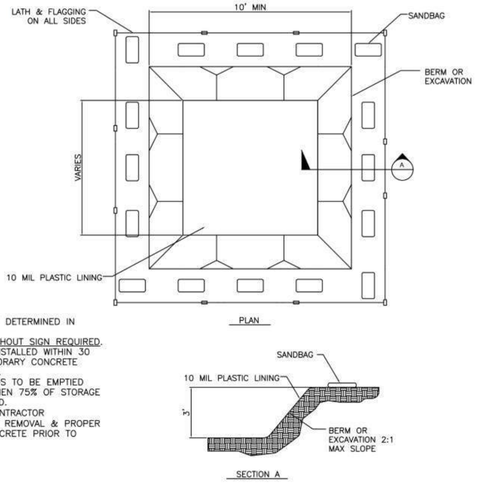
ALPINE HOUSE
480 E 100 S, Alpine, UT 84004

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SHEET TITLE	

ASSEMBLIES

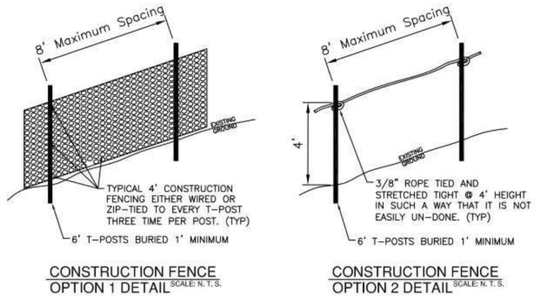
G003

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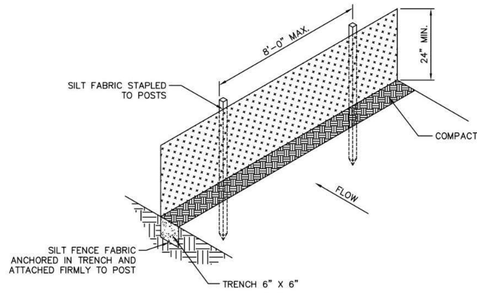


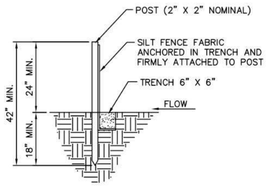
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. CONCRETE WASHOUT SIGN REQUIRED. SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASHOUT NEEDS TO BE EMPTIED AND REPAIRED WHEN 75% OF STORAGE CAPACITY IS FILLED.
4. DEVELOPER/CONTRACTOR RESPONSIBLE FOR REMOVAL & PROPER DISPOSAL OF CONCRETE PRIOR TO FILING N.O.T

08 CONCRETE WASHOUT DETAIL
1 1/2" = 1'-0"



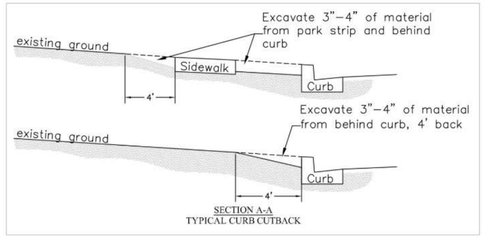
06 CONSTRUCTION FENCE DETAIL
1 1/2" = 1'-0"



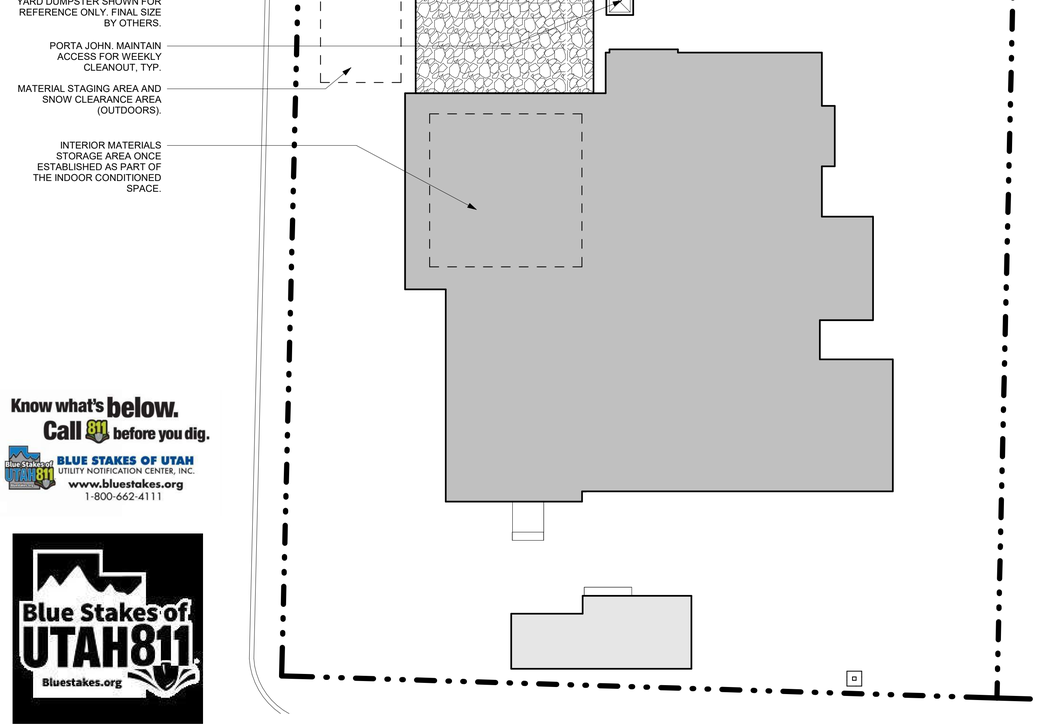


NOTES:
1. MINIMUM FILTER FABRIC HEIGHT SHALL BE 24".
2. POSTS FOR SILT FENCES SHALL BE METAL OR HARD WOOD WITH A MINIMUM LENGTH OF 36". WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION OF 2". METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 LBS/FOOT.
3. DRIVE POSTS VERTICALLY INTO THE GROUND TO A MINIMUM DEPTH OF 18", AND EXCAVATE A TRENCH APPROXIMATELY 6" WIDE AND 6" DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. NO LESS THAN THE BOTTOM 1 FOOT OF THE FABRIC SHALL BE BURIED INTO THIS TRENCH.
4. THE FILTER FABRIC MATERIALS SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO THE WOOD POSTS WITH ¾" LONG #9 HEAVY DUTY STAPLES.
5. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART.

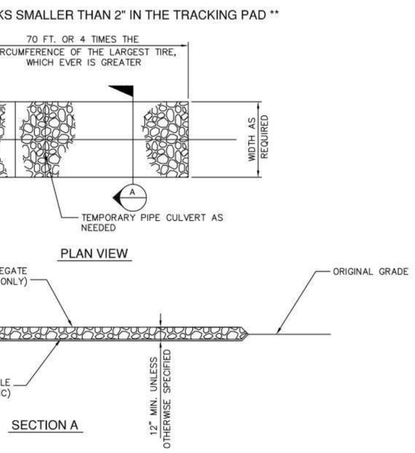
02 SILT FENCE DETAIL
1 1/2" = 1'-0"



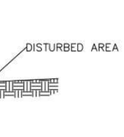
05 TYPICAL CURB CUTBACK DETAIL
1 1/2" = 1'-0"



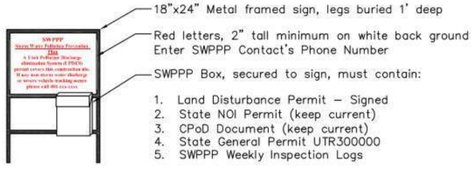
01 Site Plan - SWPPP
1/8" = 1'-0"



07 STABILIZED CONSTRUCTION ENTRANCE
1 1/2" = 1'-0"



04 SWALE/BERM DETAIL
1 1/2" = 1'-0"



03 SWPPP SIGN DETAIL
1 1/2" = 1'-0"

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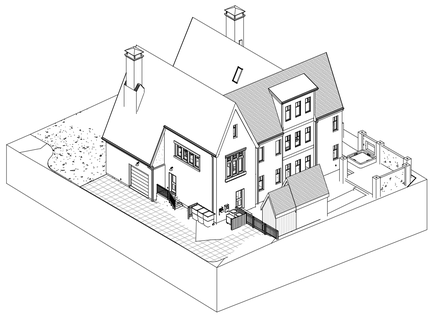
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SHEET TITLE

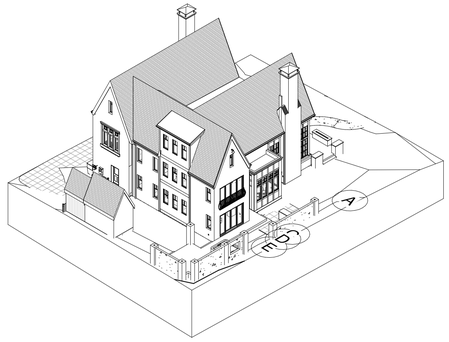
SWPPP & ALPINE STANDARD DETAILS

G004

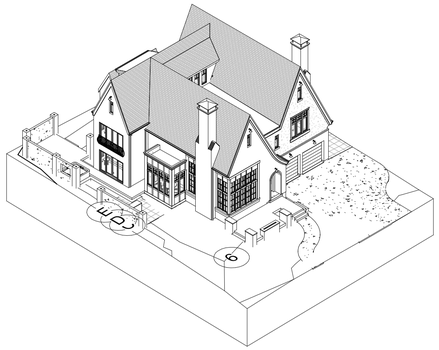
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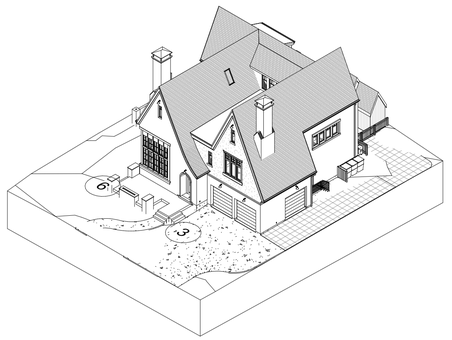
Southwest Axon



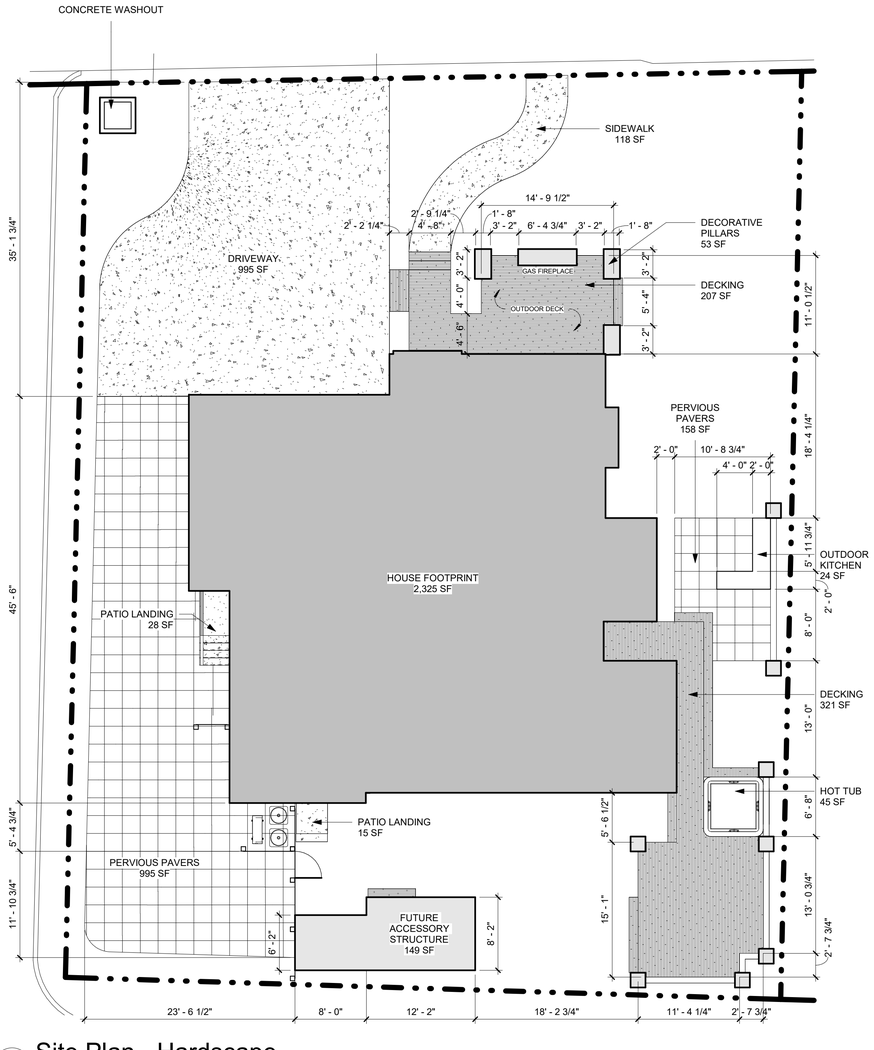
Southeast Axon



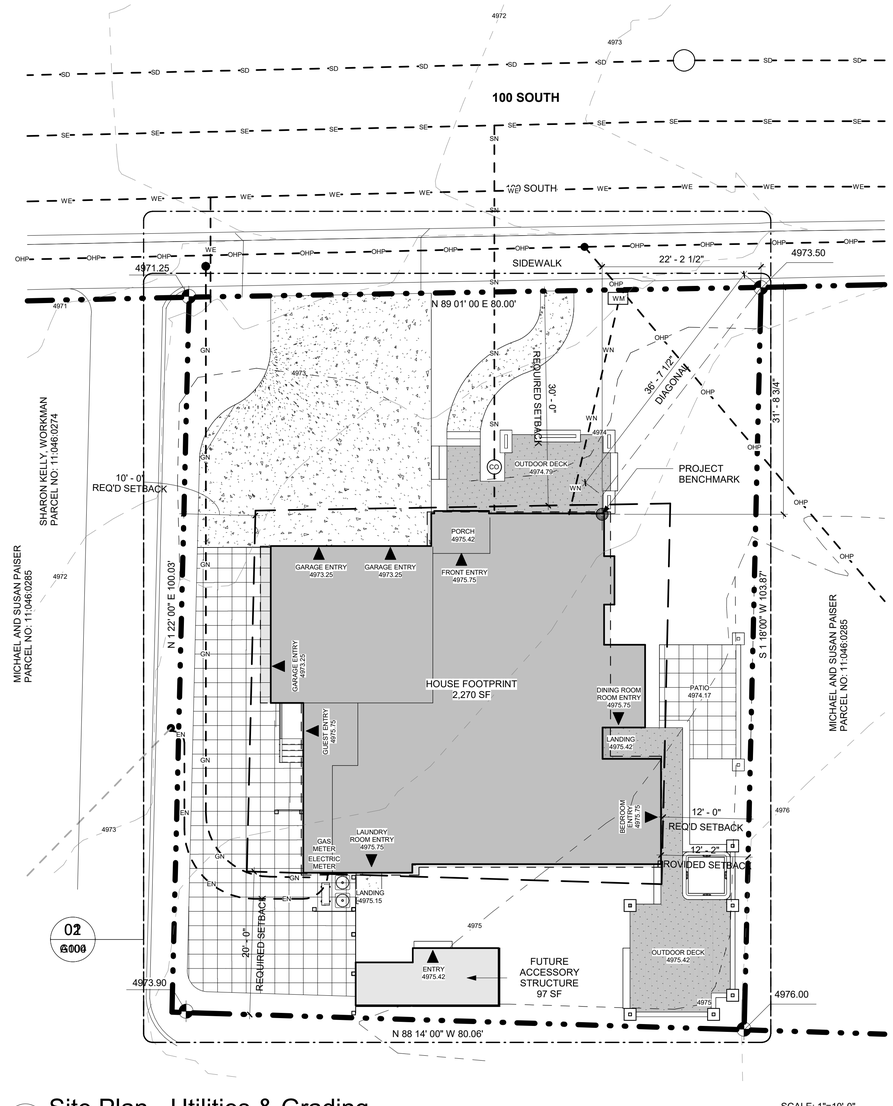
Northeast Axon



Northwest Axon



02 Site Plan - Hardscape
1/8" = 1'-0"



01 Site Plan - Utilities & Grading
1" = 10'-0"

SCALE: 1"=10'-0"
0' 5' 10' 20'

GENERAL NOTES - SITE PLAN

1. UTILITY LOCATIONS ARE SHOWN SCHEMATICALLY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO THE EXECUTION OF ANY WORK.
3. WHEN SHOWN IN SITE PLAN, ALL DIMENSIONS ARE TO FACE OF FINISH TO PROPERTY LINES, IMAGINARY LINES, SETBACKS, ETC., U.N.O.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. SEE BUILDING PLANS FOR ALL OTHER NOTES AND DIMENSIONS NO SHOWN HERE.
5. NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCROACH INTO ADJACENT PROPERTIES OR EASEMENTS.
6. THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM PROPERTIES.
7. CONTRACTOR IS TO CONTACT AND ABIDE BY THE RULES OF THE UTAH DIVISON OF AIR QUALITY, (801) 536-4000.
8. IF NO GAS UTILITY LINE OR METER ARE SHOWN ON THESE DRAWINGS THEN THERE IS NO GAS SERVICE PROVIDED TO THE SUBJECT PROPERTY.
9. ALL UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO. 1
10. ALL UTILITIES MUST MEET HORIZONTAL AND VERTICAL CLEARANCE REQUIREMENTS PER CODE. WATER & SEWER LINES REQUIRE 10' MIN. HORIZONTAL SEPARATION AND 18" MIN VERTICAL SEPARATION. SEWER MUST MAINTAIN 5' MIN. HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3' MINIMUM HORIZONTAL SEPARATION AND 12" VERTICAL SEPARATION FROM ANY NON-SEWER UTILITES.
11. A MINIMUM OF ONE EXTERIOR CLEANOUT IS REQUIRED ON THE SEWER LATERAL WITHIN 5' OF THE BUILDING. ADDITIONAL CLEANOUTS ARE REQUIRED AT EACH BEND AND AT LEAST ONE EVERY 50' FOR 4" LATERALS AND ONE EVERY 100' FOR 6" LATERALS.
12. SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES ARE INCORPORATED AS PART OF THIS PLAN SET.
13. SEWER LATERAL MUST GRAVITY DRAIN ALL FLOORS AND MEET MINIMUM SLOPE REQUIREMENTS (2% FOR 4" LATERALS, 1% FOR 6" LATERALS)'
14. POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT, UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
15. ELECTRICAL SERVICE CONDUCTORS MUST BE A MINIMUM OF 8' ABOVE ANY PORTION OF THE STRUCTURE.

LEGEND - SITE PLAN

- BUILDING FOOTPRINT - NEW
- ROOF/PORCH ABOVE
- ASPHAULT DRIVEWAY
- CONCRETE WALKWAY
- PERVIOUS PAVER
- TREX DECKING, 1/2" GAP B/W PLANKS
- PROPERTY LINE
- SETBACK LINES
- FIRE HOSE PULL/HYDRANT DISTANCE
- SEWER CLEAN-OUT. CLEANOUTS LOCATED ON DRIVE-WAY REQUIRE TRAFFIC RATED COVER.
- APPROX. EXISTING SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE.
- APPROX. NEW SEWER LINE - CONTRACTOR TO FIELD LOCATE PER CODE.
- APPROX. EXISTING WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW WATER LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. EXISTING OVERHEAD ELECTRICAL/ TELECOMMUNICATIONS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW BURIED ELECTRIC LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. EXISTING GAS LINE - CONTRACTOR TO FIELD LOCATE PER CODE
- APPROX. NEW GAS LINE - CONTRACTOR TO FIELD LOCATE PER CODE

SITE PLAN CALCULATIONS

8125 SF LOT
MAXIMUM ALLOWED COVERAGE: 50%

2,325 SF HOUSE FOOTPRINT
149 SF ACCESSORY STRUCTURE FOOTPRINT
186 SF MISC. HARDSCAPE
995 SF DRIVEWAY FOOTPRINT
3,655 SF TOTAL COVERAGE

3,655 SF/8,125 SF = 44.9% COVERAGE
MAXIMUM ALLOWED: 50.0% COVERAGE

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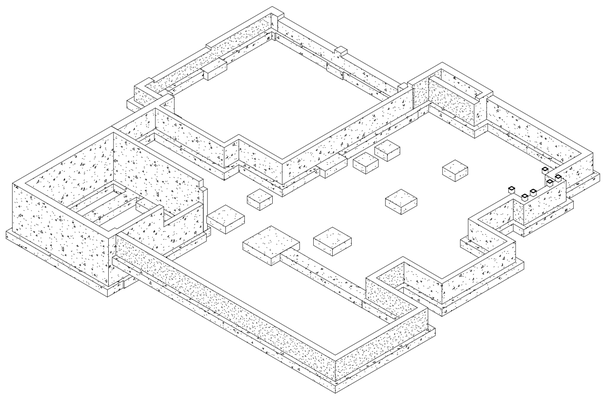
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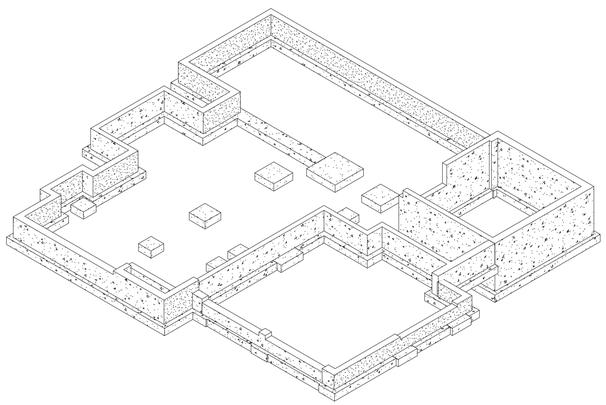
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SHEET TITLE	SITE PLANS & EXTERIOR AXONS
	A100

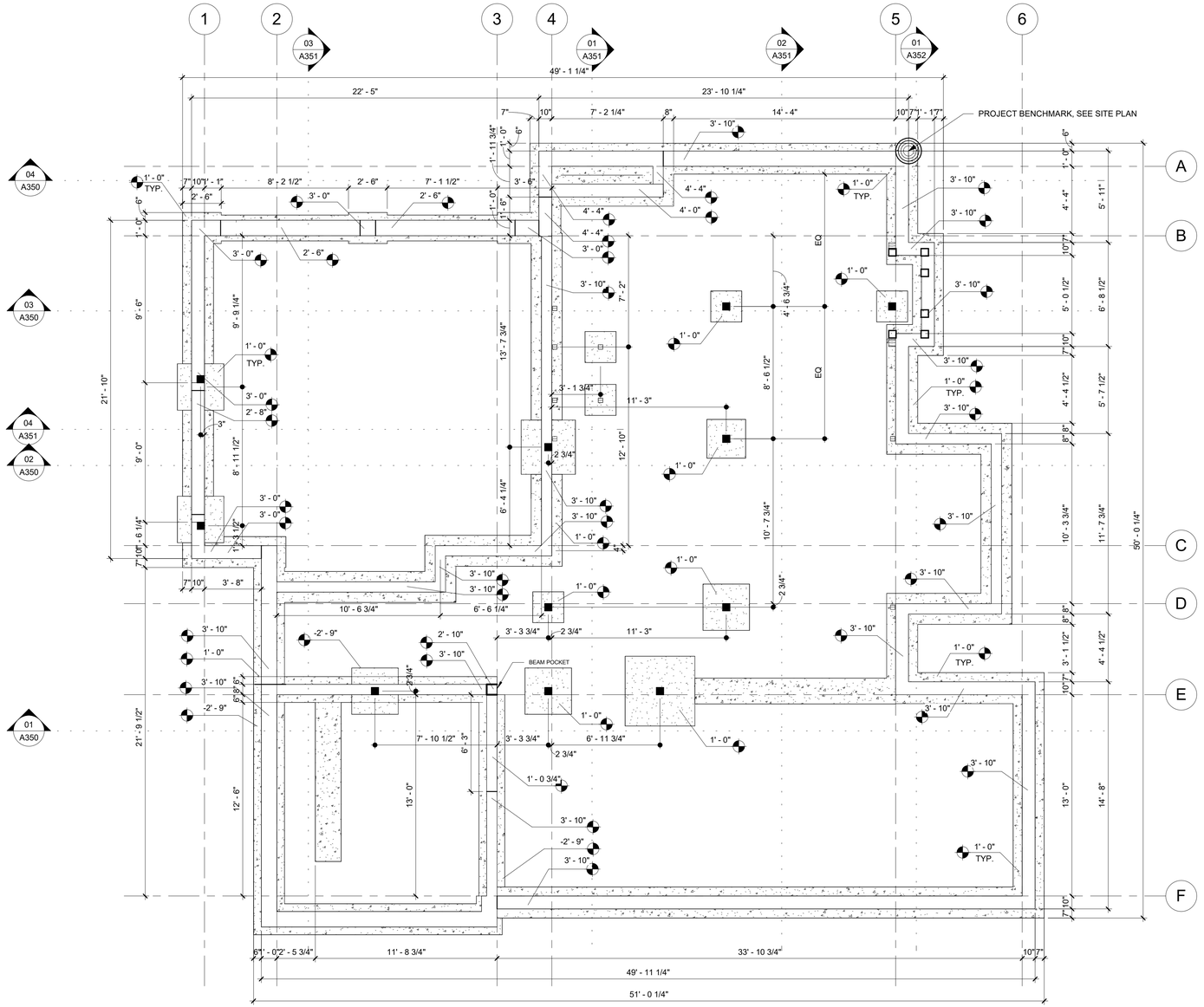
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03 SE Foundation Axon



02 NW Foundation Axon



01 Foundation Plan
1/4" = 1'-0"

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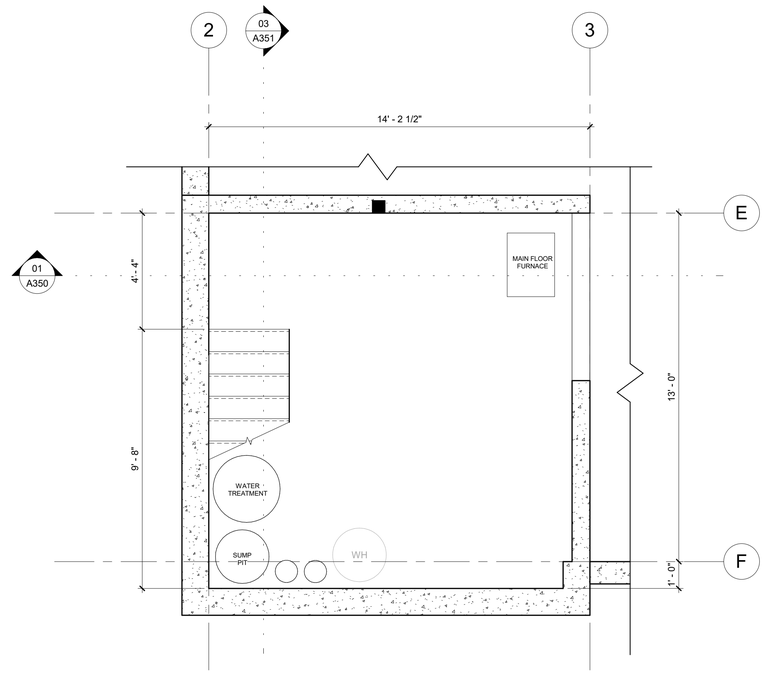
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FOUNDATION PLAN & AXON

A200

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01 Basement Plan
3/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
9. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
10. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
11. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
12. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF SUBSTRATE OR FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
13. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PURPOSES AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS AND P.T. SLABS WHERE OCCUR SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN

- .1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- .1" — DIMENSION - DENOTING CENTERLINE
- .1" — DIMENSION - DENOTING FACE OF FINISH/CLEAR
- 0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE
- 1 / A101 — SIM BUILDING SECTION REFERENCE; DWG. NO.; SHEET NO.
- 1 / A101 — SIM WALL SECTION REFERENCE; DWG. NO.; SHEET NO.

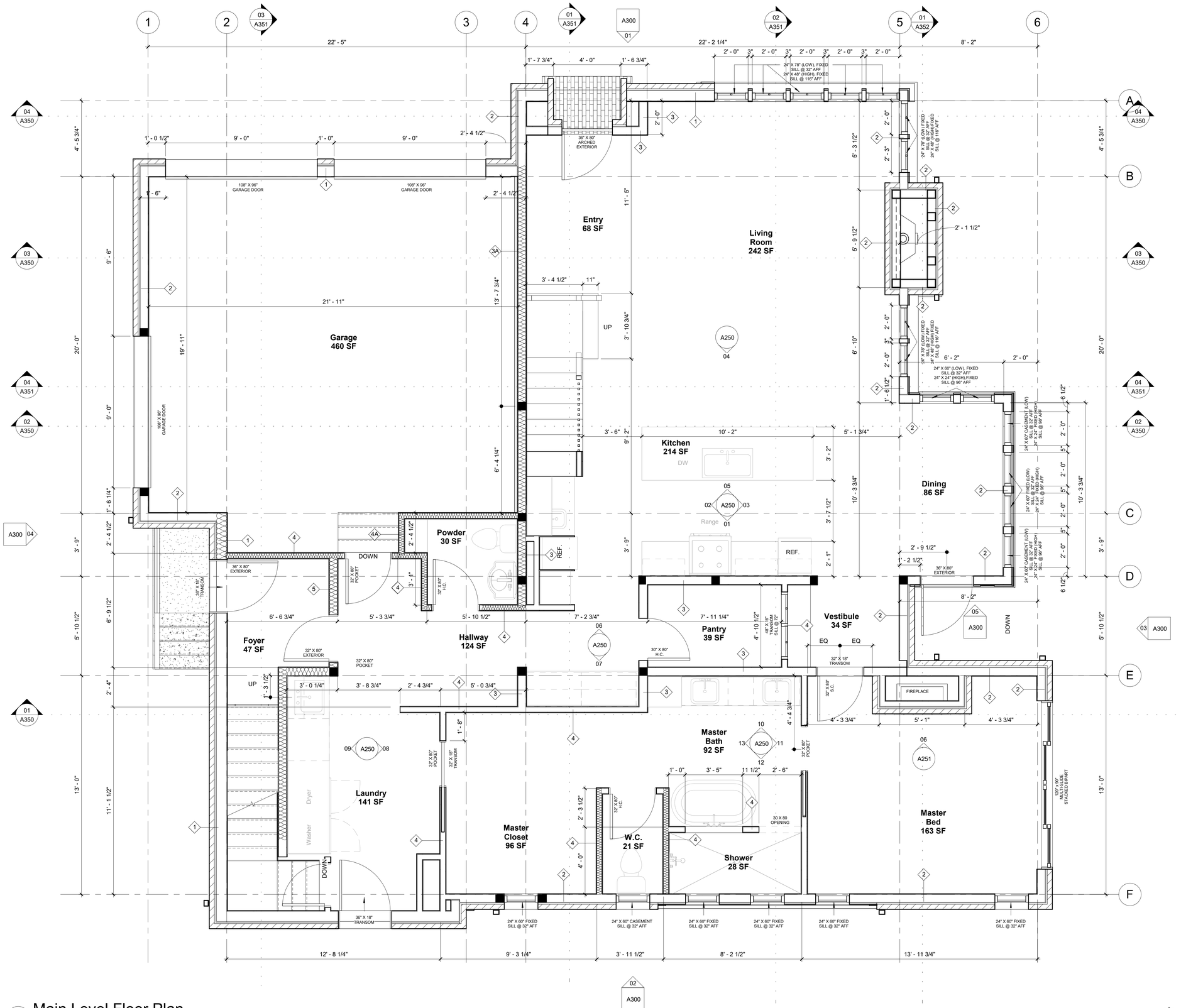
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BASEMENT LEVEL PLAN

A201



01 Main Level Floor Plan
3/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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12. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF SUBSTRATE OR FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
13. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PURPOSES AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS AND P.T. SLABS WHERE OCCUR SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN

.1" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.

.1" DIMENSION - DENOTING CENTERLINE

.1" DIMENSION - DENOTING FACE OF FINISH/CLEAR

0 GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE

1 / A101 SIM BUILDING SECTION REFERENCE — DWG. NO. — SHEET NO.

1 / A101 SIM WALL SECTION REFERENCE — DWG. NO. — SHEET NO.

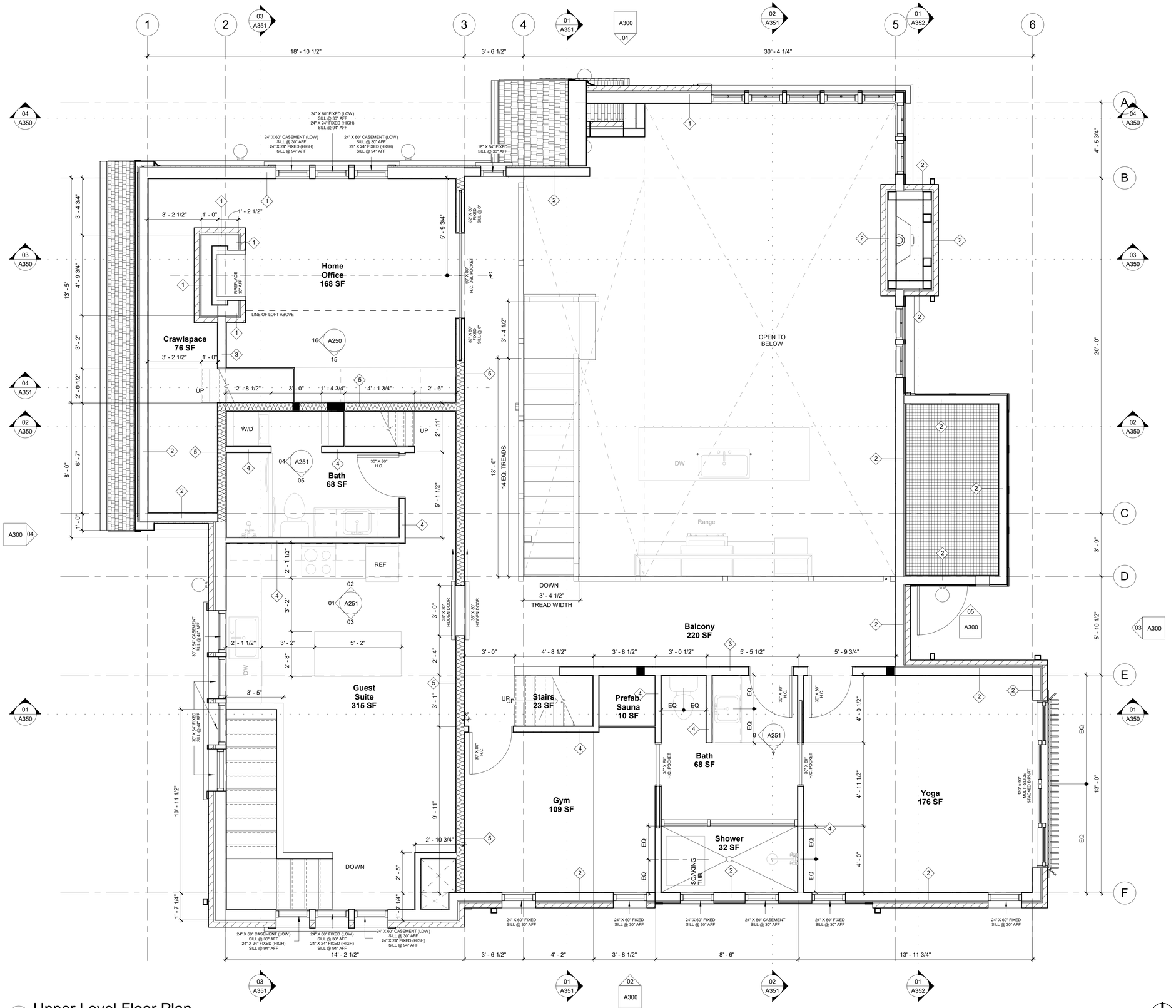
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SHEET TITLE	MAIN LEVEL PLAN

A202

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF ADDVIRTUE, LLC AND THEIR CONSULTANTS, WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF ADDVIRTUE, LLC. REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIALLY EXPLOITED, OR USE FOR ANY OTHER PURPOSE OTHER THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



01 Upper Level Floor Plan
3/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
9. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
10. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
11. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
12. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF SUBSTRATE OR FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
13. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PURPOSES AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS AND P.T. SLABS WHERE OCCUR SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN

.1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.

.1" — DIMENSION - DENOTING CENTERLINE

.1" — DIMENSION - DENOTING FACE OF FINISH/CLEAR

0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE

1 / A101 — SIM BUILDING SECTION REFERENCE — DWG. NO. — SHEET NO.

1 / A101 — SIM WALL SECTION REFERENCE — DWG. NO. — SHEET NO.

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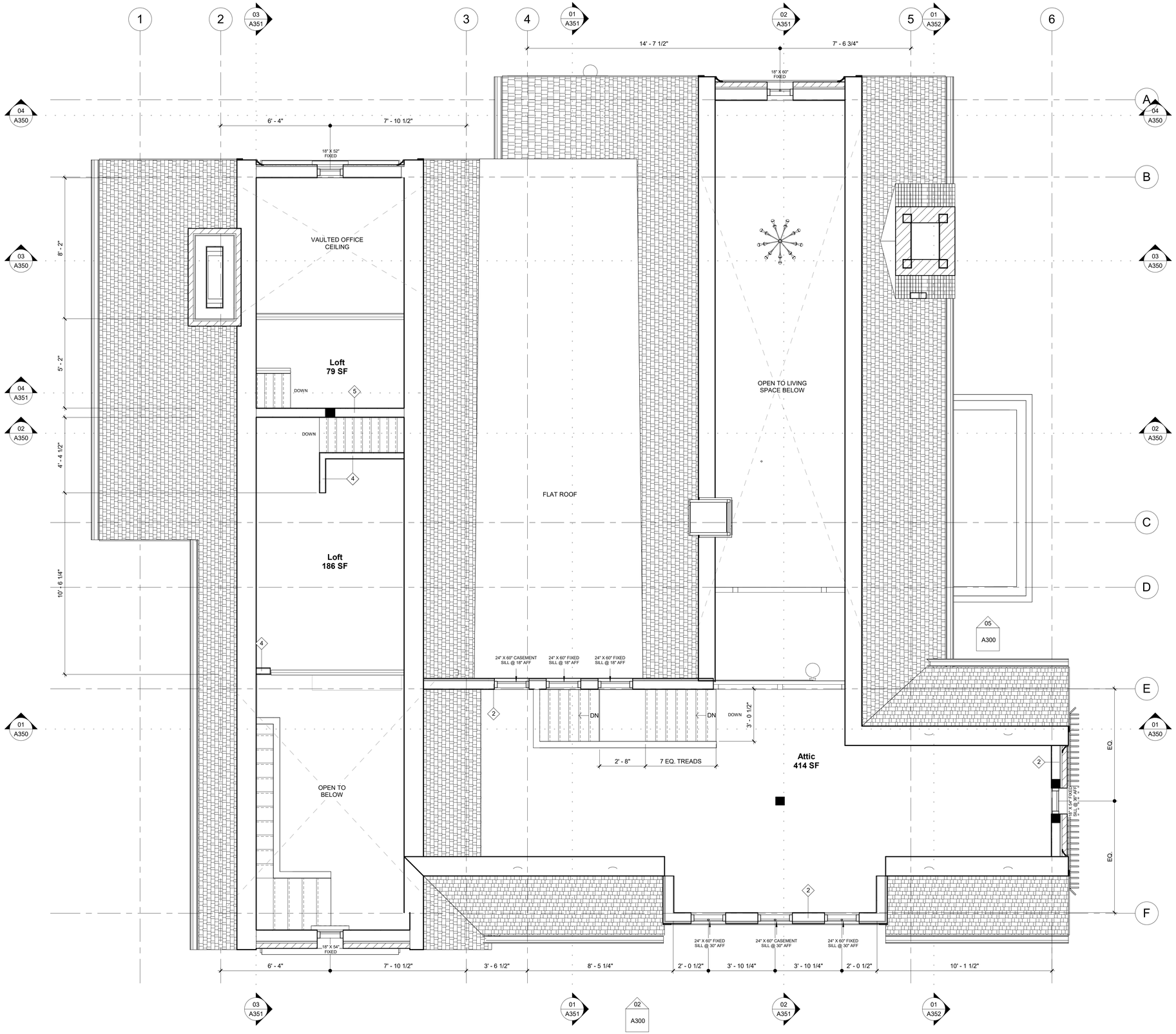
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SHEET TITLE
UPPER LEVEL PLAN

A203

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01 Attic Level Floor Plan
3/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
9. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
10. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
11. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
12. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF SUBSTRATE OR FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
13. PROVIDE BATT INSULATION AT INTERIOR WALLS FOR ACOUSTIC PURPOSES AT BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS, U.N.O.
14. ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS AND P.T. SLABS WHERE OCCUR SHALL BE COORDINATED AND PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

LEGEND - FLOOR PLAN

.1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.

.1" — DIMENSION - DENOTING CENTERLINE

.1" — DIMENSION - DENOTING FACE OF FINISH/CLEAR

0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE

1 A101 — SIM BUILDING SECTION REFERENCE; DWG. NO.; SHEET NO.

1 A101 — SIM WALL SECTION REFERENCE; DWG. NO.; SHEET NO.

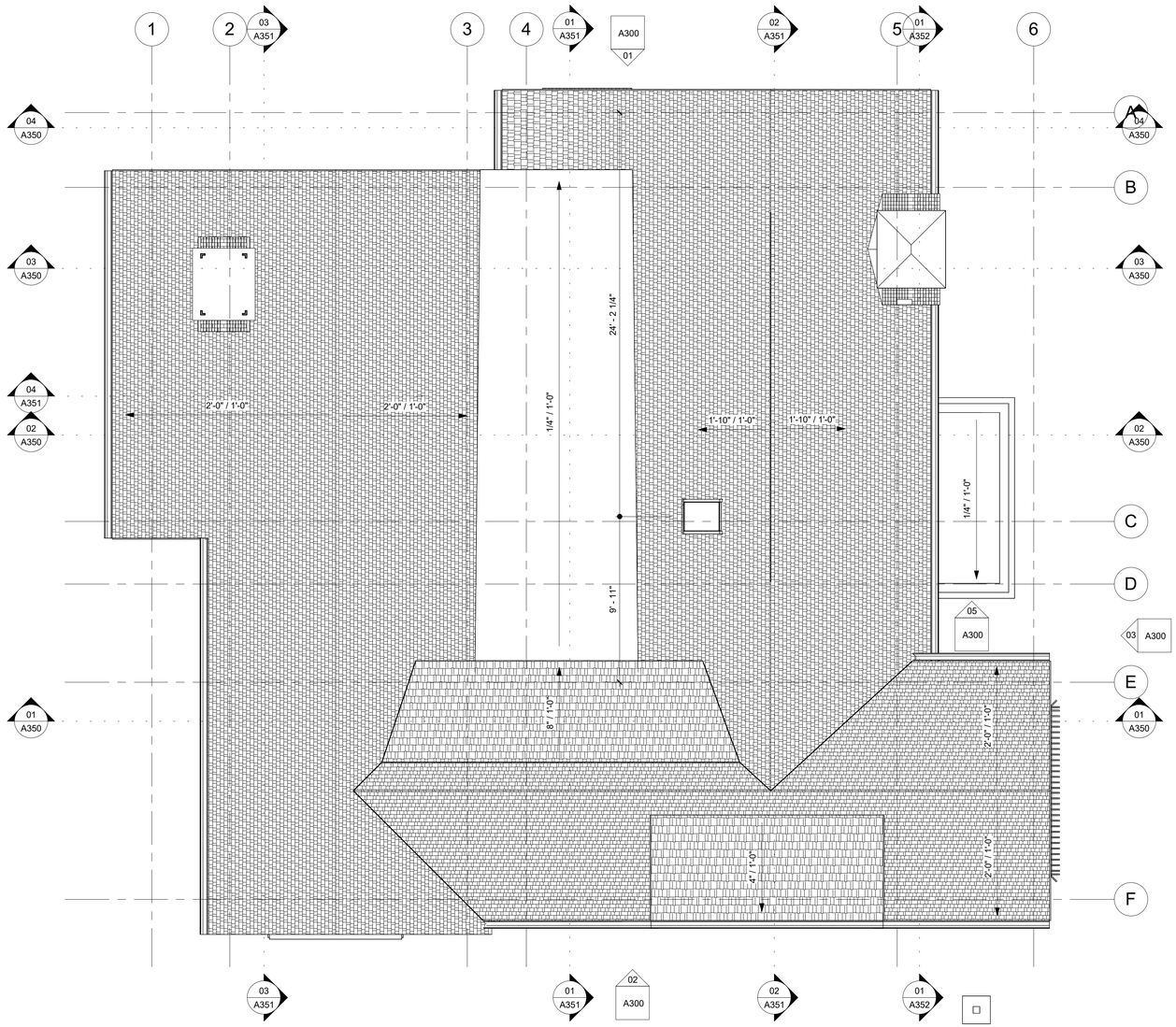
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A204

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01 Roof Plan
1/4" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

LEGEND - ROOF PLAN

SHINGLE ROOF

SLOPE ARROW

ELEVATION HEIGHT

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ROOF PLAN

A205

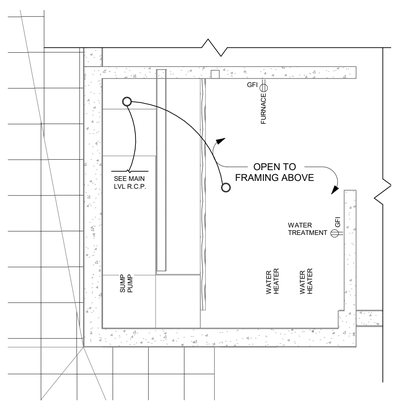
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GENERAL NOTES - RCP

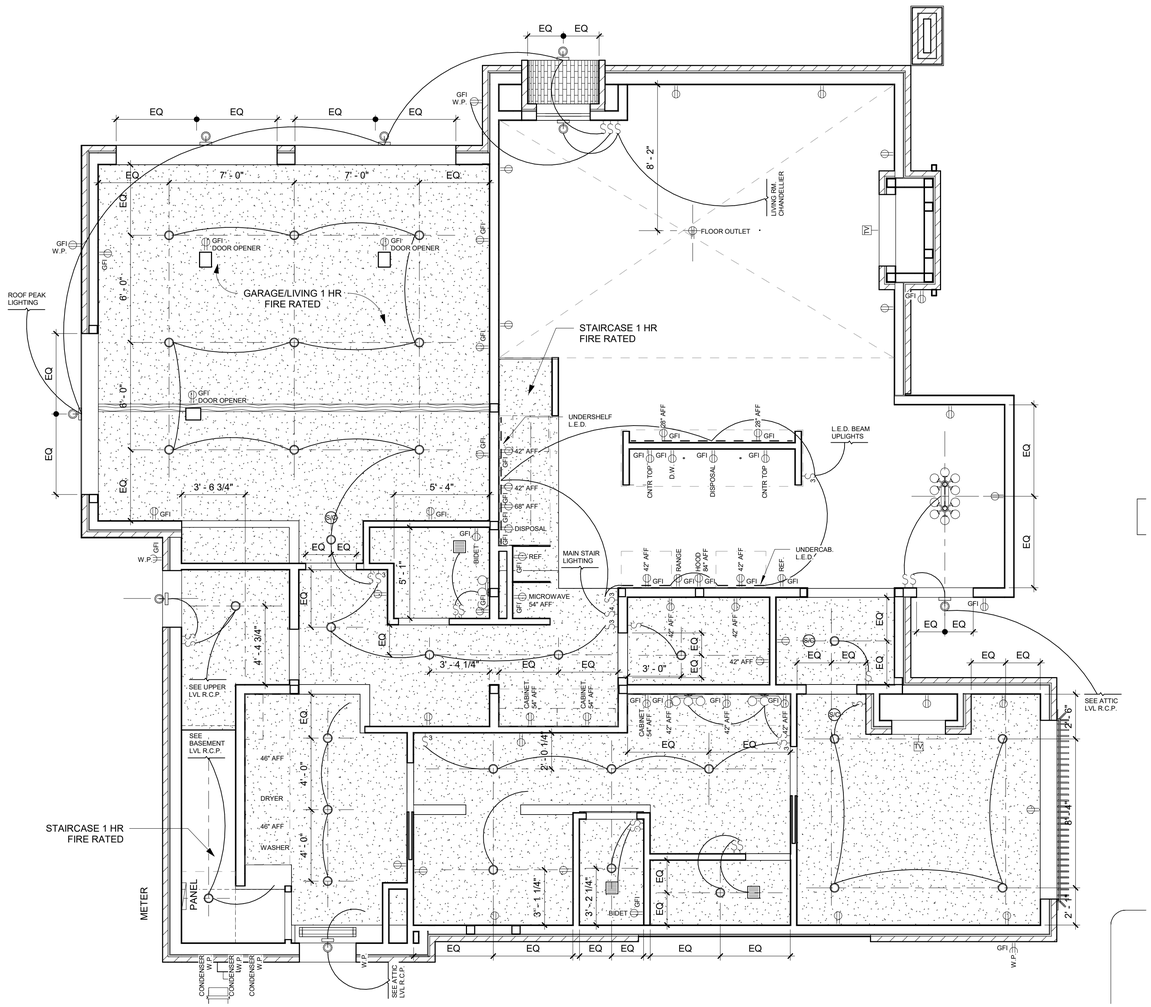
1. ALL DIMENSIONS TO FACE OF STRUCTURAL MATERIAL, U.N.O.
2. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIMENSIONS OF SOFFITED AREAS.
5. FOR ALL DOOR, WINDOW & WALL TYPES REFER TO FLOOR PLANS AND ENLARGED PLANS.
6. ALL RECESSED LIGHTS TO BE CENTERED IN ROOM AND LAYOUT U.N.O.

LEGEND - RCP

- NO CEILING OR EXPOSED TO STRUCTURE
- GYP. BD. CEILING
- 1X4 T&G CEDAR U.N.O.
- 6" RECESSED DOWNLIGHT
- DIMMABLE L.E.D. STRIP IN COVE, SEE BUILDING DETAILS
- HARDWIRED PENDANT FIXTURE, FINAL SELECTION BY OWNER
- WALL MOUNTED FIXTURE, SELECTION BY OWNER
- CHANDELIER, FINAL SELECTION BY OWNER
- CEILING FAN, FINAL SELECTION BY OWNER
- PANASONIC FV-0511VK3 FAN
- $ SINGLE POLE SWITCH
- $3 3 WAY SWITCH
- S/C HARDWIRED COMBINATION SMOKE & CO SENSOR
- DUPLEX WALL OUTLET (U.N.O.)
- GFI DUPLEX WALL OUTLET (U.N.O.) - GROUND FAULT CIRCUIT INTERRUPTER
- TV DUPLEX OUTLET & DATA FOR T.V.
- GFI W.P. DUPLEX WALL OUTLET - GROUND FAULT CIRCUIT INTERRUPTER, WEATHER PROTECTED



02 Basement Level Ceiling Plan
1/4" = 1'-0"



01 Main Level Ceiling Plan
1/4" = 1'-0"

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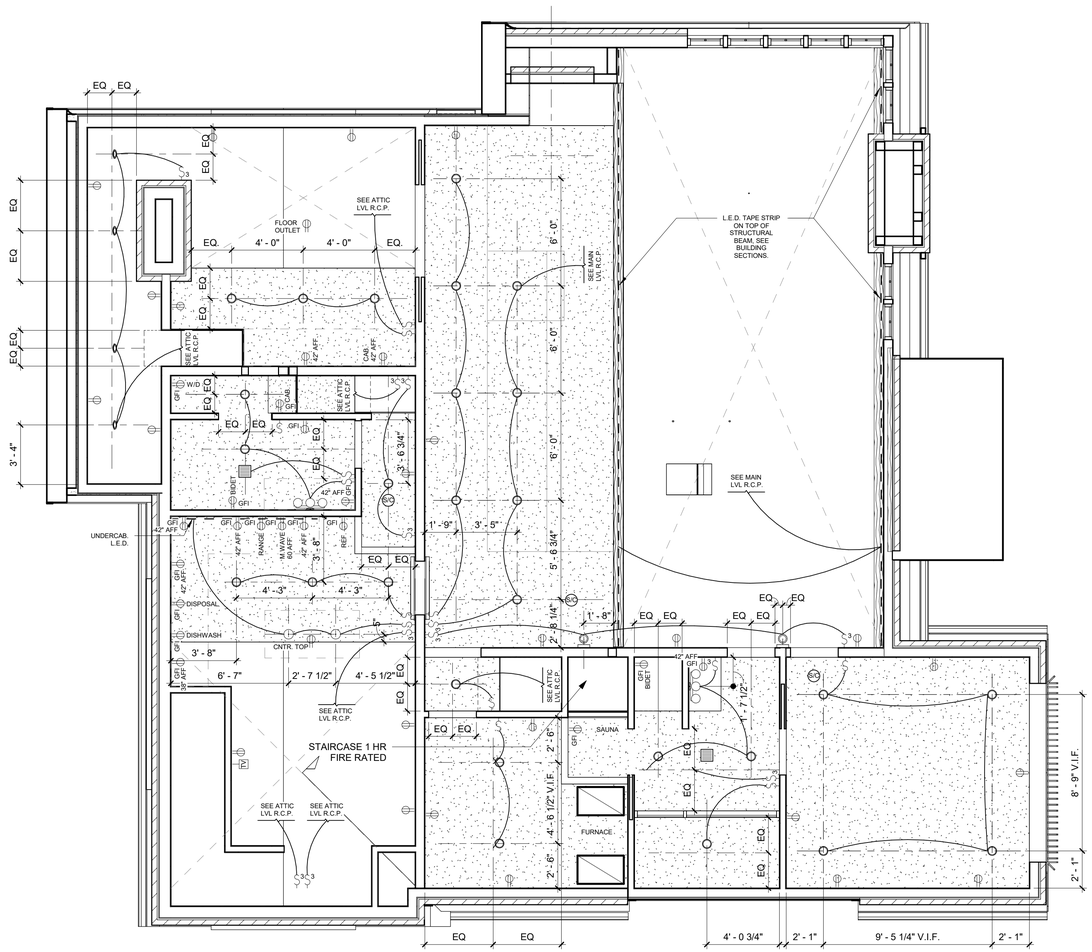
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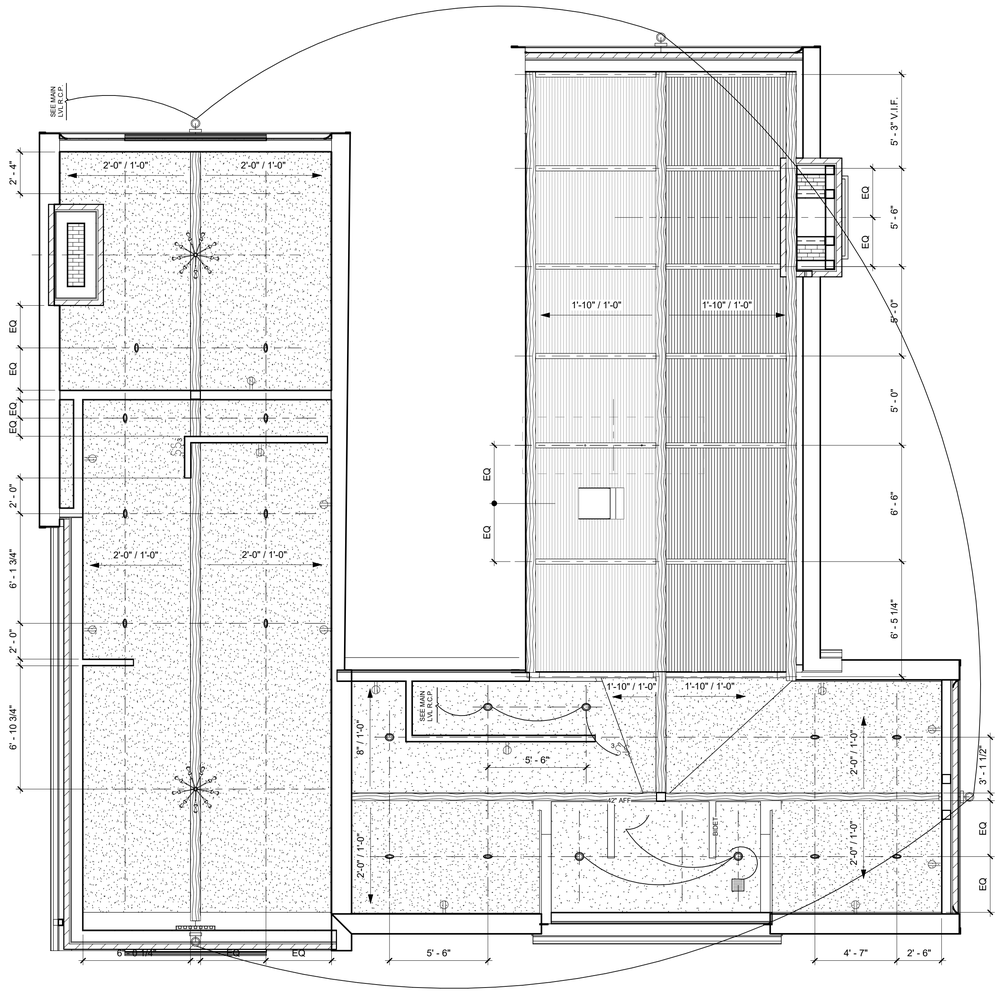
MAIN LEVEL RCP

A220

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01 Attic Level Ceiling Plan
1/4" = 1'-0"

GENERAL NOTES - RCP

1. ALL DIMENSIONS TO FACE OF STRUCTURAL MATERIAL, U.N.O.
2. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIMENSIONS OF SOFFITED AREAS.
5. FOR ALL DOOR, WINDOW & WALL TYPES REFER TO FLOOR PLANS AND ENLARGED PLANS.
6. ALL RECESSED LIGHTS TO BE CENTERED IN ROOM AND LAYOUT U.N.O.

LEGEND - RCP

- NO CEILING OR EXPOSED TO STRUCTURE
- GYP. BD. CEILING
- 1X4 T&G CEDAR U.N.O.
- 6" RECESSED DOWNLIGHT
- DIMMABLE L.E.D. STRIP IN COVE, SEE BUILDING DETAILS
- HARDWIRED PENDANT FIXTURE, FINAL SELECTION BY OWNER
- WALL MOUNTED FIXTURE, SELECTION BY OWNER
- CHANDELIER, FINAL SELECTION BY OWNER
- CEILING FAN, FINAL SELECTION BY OWNER
- PANASONIC FV-0511VK3 FAN
- $ SINGLE POLE SWITCH
- $3 3 WAY SWITCH
- S/C HARDWIRED COMBINATION SMOKE & CO SENSOR
- DUPLEX WALL OUTLET (U.N.O.)
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- GFI, W.P. DUPLEX WALL OUTLET - GROUND FAULT CIRCUIT INTERRUPTER, WEATHER PROTECTED

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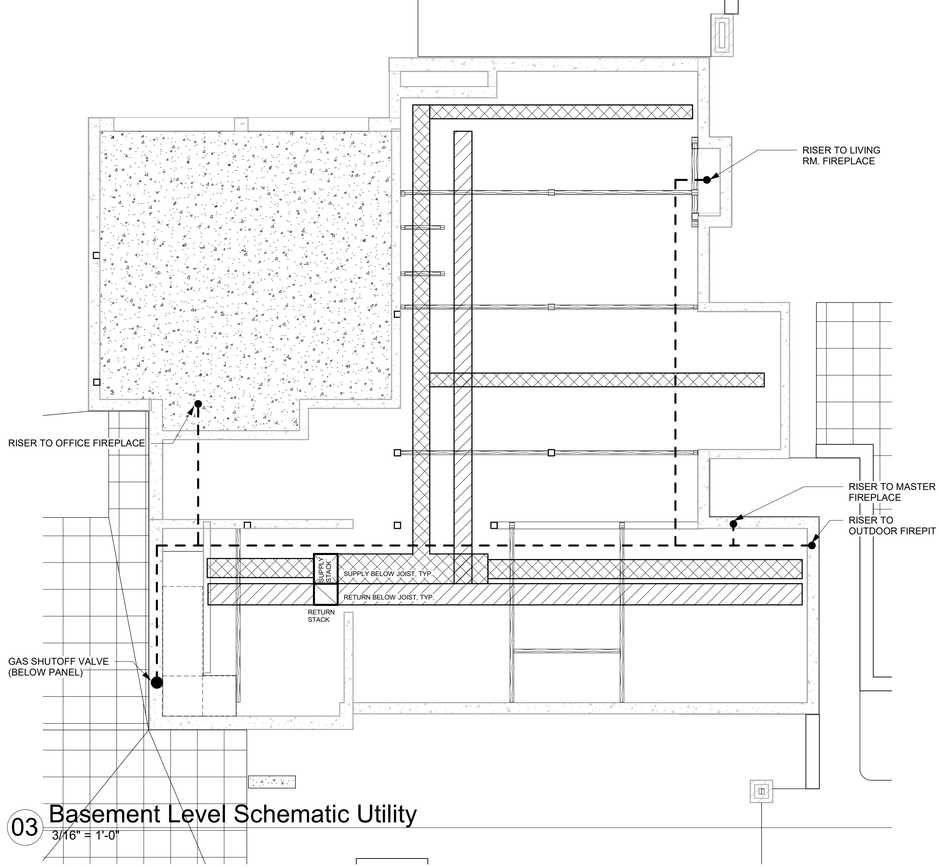
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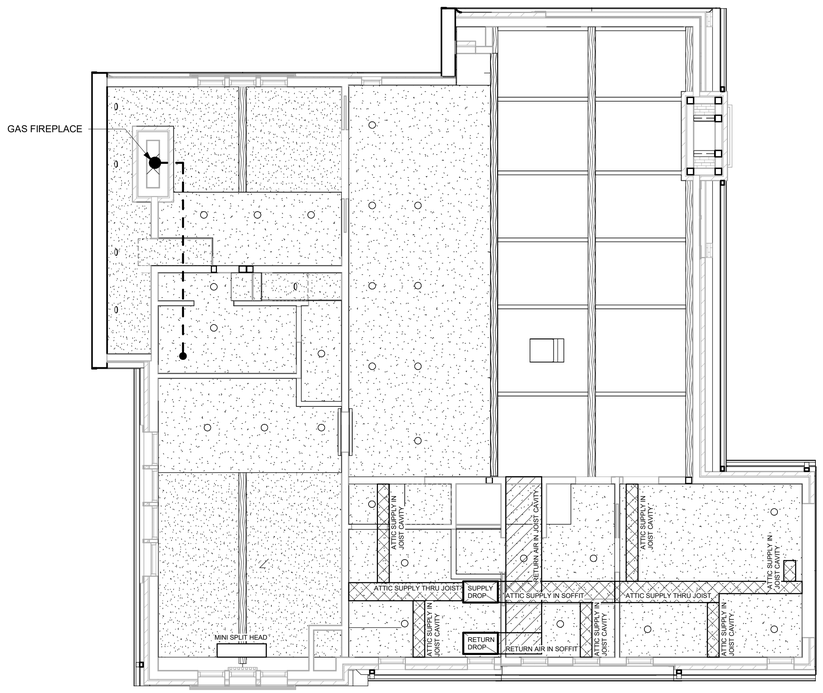
SHEET TITLE
ATTIC LEVEL RCP

A222

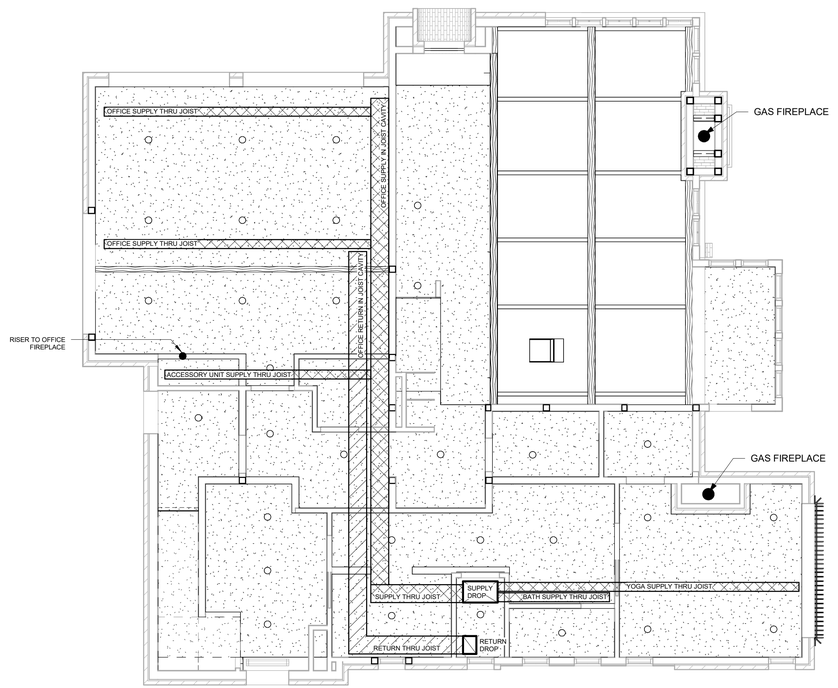
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03 Basement Level Schematic Utility
3/16" = 1'-0"



02 Upper Level Schematic Utility
3/16" = 1'-0"



01 Main Level Schematic Utility
3/16" = 1'-0"

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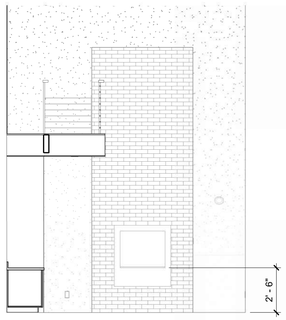
A230

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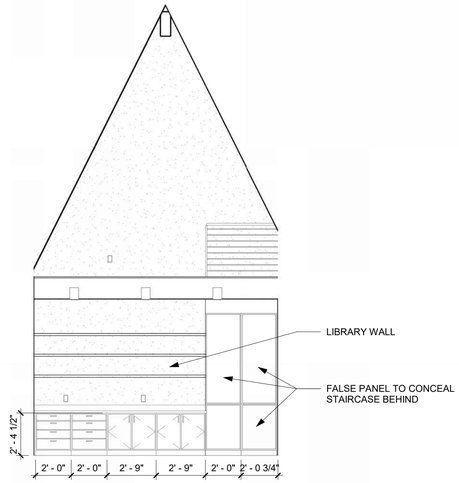
GEN. NOTES - INTERIOR ELEV.'S

1. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. FOR HORIZONTAL DIMENSIONS, SEE ENLARGED UNIT PLANS.

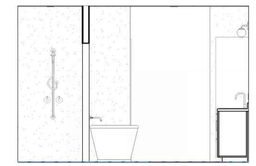
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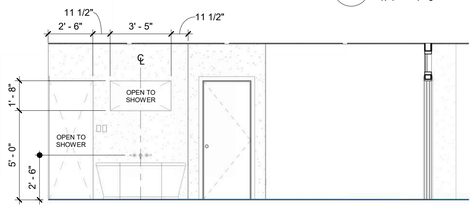
16 Office West
1/4" = 1'-0"



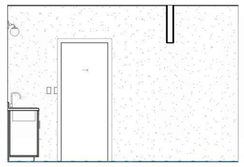
15 Office South
1/4" = 1'-0"



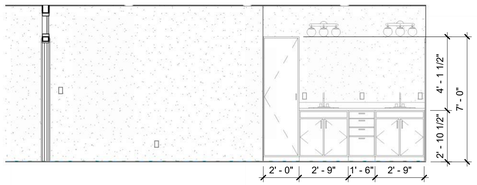
13 Master Bath West
1/4" = 1'-0"



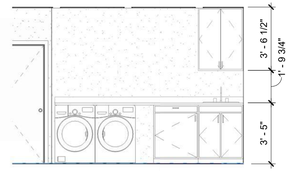
12 Master Bath South
1/4" = 1'-0"



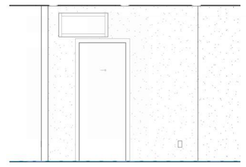
11 Master Bath East
1/4" = 1'-0"



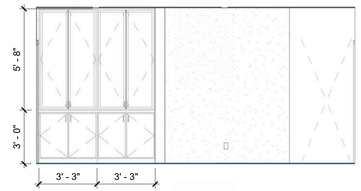
10 Master Bath North
1/4" = 1'-0"



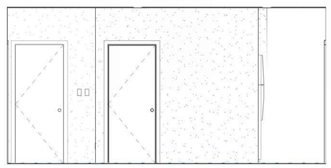
09 Laundry West
1/4" = 1'-0"



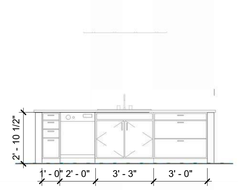
08 Laundry East
1/4" = 1'-0"



07 Hallway South
1/4" = 1'-0"



06 Hallway North
1/4" = 1'-0"

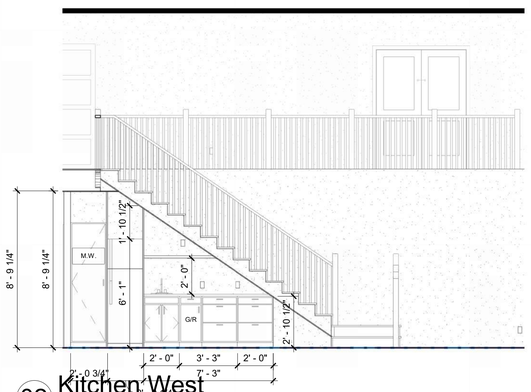


05 Kitchen Island South
1/4" = 1'-0"

04 Kitchen Island North
1/4" = 1'-0"



03 Kitchen East
1/4" = 1'-0"



02 Kitchen West
1/4" = 1'-0"



01 Kitchen South
1/4" = 1'-0"

ALPINE HOUSE
480 E 100 S, Alpine, UT 84004

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INTERIOR ELEVATIONS

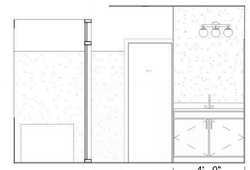
A250

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GEN. NOTES - INTERIOR ELEV.'S

1. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. FOR HORIZONTAL DIMENSIONS, SEE ENLARGED UNIT PLANS.

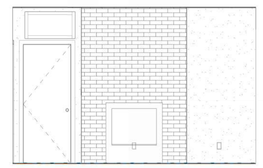
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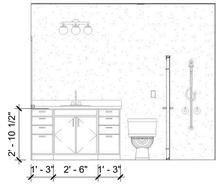
8 Upper Level Bath West
1/4" = 1'-0"



7 Upper Level Bath South
1/4" = 1'-0"



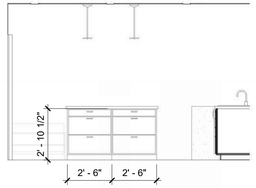
06 Bedroom North
1/4" = 1'-0"



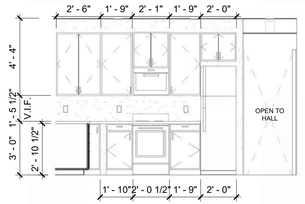
05 Guest Bath South
1/4" = 1'-0"



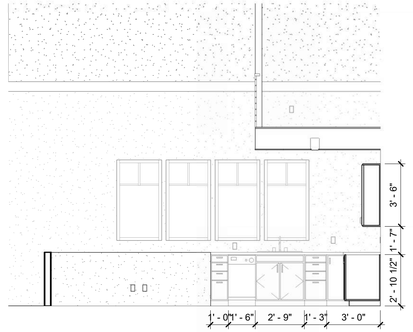
04 Guest Bath West
1/4" = 1'-0"



03 Guest Kitchen South
1/4" = 1'-0"



02 Guest Kitchen North
1/4" = 1'-0"



01 Guest Kitchen West
1/4" = 1'-0"

ALPINE HOUSE
480 E 100 S, Alpine, UT 84004

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INTERIOR ELEVATIONS

A251

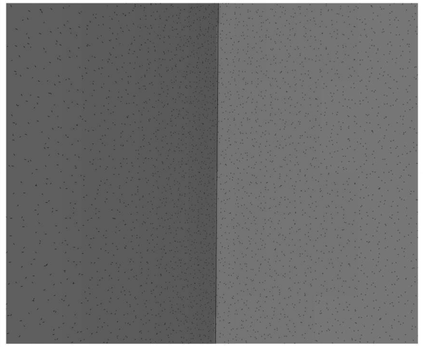
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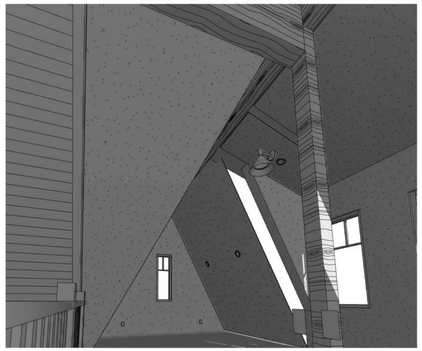
Acc. Unit Loft Towards Living Rm.



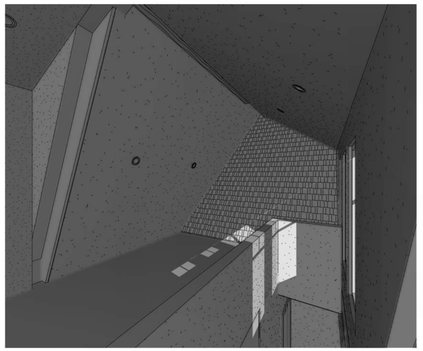
Acc. Unit Kitchen Towards Living Rm



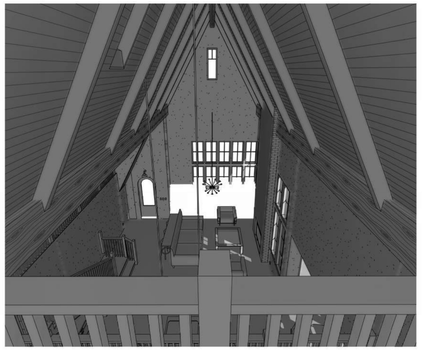
Acc. Unit Living Room Towards Kitchen



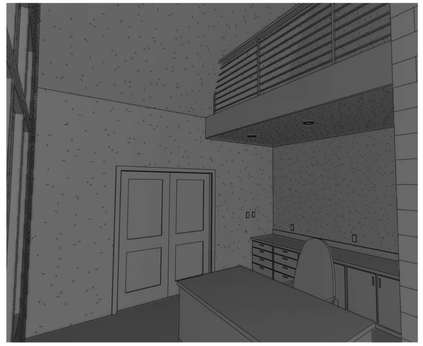
Attic Top of Stairs



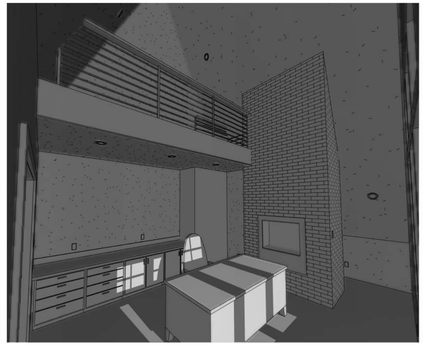
Attic Kids Nook



Attic Loft Towards Living Room



Office Towards Door



Office Towards Fireplace



Master Bathroom



Master Bedroom



Laundry Room Towards Back Door



Laundry Room Towards Hallway



Upper Balcony Towards Living Room



Upper Balcony Towards Dining Room



Living Room Towards Kitchen



Dining Room Towards Front Door



Front Door Towards Kitchen



Kitchen Towards Living Room

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INTERIOR 3D VIEWS

A260

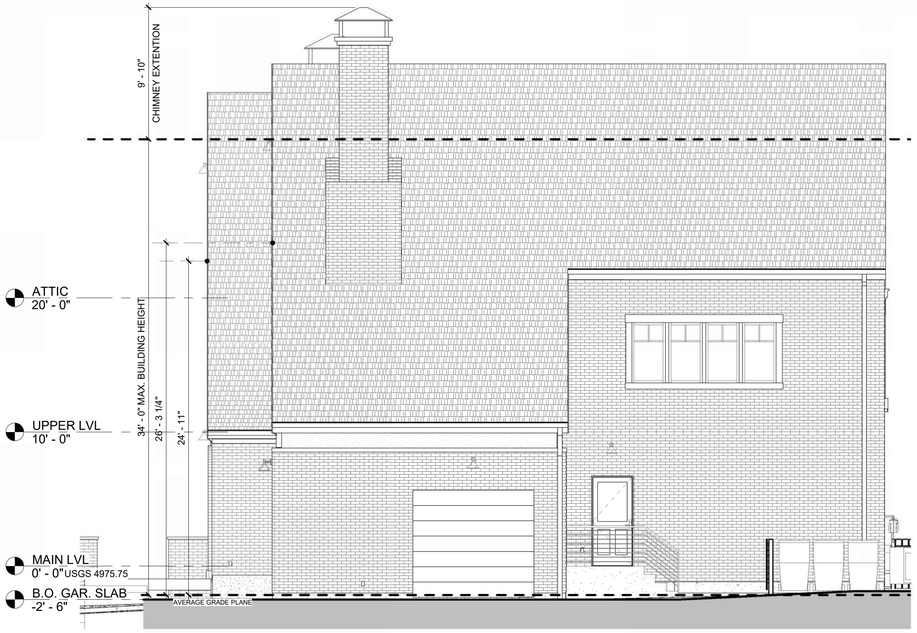
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GENERAL NOTES - ELEVATIONS

1. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE OR TOP OF CEMENT-BASED UNDERLAYMENT, U.N.O.
2. DO NOT SCALE DRAWINGS, WRITTEN DIMESNSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

LEGEND - ELEVATIONS

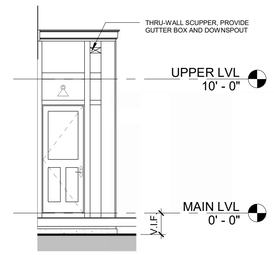
1. STUCCO
2. HORIZONTAL VINYL SIDING
3. FULL DEPTH BRICK
4. EXPOSED CONCRETE
5. ARCHITECTURAL SHINGLE



04 OVERALL - WEST
3/16" = 1'-0"



03 OVERALL - EAST
3/16" = 1'-0"



05 SOUTH - SOLARIUM
3/16" = 1'-0"



02 OVERALL - SOUTH
3/16" = 1'-0"



01 OVERALL - NORTH
3/16" = 1'-0"

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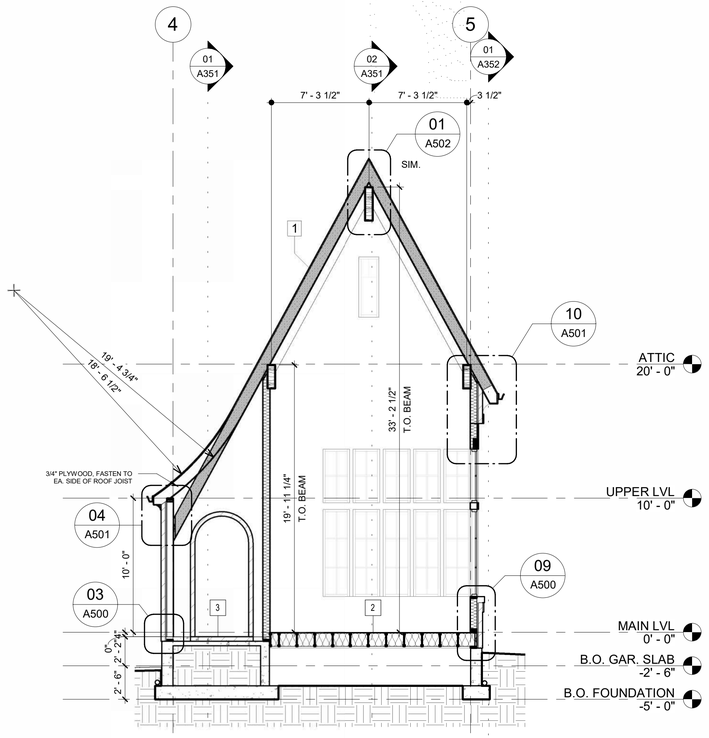
ALPINE HOUSE
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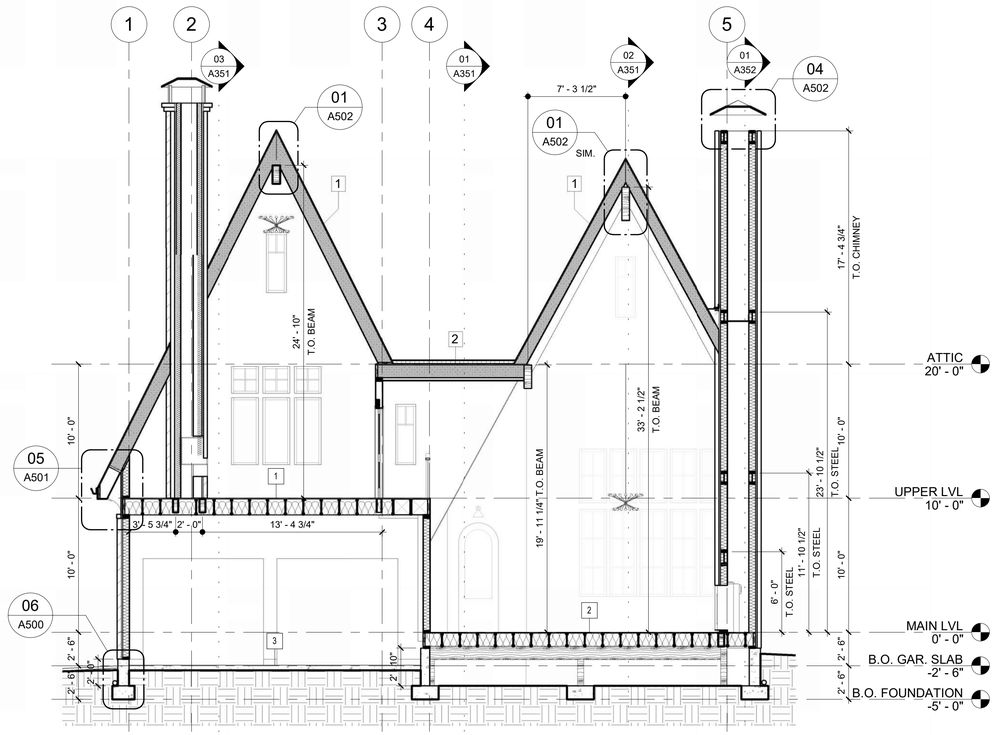
BUILDING ELEVATIONS

A300

THE DESIGN AND IDEAS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF HAVE BEEN PREPARED AS AN INSTRUMENT OF SERVICE FOR THIS SOLE PROJECT AND SHALL REMAIN THE SOLE PROPERTY OF ADDVIRTUE, LLC AND THEIR CONSULTANTS, WITHOUT THE SOLE AND EXPRESSED WRITTEN PERMISSION OF ADDVIRTUE, LLC. REPRODUCTION, DUPLICATION, COPYING, IMITATION, COMMERCIALLY EXPLOITED, OR USE FOR ANY OTHER PURPOSE OTHEN THAN FOR THIS SPECIFIC PROJECT IS PROHIBITED. PROHIBITED USE OF THE DESIGN OR THESE DRAWINGS IS SUBJECT TO THE FULL EXTENT OF LEGAL ACTION.



04 Section 04
3/16" = 1'-0"



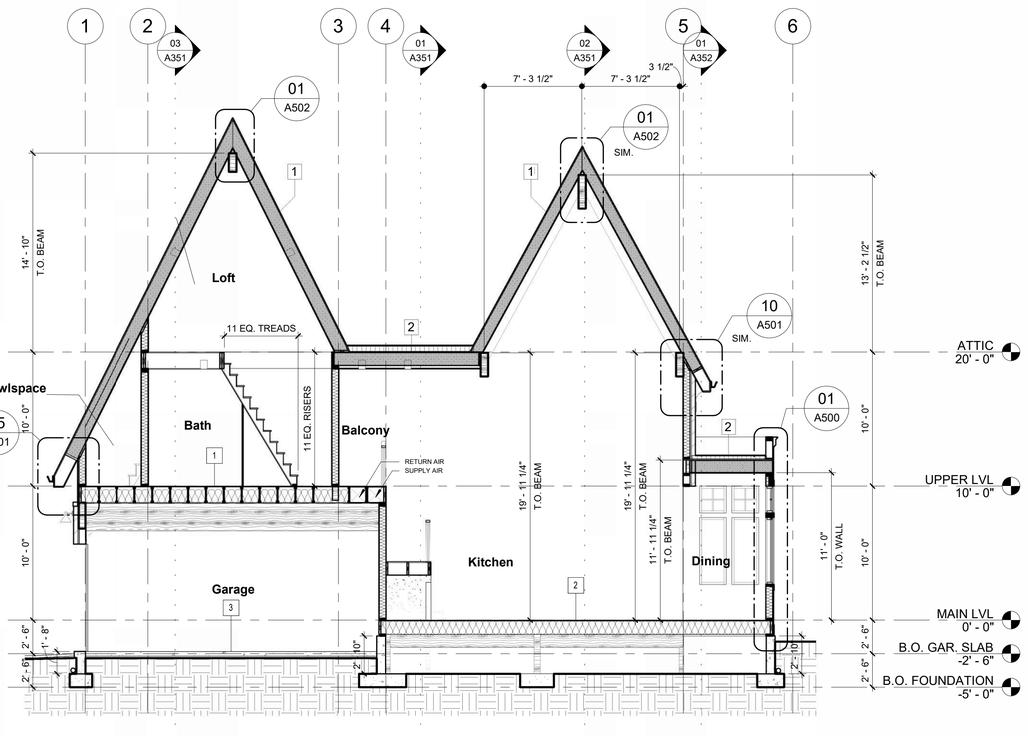
03 Section 03
3/16" = 1'-0"

GENERAL NOTES - SECTIONS

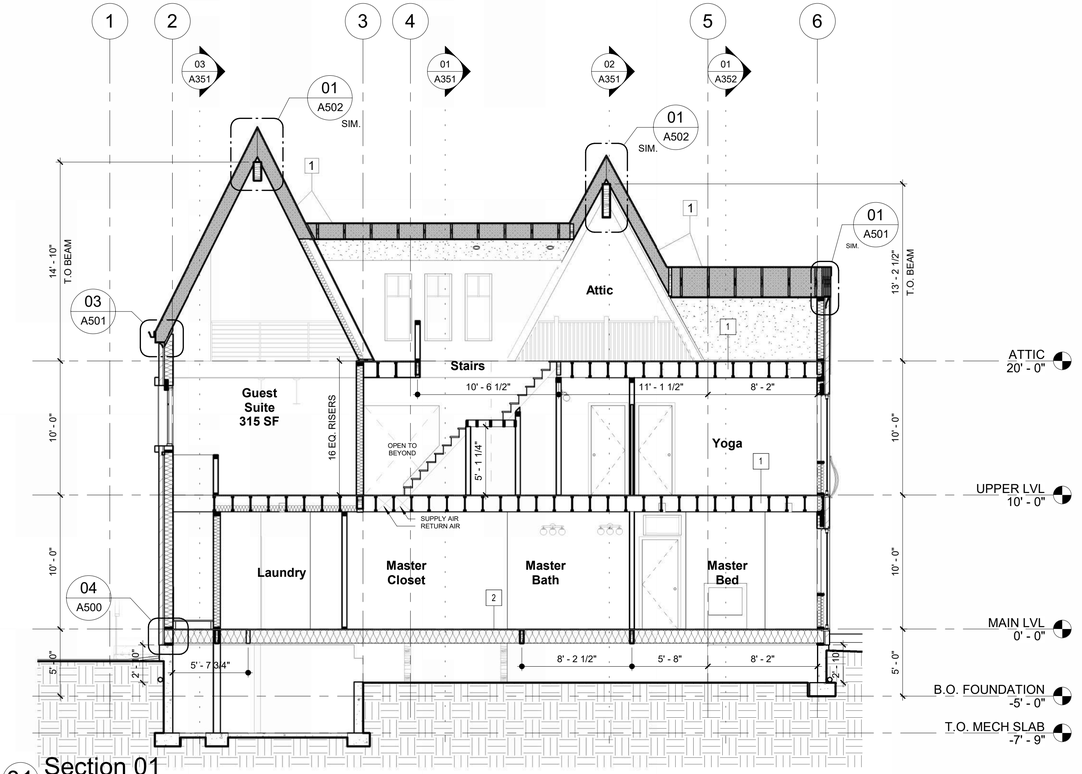
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2. WHEN SHOWN IN ELEVATION OR SECTION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, U.N.O
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

LEGEND - SECTIONS

- .1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- .1" — DIMENSION - DENOTING CENTERLINE
- .1" — DIMENSION - DENOING FACE OF FINISH/CLEAR
- 0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU
- EARTH
- PROPOSED GRADE
- EXISTING GRADE
- 1 / A101 — SIM — BUILDING SECTION REFERENCE — DWG. NO. — SHT. NO.
- 1 / A101 — SIM — WALL SECTION REFERENCE — DWG. NO. — SHT. NO.



02 Section 02
3/16" = 1'-0"



01 Section 01
3/16" = 1'-0"

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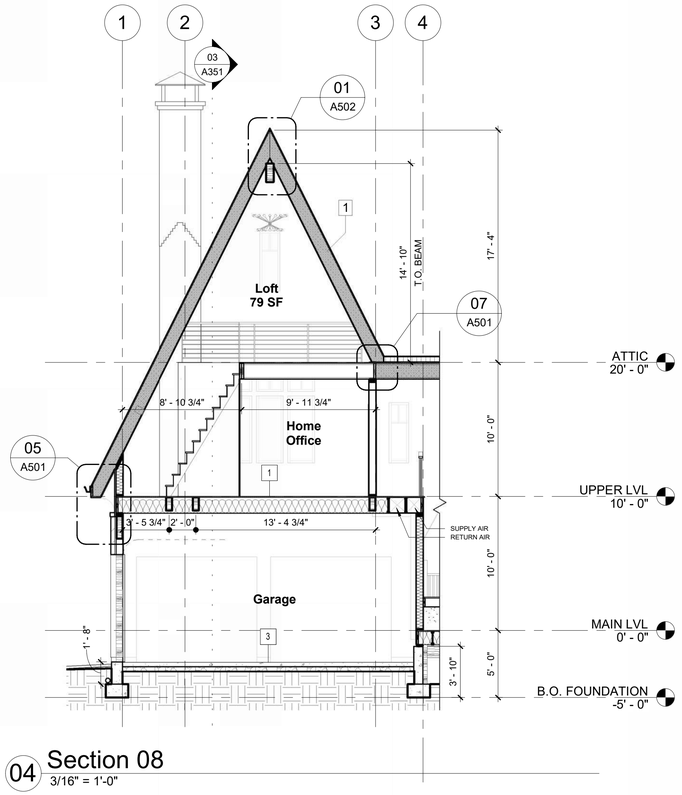
ALPINE HOUSE
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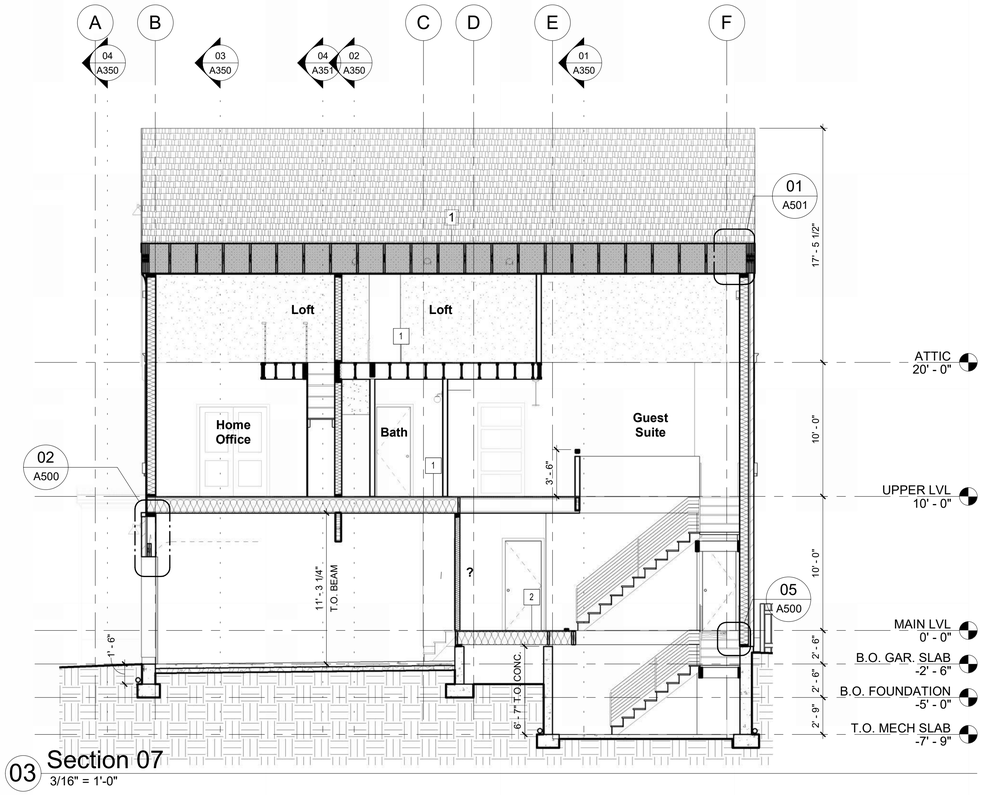
SHEET TITLE
BUILDING SECTIONS

A350

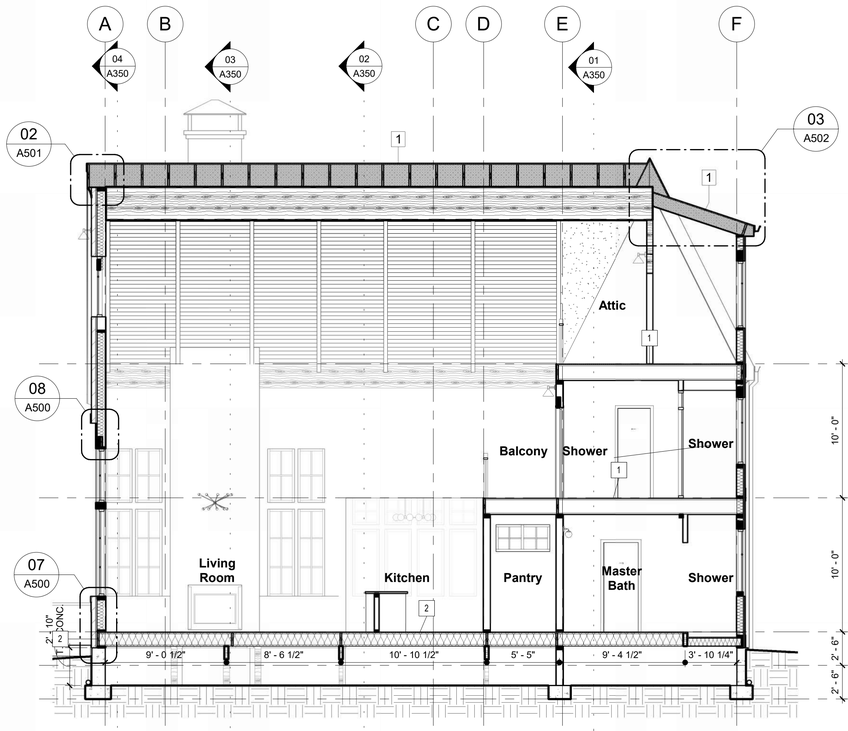
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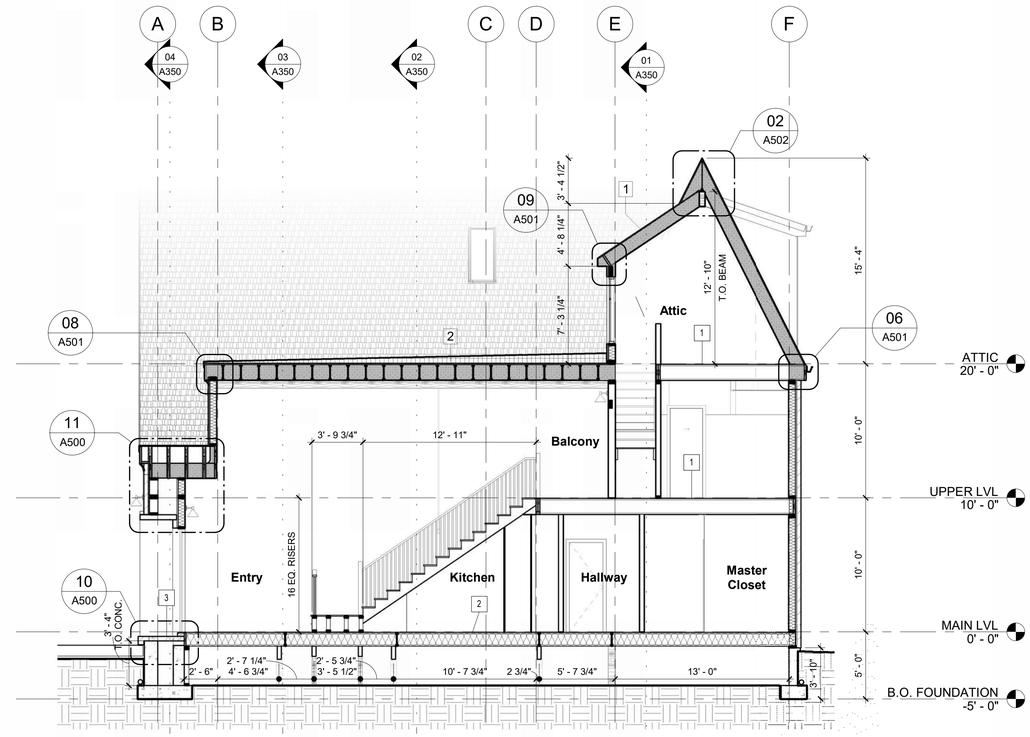
04 Section 08
3/16" = 1'-0"



03 Section 07
3/16" = 1'-0"



02 Section 06
3/16" = 1'-0"



01 Section 05
3/16" = 1'-0"

GENERAL NOTES - SECTIONS

1. THESE BUILDING SECTIONS ARE SHOWN FOR SPACIAL RELATIONSHIPS ONLY AND SHOULD NOT BE SOLE BASIS FOR JOINING MATERIALS. REFER TO CALLOUT DETAILS OR ASK ARCHITECT IF UNCERTAIN OR IF CONFLICTS OCCUR.
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LEGEND - SECTIONS

- .1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- .1" — DIMENSION - DENOTING CENTERLINE
- .1" — DIMENSION - DENOING FACE OF FINISH/CLEAR
- 0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU
- EARTH
- PROPOSED GRADE
- EXISTING GRADE
- 1 / A101 — SIM BUILDING SECTION REFERENCE — DWG. NO. — SHT. NO.
- 1 / A101 — SIM WALL SECTION REFERENCE — DWG. NO. — SHT. NO.

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SHEET TITLE	BUILDING SECTIONS

A351

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01 Section 09
3/16" = 1'-0"

GENERAL NOTES - SECTIONS

1. THESE BUILDING SECTIONS ARE SHOWN FOR SPACIAL RELATIONSHIPS ONLY AND SHOULD NOT BE SOLE BASIS FOR JOINING MATERIALS. REFER TO CALLOUT DETAILS OR ASK ARCHITECT IF UNCERTAIN OR IF CONFLICTS OCCUR.
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3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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LEGEND - SECTIONS

- .1" — DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- .1" — DIMENSION - DENOTING CENTERLINE
- .1" — DIMENSION - DENOING FACE OF FINISH/CLEAR
- 0 — GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU
- EARTH
- PROPOSED GRADE
- EXISTING GRADE
- 1 / A101 SIM — BUILDING SECTION REFERENCE (DWG. NO. / SHT. NO.)
- 1 / A101 SIM — WALL SECTION REFERENCE (DWG. NO. / SHT. NO.)

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SHEET TITLE

BUILDING SECTIONS

A352

ALPINE CITY COUNCIL AGENDA

SUBJECT: Ordinance 2026-09-Code Amendment to Allow Indoor Self Storage Units and Condo

Luxury Garages.

FOR CONSIDERATION ON: March 24th, 2026

PETITIONER: STACK ACQUISITIONS LLC

ACTION REQUESTED BY PETITIONER: Approval of Proposed Code Change.

REVIEW TYPE: Legislative

BACKGROUND INFORMATION:

An application has been submitted to amend the Alpine City Development Code in the Business Commercial (B-C) Zone to allow indoor self-storage units and condo luxury garages. The applicant has a specific location under consideration (119 E 200 N Former Purple Mattress Building) for this use; however, if approved by the City Council following a recommendation from the Planning Commission, the amendment would apply to any property within the B-C Zone that meets the established standards.

The applicant has worked with staff to propose code language that would allow these uses as conditional uses within the zone. The draft language is included in this packet.
If the amendment is approved, any future applications for these uses will still be subject to the standard review process for setbacks, building height, and architectural compliance in
In accordance with the Gateway Historic Design Guidelines.

The early draft of the Main Street Master Plan identifies the subject area as a Main Street Civic and Mixed Use area. Proposed characteristics for this area are included in the packet.

The Planning Commission held a public hearing for this agenda item during their November 18th, 2025 meeting. Discussion focused on consistency with the area's envisioned mixed-use character, and potential impacts related to traffic, parking, and site design. Public comment raised concerns about setting a precedent for code changes driven by individual projects and compatibility with the community's identity. The applicant emphasized the low-traffic nature of the use, compatibility with surrounding commercial properties, and potential demand for enclosed storage.

The Commission discussed operational considerations such as parking, landscaping, screening, and restrictions on business activity within units, as well as the need for compliance with design standards. While some concern remained regarding creating code changes for a single site, others noted the potential community benefit and reuse of a vacant building. A motion was made to recommend approval of the proposed code amendment, finding it consistent with the General Plan and Development Code standards. The motion was seconded and passed unanimously.

The item was taken to City Council on March 24, 2026 as a discussion item. There were concerns expressed about this being the proper use for the site, with both positive and negative sentiment from council members. There was also discussion expressed in the meeting that perhaps a Conditional Use Permit would not be the proper method to apply for such a use, and that an overlay zone would be more appropriate.

APPLICABLE CITY CODE

- Alpine Development Code 3.07.030 Conditional Uses (B-C Zone)
- Alpine Development Code 3.01.110 Definitions
- Alpine Development Code 3.23 Conditional Uses.

GENERAL PLAN POLICIES

- Land zoned as BC (Business Commercial) shall consist of professional office, retail a nd other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set f orth in the Alpine City Development Code.

PUBLIC NOTICE

- This item required a public hearing to take place and has been noticed according to State and City requirements.

STAFF RECOMMENDATION

As a legislative decision, the City Council should consider whether the proposed code amendment is compatible with the City's General Plan policies and Development Code standards.

Staff recommends that the Council review the proposed language included in this packet and determine if additional standards should be added, language revised, or a different land use designation considered. In approving or denying this requested code amendment to Conditional Uses in the Alpine Development Code, staff also recommends including findings regarding their decision.

SAMPLE MOTION TO APPROVE:

I move to approve the proposed code amendment to allow indoor self-storage units and condo luxury garages in the Business Commercial Zone as presented in the staff packet, finding that the amendment is consistent with the City's General Plan policies and Development Code standards.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve the proposed code amendment to allow indoor self-storage units and condo luxury garages in the Business Commercial Zone, with the following conditions to ensure compatibility with surrounding uses and City standards:
*Insert Findings

SAMPLE MOTION TO TABLE:

I move to table the consideration of the proposed code amendment to allow indoor self-storage units and condo luxury garages in the Business Commercial Zone to allow staff and the Commission additional time to review specific issues, including:
*Insert Findings

SAMPLE MOTION TO DENY:

I move to deny the proposed code amendment to allow indoor self-storage units and condo luxury garages in the Business Commercial Zone, finding that the amendment is not consistent with the City's General Plan policies and Development Code standard.

EXHIBITS

Exhibit 1 – Amended Code Language of *3.07.030 Conditional Uses, 3.01.110 Definitions, and 3.23.070 Approval Process*

Exhibit 2 – Example Site Plan

Exhibit 3 – Example Elevation Drawings

Exhibit 1 – Amended Code Language of *3.07.030 Conditional Uses, 3.01.110 Definitions, and 3.23.070 Approval Process*

3.07.030 Conditional Uses

The following buildings, structures and uses of land shall be allowed upon compliance with the requirements set forth in this Ordinance and after approval has been given by the designated reviewing agencies (Approval of other agencies or levels of government may be required.):

1. Planned Commercial Developments Projects which are designed, approved, constructed and maintained in accordance with the provisions of DCA 3.10.

2. Commercial Condominium Projects subject to the applicable provisions of law relating thereto.

3. Churches, hospitals (human care), nursing homes and other similar quasi-public buildings subject to the provisions of DCA 3.20.

4. Civic Buildings. (Ord. 95-10, 4/25/9)

5. Restaurants, provided that any such facility providing drive-up window service shall also include an area for inside service to patrons in an amount not less than fifty (50%) of the total floor area of the structure. In addition, the following shall apply to restaurants. (Ord. 97-05, 5/27/97)

    a. A traffic analysis shall be provided as part of the conditional use application.

    b. The drive-up window and driveway shall be unobtrusive and be screened from the street by berming and landscaping.

    c. Odors and noise shall be controlled as to not have an adverse impact on any nearby residential structures.

    d. Restaurants must comply with provisions of the sign ordinance.

    e. Restaurants must comply with the landscaping and design provisions in the B-C zone.

    f. Any drive-through window must be located on the side of the restaurant building which does not abut a public street and must be screened from the street side with berming and landscaping.

    g. Any drive-through window must have a stacking lane which will accommodate at least six cars off of the public street.

6. Seasonal sales such as produce or Christmas trees provided a business license is obtained from Alpine City.

7. Sexually-oriented businesses are a conditional use in the Business Commercial (BC) zone and are subject to the provisions of this chapter, including (Ord. 2010-07, 5/11/10):

    a. No sexually-oriented business shall be located within:

a. One thousand (1,000) feet of a school, day care facility, public park, library, and religious institution;

b. Four hundred (400) feet of any residential use (no matter which zoning district) or residential zoning boundary;

c. One thousand (1,000) feet of a liquor store; and

d. One thousand (1,000) feet of any other sexually-oriented business.

For the purposes of this section, distance shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which the sexually-oriented business is located, and:

i. The closest property line of any school, day care facility, public park, library, and religious institution;

ii. The nearest property line of any residential use or residential zone;

iii. The nearest property line of any liquor store; and

iv. The closest exterior wall of another sexually-oriented business.

8. Home occupations, subject to the provisions of DCA 3.23.070 Part 3.

9. Accessory apartments, subject to the provisions of DCA 3.14.

10. Mechanical Automotive Repair Shops

a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.

b. There shall be no more than 5 automobile bays.

c. No automobiles shall be stored on the property for more than 14 days.

d. Mechanical automotive repair shops shall comply with the regulations of the applicable entities including but not limited to the State of Utah, Timpanogos Service District, Lone Peak Fire Marshal, and Environmental Protection Agency.

e. Mechanical automotive repair shops must abut directly upon and have access to Main Street (south of southern property line of the property located at 30 South Main Street) or Canyon Crest Road within the Business Commercial zone.

f. Mechanical auto repair shops shall comply with the off-street parking requirements excepting there shall be no more than six (6) parking spaces provided per bay. An additional 10 parking spaces may be allowed exclusively for employee use. No off-street parking spaces shall be located within fifteen (15) feet of the property line closest to Main Street.

g. Mechanical automotive repair shops shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

11. Dog Kennels/Boarding Facilities

a. Odors and noise shall be controlled as to not have an unreasonable adverse impact on nearby structures and/or property.

b. Dogs shall be kept primarily indoors, with the exception of short periods of time for the dogs to exercise, relieve themselves, go on walks, etc.

c. Shall have no more than twenty (20) individual dog kennel runs, with total dogs not to exceed 1.2 times the number of kennel runs.

d. No more than one dog shall share a kennel run without the owner's permission.

e. Facility shall be sound proofed, and include an indoor dog run.

f. Shall comply with City off-street parking requirements.

g. Shall provide daily disposal of all animal feces and wastes.

h. Shall conform to the provisions of the Gateway/Historic Zone (DCA 3.11).

i. There shall be adequate and effective means of control of insects and rodents at all times, such control shall be carefully monitored.

j. Operator shall bear full responsibility for recapturing and controlling any escaped animal.

k. Must have an active DVM relationship to immediately treat a sick or injured animal requiring medical attention.

l. Facility shall be located not less than one hundred fifty (150) feet from the nearest neighboring dwelling structure.

12. Indoor Storage Units / Luxury Condo Garages

a. The minimum lot area shall be three (3) acres, and the maximum lot area shall be five (5) acres.

b. An indoor storage or Luxury Condo Garage facility shall not be located within one (1) mile of another indoor storage facility, unless a reduced separation distance is recommended by the Planning Commission and approved by the City Council.

c. The facility shall not have direct access to Main Street.

d. Garage-style doors should not face any public street.

e. If the site is adjacent to residential uses, the applicant shall submit a screening and buffering plan for approval as part of the development review process.

f. The Lone Peak Fire Department shall approve all site plans for compliance with fire access and emergency service requirements.

g. Mechanical equipment, refuse containers, and waste storage areas shall be fully screened and not visible from the nearest public right-of-way.

h. Off-street parking shall be provided at a ratio of one (1) stall per fifty (50) storage units, with a minimum of four (4) stalls.

i. No facility shall contain more than 720 individual storage units.

j. The facility shall provide a security plan, including but not limited to:

    i. Controlled access gates;

    ii. Video surveillance covering all access points;

    iii. An on-site manager during business hours or 24/7 remote monitoring.

k. Units shall not be used for:

    i. Dwelling, habitation, or overnight accommodation;

    ii. Commercial vehicle repair, manufacturing, or mechanical work;

    iii. Storage of hazardous or flammable materials;

    iv. Operation of any business that generates on-site customer traffic.

l. The applicant shall submit a Development Agreement and Covenants, Conditions, and Restrictions (CC&Rs) for review and approval by the City Council, including hours of operation.

m. Lighting shall conform to City lighting standards. When adjacent to residential uses, light fixtures shall be no taller than seven (7) feet, measured to the light source.

n. All storage shall occur entirely within enclosed storage units. Outdoor storage is prohibited.

o. The facility shall conform to all standards of the Business-Commercial (B-C) zone, including, but not limited to, setbacks, height restrictions, and architectural review standards as outlined in the Gateway Historic Design Guidelines.[no period in original]

3.01.110 Definitions

INDOOR STORAGE UNIT: An establishment designed and used for the leasing or rental of enclosed individual storage units for the purpose of storing personal property. Such facility is fully enclosed (i.e., a roof and walls), climate-controlled or ~~non-climate~~ non-climate-controlled, and shall not include outdoor storage, warehouse operations offering loading/unloading bays for industrial uses, vehicle sales, outdoor vehicle/trailer/RV storage, manufacturing, or storage of hazardous materials
or residential dwelling units. The facility may include management offices and internal corridors for access, but customers shall access storage units from interior corridors rather than via direct exterior roll-up doors facing public streets.

~~LUXUR~~ LUXURY CONDO GARAGE: ~~a~~A multi-unit, fully enclosed facility designed to provide secure, individually owned or leased garage spaces. Luxury condo garages may include climate control, electrical service, storage space ancillary to vehicle storage, and interior access corridors. Garage doors shall not face a public street. The facilities shall not be used as dwelling units, for manufacturing, commercial vehicle repair, or outdoor storage of vehicles or equipment outside designated units. The facility may include a management office, security systems, and internal

circulation areas.

3.23.070 Approval Process

Land Use Type	Land Use Authority	Zoning Allowed
Indoor Storage Units/Luxury Garage Condo	City Council	Business-Commercial (B-C)

Exhibit 2 – Example Site Plan



UTAH COUNTY PARCEL 02:010:0025 & 02:010:0026		
ZONING - BUILDING COMMERCIAL (BC)		
BUILDING USE - STORAGE		
ACREAGE (SQ FT)	4.11 ACRES (182,261.59 SQ FT)	100%
BUILDING	100,371.11 SQ. FT.	55.10%
CONDO UNITS	36 UNITS	
PARKING COUNT	39 SPACES	

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

REVISIONS | NO. | REMARKS | BY | DATE

SCALE: 1:20 | DATE: 10/3/2025 | DRAWN BY: LJR | CHECKED BY: MR

WCG
WALL CONSULTANT GROUP
3180 SOUTH 300 WEST
SALT LAKE CITY, UT 84115
PHONE: (801) 486-1170

ALPINE STORAGE FACILITIES

CONCEPT DESIGN

PROJECT NO. 24-541

SHEET NO. CXXX

Exhibit 3 – Example Elevation Drawings




SAA architects
Client centered • Smart solutions

ALPINE CITY

ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING SECTIONS 3.07.030, 3.01.110 AND 3.23.070 OF THE ALPINE DEVELOPMENT CODE TO ALLOW INDOOR SELF STORAGE UNITS AND CONDO LUXURY GARAGES

WHEREAS, the Planning Commission held a duly noticed public hearing on November 18, 2025, and reviewed the proposed amendment and addition to the Alpine City Development Code, and made a recommendation to the City Council;

WHEREAS, the City Council reviewed the proposed amendments and determined that the proposed amendments to Sections 3.07.030, 3.01.110 and 3.23.070 of the Alpine Development Code to allow Indoor Self Storage Units and Condo Luxury Garages are in the best interest of the general health, safety, and welfare of the public that this Ordinance should be passed; and

WHEREAS, the City Council finds that the proposed amendments are consistent with the City's general plan and policies of the City.

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

Sections 3.07.030, 3.01.110 and 3.23.070 of the Alpine Development Code to allow Indoor Self Storage Units and Condo Luxury Garages are included as Exhibit A.

EFFECTIVE DATE. This Ordinance shall take effect immediately upon passing and shall remain in effect until rescinded.

PASSED AND APPROVED this 14th day of April, 2026.

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Andrew Young	Yea___	Nay ___	Absent __
Jessica Smuin	Yea___	Nay ___	Absent __
Sarah Blackwell	Yea___	Nay ___	Absent __
Chrissy Hannemann	Yea___	Nay ___	Absent __
Brent Rummler	Yea___	Nay ___	Absent __

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 14th day of April, 2026.

RECORDED this 14th day of April, 2026.

Exhibit A

3.07.030 Conditional Uses

12. Indoor Storage Units / Luxury Condo Garages

    a. The minimum lot area shall be three (3) acres, and the maximum lot area shall be five (5) acres.

    b. An indoor storage or Luxury Condo Garage facility shall not be located within one (1) mile of another indoor storage facility, unless a reduced separation distance is recommended by the Planning Commission and approved by the City Council.

    c. The facility shall not have direct access to Main Street.

    d. Garage-style doors should not face any public street.

    e. If the site is adjacent to residential uses, the applicant shall submit a screening and buffering plan for approval as part of the development review process.

    f. The Lone Peak Fire Department shall approve all site plans for compliance with fire access and emergency service requirements.

    g. Mechanical equipment, refuse containers, and waste storage areas shall be fully screened and not visible from the nearest public right-of-way.

    h. Off-street parking shall be provided at a ratio of one (1) stall per fifty (50) storage units, with a minimum of four (4) stalls.

    i. No facility shall contain more than 720 individual storage units.

    j. The facility shall provide a security plan, including but not limited to:

        i. Controlled access gates;

        ii. Video surveillance covering all access points;

        iii. An on-site manager during business hours or 24/7 remote monitoring.

    k. Units shall not be used for:

        i. Dwelling, habitation, or overnight accommodation;

        ii. Commercial vehicle repair, manufacturing, or mechanical work;

        iii. Storage of hazardous or flammable materials;

iv. Operation of any business that generates on-site customer traffic.

l. The applicant shall submit a Development Agreement and Covenants, Conditions, and Restrictions (CC&Rs) for review and approval by the City Council, including hours of operation.

m. Lighting shall conform to City lighting standards. When adjacent to residential uses, light fixtures shall be no taller than seven (7) feet, measured to the light source.

n. All storage shall occur entirely within enclosed storage units. Outdoor storage is prohibited.

o. The facility shall conform to all standards of the Business-Commercial (B-C) zone, including, but not limited to, setbacks, height restrictions, and architectural review standards as outlined in the Gateway Historic Design Guidelines.

3.01.110 Definitions

INDOOR STORAGE UNIT: An establishment designed and used for the leasing or rental of enclosed individual storage units for the purpose of storing personal property. Such facility is fully enclosed (i.e., a roof and walls), climate-controlled or non-climate-controlled, and shall not include outdoor storage, warehouse operations offering loading/unloading bays for industrial uses, vehicle sales, outdoor vehicle/trailer/RV storage, manufacturing, or storage of hazardous materials

or residential dwelling units. The facility may include management offices and internal corridors for access, but customers shall access storage units from interior corridors rather than via direct exterior roll-up doors facing public streets.

LUXURY CONDO GARAGE: A multi-unit, fully enclosed facility designed to provide secure, individually owned or leased garage spaces. Luxury condo garages may include climate control, electrical service, storage space ancillary to vehicle storage, and interior access corridors. Garage doors shall not face a public street. The facilities shall not be used as dwelling units, for manufacturing, commercial vehicle repair, or outdoor storage of vehicles or equipment outside designated units. The facility may include a management office, security systems, and internal circulation areas.

3.23.070 Approval Process

Land Use Type	Land Use Authority	Zoning Allowed
Indoor Storage Units/Luxury Garage Condo	City Council	Business-Commercial (B-C)

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Consideration for Membership in American Fork Chamber of Commerce/Lone Peak Business Alliance or Highland Alpine Chamber of Commerce**

FOR CONSIDERATION ON: **April 14, 2026**

PETITIONER: **Councilmembers Jessica Smuin and Brent Rummler**

ACTION REQUESTED BY PETITIONER: **Review the options for the City to be a member of the American Fork Chamber of Commerce/Lone Peak Business Alliance or Highland Alpine Chamber of Commerce.**

BACKGROUND INFORMATION:

Representatives of both the American Fork Chamber of Commerce/Lone Peak Business Alliance and Highland Alpine Chamber of Commerce attended the March 24, 2026, City Council meeting and made presentations to the Council about the benefits of being a member of their organizations. The presentations that were shared are included in the packet.

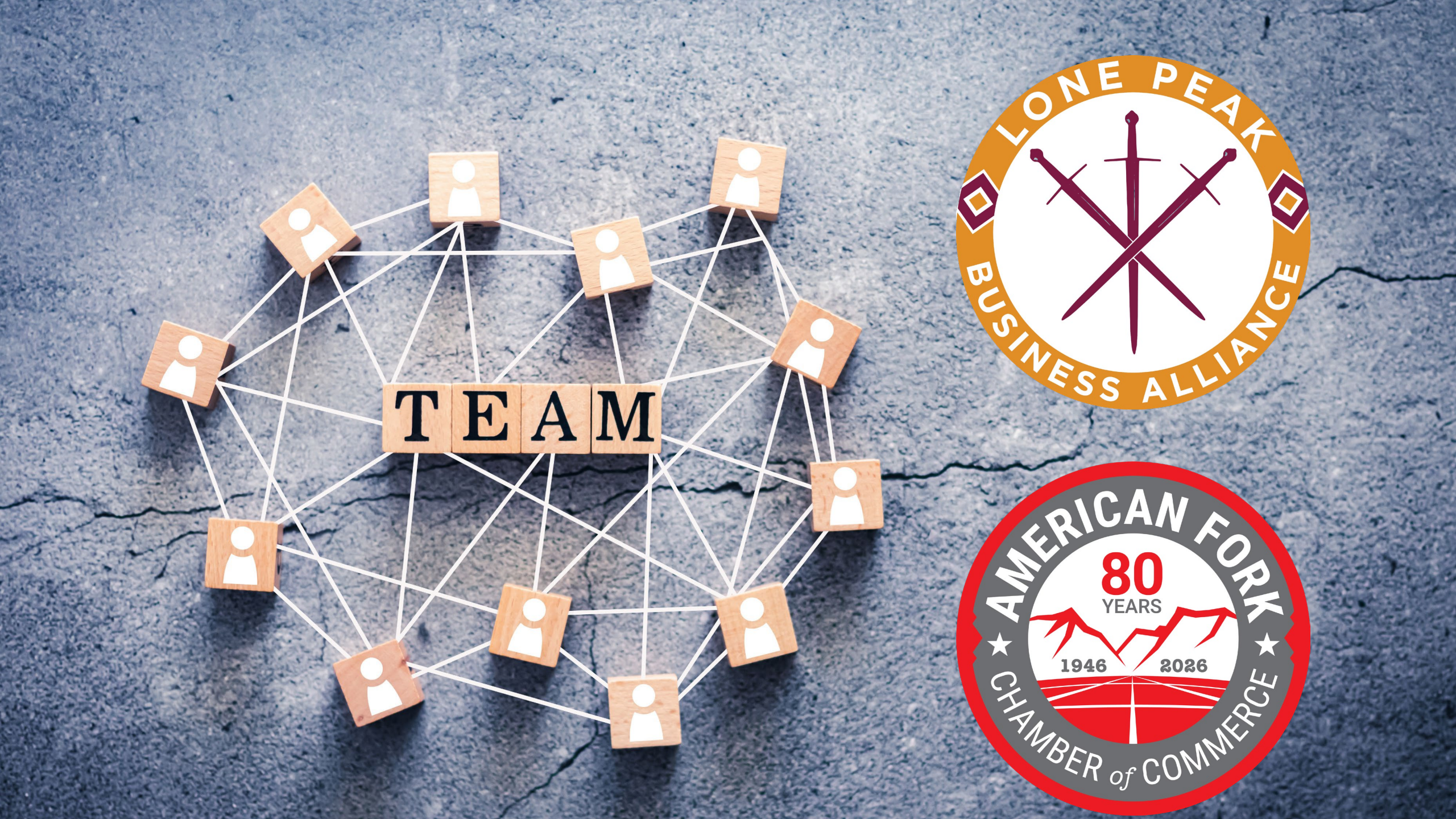
Councilmembers Jessica Smuin and Brent Rummler have requested that the Council determine whether or not to be a member of one, both or neither of these organizations. Annual membership dues for the American Fork Chamber of Commerce/Lone Peak Business Alliance are $3,500 and for the Highland Chamber of Commerce are $2,500.

STAFF RECOMMENDATION:
Review the potential benefits of being a member of the American Fork Chamber of Commerce/Lone Peak Business Alliance or Highland Alpine Chamber of Commerce and determine if the Council is in favor of paying for membership.

SAMPLE MOTION TO APPROVE:
I move to approve membership in the _____ Chamber of Commerce and instruct staff to budget funds to cover the expense.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve membership in the _____ Chamber of Commerce and instruct staff to budget funds to cover the expense, with the following conditions/changes:
insert finding

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny membership in a chamber of commerce based on the following:
insert finding


TEAM
LONE PEAK
BUSINESS ALLIANCE
AMERICAN FORK
80
YEARS
1946
2026
CHAMBER of COMMERCE

CITY PARTNERS

AMERICAN FORK 18 53

ALPINE 1850

CEDAR HILLS

TRUSTEE MEMBERS

Altabank™
Member FDIC

ESTABLISHED 2003
CEDAR HILLS
GOLF CLUB

DOMO

Fox Hollow
GOLF CLUB

DOUG SMITH
American Fork

CHRYSLER
DODGE
Jeep
RAM
SUBARU
KIA

WATERPARK
Splash SUMMIT

Walmart

- *American Fork*
- *Cedar Hills*
- *Lindon*

REGIONAL PARTNERS
LOCAL FOCUS



COMMUNITY FOCUSED









New Opportunities?

Street/Vendor Fair



Movie in the Park





Balloon Festival


Highland Alpine
Chamber of
Commerce

Our Purpose & Mission

And our mission



Growth

To help the businesses in Highland and Alpine to grow & thrive



Community

Provide a platform of collaboration & Networking



Service

We seek ways to serve our community & our cities, while promoting commerce



Marketing

Provide additional marketing potential through FB, Publications, & Events



Welcome Wagon

Provide a connection to new move-ins

Board Members

Chair - Rob Crawley

Vice Chair - Jo Lambert

Secretary - Sarah Blackwell

Treasurer - Michael Ballantyne

Dennis Bromley

Chris Lundell

Sam Lambert

Alpine City Seat-TBD

Highland City Seat- Liz Rice

Sponsor Companies

MEIERS
MEATS & FINE FOODS

Altabank™
Division of Glacier Bank

PizzaPieCafe

HIDDEN GEM
Nails and Spa

GOLD SILVER CRYPTO

Member Companies

Committed Members
Jiffy Lube
Mathnasium
AW Sourdough
Pickleballist
Team Up Athletics

Business Name
Ace Handyman Services
Ace Hardware
Alta Bank
Anytime Fitness
Bridge Core
Caramel Apple Company
Complete Contracting
CompanyRank.com
Courage Reins
EZ Coupons
Gold, Silver, Crypto
Hidden Gem, Nail and Spa
Hue and Hem
Indigo Service And Repair
Landscape By Design
Lehi Bakery
Llzzibeth Photography
Meiers
Pizza Pie Cafe
Positively Beautiful
Quality Rent and Lease
Shea's Health & Nutrition
True Partner Home Loans
True Transformations Coaching
WoBaby.com

Upcoming event

INAUGURAL NETWORKING LUNCH

March 26th
Pizza Pie Cafe



Upcoming event

GRAND OPENING!

May 9th
Courage Reins



Member Benefits- Alpine City

-Free Admission to Monthly Luncheon (Unlimited Seats)

-One City-Appointed Board Seat

-Inclusion as Trustee Member in Chamber Publications/Marketing

-We Will Be the Business Development Arm of the City

-Helps Build Goodwill With Business Community and City

-Support Alpine City in Alpine Days (Increase Support Each Year)

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Approval of the FY2026-2027 Lone Peak Public Safety District Tentative Budget**

FOR CONSIDERATION ON: **April 14, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review and approve the FY2026-27 Lone Peak Public Safety District Budget.**

BACKGROUND INFORMATION:

At the April 1, 2026, board meeting the Lone Peak Public Safety District Board (LPPSD) heard a proposal from staff for the FY2026-2027 Tentative Budget. The board approved a motion which included a 5% wage increase, funding for a sergeant position and an additional $20,000 for implementing AI technology into police reports. The staff report from the board meeting has been included in the packet.

The approved tentative budget implemented the new fire funding formula previously approved by the Board, with a 50% step-in for this budget year. The full increase will take effect for the FY2028 budget. For this budget year, 50% of the increase due to the funding formula change will come from the City, while the other 50% will come from the LPPSD Administration fund balance. Highland City will receive a payment from the same fund balance pro-rated based on their contribution to the overall fire budget.

Compared to the current year's budget, the assessment for administration will be increased by $18,659 (15.4%), Police will be increased by $74,787 (+4.9%) and Fire will be increased by $361,962 (+23.7%, not that the City will get a payment from LPPSD that will cover 50% of this increase), for a combined increase of $455,408 (+14.4%).

The LPPSD Interlocal Agreement includes the following provision related to the budget:

"The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease for both cities budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget."

The intent of the interlocal agreement amendment was to prevent either city from forcing, through a majority vote, a large increase on the other city. The LPPSD tentative budget was approved by the board at the April 1 board meeting. The final budget will be considered at the May 13 board meeting. Since the average property tax revenue increase of the two cities for the last fiscal year is less than the increase in the proposed assessments to fund the district, approval of both city councils is required prior to the district adopting their final budget in May. The Highland City Council will consider the item at their April 21 meeting.

The approved FY2026-27 approved tentative budget and assessments for each city are included in the packet.

STAFF RECOMMENDATION:
Review and approve the Lone Peak Public Safety District tentative budget for FY2026-2027.

SAMPLE MOTION TO APPROVE:
I move to approve the Lone Peak Public Safety District as proposed for FY2026-2027.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve the Lone Peak Public Safety District as proposed for FY2026-2027 with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny the approval of the Lone Peak Public Safety District as proposed for FY2026-2027 based on the following:

- (insert finding)

Lone Peak Public Safety District

Fiscal Year 2026-2027 Approved Tentative Budget

1-Apr-26

GENERAL FUND SUMMARY 2027

	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027
BEGINNING FUND BALANCE:				**$ 3,567,383**	**$ 3,567,383**
REVENUES:					
Administration	$ 314,914	$ 528,754	$ 517,961	$ 454,473	$ 908,919
Police	4,320,833	4,685,988	4,957,471	4,821,462	5,423,095
Fire & EMS	4,445,262	4,149,233	4,488,374	4,950,143	5,294,671
Wildland Deployment	-	401,828	650,339	35,000	35,000
TOTAL REVENUE	**$ 9,081,009**	**$ 9,765,804**	**$ 10,614,146**	**$ 10,261,078**	**$ 11,661,685**
GENERAL FUND EXPENDITURES:					
Administration	$ 190,345	$ 360,511	$ 389,038	$ 454,473	$ 908,919
Police	3,822,532	4,411,589	4,575,431	4,821,462	5,423,095
Fire & EMS	4,064,578	4,040,840	4,201,768	4,950,143	5,294,671
Wildland Deployment	-	321,352	519,756	35,000	35,000
TOTAL EXPENDITURES	**$ 8,077,456**	**$ 9,134,292**	**$ 9,685,991**	**$ 10,261,078**	**$ 11,661,685**
OPERATING SURPLUS(DEFICIT)	**$ 1,003,553**	**$ 631,512**	**$ 928,154**	**$ 0**	**$ 0**

FUND 10
GENERAL FUND
ADMINISTRATION

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-33-01	**Alpine**	93,759	134,604	125,328	60,528	121,057	**139,716**	18,659	
10-33-02	**Highland**	192,180	282,564	248,844	122,958	245,916	**282,375**	36,459	
10-33-15	**Interest Earnings**	28,731	108,451	129,110	47,706	87,500	**87,500**	-	
10-33-18	**Miscellaneous Income**	244	3,112	13,224	-	-	**-**	-	
10-33-20	**FICA Refunds**	-	23	1,456	-	-	**-**	-	
10-33-30	**Budgeted Surplus**	-	-	-	-	-	**399,328**	399,328	Fund balance refund to cities for fire formula transition
	TOTAL REVENUES	**314,914**	**528,754**	**517,961**	**231,193**	**454,473**	**908,919**	**454,446**	
	EXPENDITURES								
10-43-10	**Wages - Permanent Employees**	36,632	165,230	170,634	90,258	171,800	**191,100**	19,300	Budget for 4% raise and 9% medical premium increase
10-43-33	**Public Information**	41	41	812	-	500	**600**	100	
10-43-40	**Postage - Misc Supplies**	694	195	-	443	500	**500**	-	
10-43-50	**FICA Refund**	-	-	-	-	-	**-**	-	
10-43-61	**Legal Fees**	3,263	750	1,913	40	4,000	**21,000**	17,000	New contract attorney. Budgeted for 10 hours per month.
10-43-62	**Audit Fees**	7,000	8,750	7,500	-	8,000	**8,000**	-	
10-43-79	**Insurance**	106	211	127	52	200	**200**	-	
10-43-80	**Alpine Dispatch**	42,795	57,182	67,845	34,423	88,079	**95,030**	6,951	Estimate increase from Dispatch
10-43-81	**Highland Dispatch**	89,775	125,066	132,941	67,855	177,144	**188,911**	11,767	Estimate increase from Dispatch
10-43-88	**Board Expenses**	33	22	33	175	2,250	**2,250**	-	
10-43-89	**Employee Relations**	2,875	-	-	-	-	**-**	-	
10-43-90	**Miscellaneous Expense**	7,132	3,064	7,234	2,353	2,000	**2,000**	-	
10-43-XX	**Payout of Fund Balance to Cities**	-	-	-	-	-	**399,328**	399,328	Fund balance refund to cities for fire formula transition
	TOTAL EXPENDITURES	**190,345**	**360,511**	**389,038**	**195,600**	**454,473**	**908,919**	**454,446**	
	Surplus (Deficit)	**124,569**	**168,244**	**128,923**	**35,593**	**(0)**	**-**		

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-35-01	Alpine	1,392,648	1,451,362	1,497,972	761,575	1,523,150	**1,597,937**	74,787	
10-35-02	Highland	2,689,059	2,857,308	3,080,145	1,588,156	3,176,312	**3,342,158**	165,846	
10-35-04	Alpine School District	93,400	98,890	101,305	9,785	85,000	**95,000**	10,000	Historical trend
10-35-09	Court Revenue	111	74	130	93			-	
10-35-10	Police Report Charges	4,721	4,819	11,356	6,142	4,500	**10,000**	5,500	Historical trend
10-35-11	Finger Printing	1,363	1,307	1,335	627	1,000	**1,000**	-	
10-35-12	Dog License Revenue	64	44	52	73			-	
10-35-13	Security Services	2,411	18,786	9,143	9,671	2,500	**10,000**	7,500	Historical trend
10-35-17	Credit Card Cash Back	1,446	1,342	1,487	305	1,000	**1,000**	-	
10-35-18	Miscellaneous Income	8,525	16,842	18,607	5,237	6,000	**6,000**	-	
10-35-19	K-9 Donations	-	-	-	2,655			-	
10-35-20	Grants	74,213	21,048	26,124	1,676	8,000	**8,000**	-	
10-35-25	Proceeds From Lease	-	211,403	190,792	-			-	
10-35-30	Budgeted Surplus	-	-	-	-		**338,000**	338,000	Purchase 4 vehicles, 2 motorcycles, & report software
10-35-40	Proceeds from Sale of Asset	52,874	2,765	19,024	3,563	14,000	**14,000**	-	
	TOTAL REVENUES	**4,320,833**	**4,685,988**	**4,957,471**	**2,389,556**	**4,821,462**	**5,423,095**	**601,633**	
	EXPENDITURES								
10-45-10	Wages - Permanent Employees	1,824,960	1,970,901	1,979,089	1,032,679	2,165,206	**2,280,332**	115,126	5% market increase, 1 new supervisor position
10-45-11	Holiday Pay	11,191	8,369	10,906	1,585	-	**-**	-	
10-45-12	Overtime	119,787	118,318	102,619	85,583	103,750	**108,938**	5,188	Wage increase
10-45-13	Wages - Crossing Guards	66,877	31,303	53,361	29,321	85,000	**85,000**	-	
10-45-14	Wages - Part Time	(291)	4,930	32,153	20,446	39,600	**41,580**	1,980	Wage increase
10-45-16	Call Pay - Police	27,665	29,061	32,039	13,711	29,150	**30,608**	1,458	Wage increase
10-45-18	Specialty Pay	-	1,893	6,018	4,750	6,000	**12,000**	6,000	Addition of Therapy Dog
10-45-20	Medical Benefits	443,765	498,309	571,373	317,930	601,356	**700,841**	99,485	9% medical increase, 1 new supervisor FTE
10-45-21	Retirement	549,347	625,949	658,025	332,724	674,064	**704,369**	30,305	Wage increase, 1 new supervisor FTE
10-45-22	FICA/Medicare	30,733	30,444	34,733	17,014	34,208	**36,936**	2,728	Wage increase, 1 new supervisor FTE
10-45-23	401K	44,968	51,399	49,733	27,155	121,090	**130,531**	9,441	Wage increase, 1 new supervisor FTE

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-45-25	Uniform Expense	47,833	39,026	37,186	22,293	43,590	**44,910**	1,320	1 new supervisor FTE
10-45-31	Dues, Subscriptions, Ref Matls	4,353	1,412	2,857	1,348	1,750	**1,750**	-	
10-45-33	Public Education	10,656	1,938	3,795	504	4,000	**4,000**	-	
10-45-34	NOVA & School Lunch	1,953	1,267	2,127	980	2,200	**2,200**	-	
10-45-35	Grant Expense	6,827	19,655	16,253	11,929	8,000	**8,000**	-	
10-45-38	Travel Expense	9,789	9,433	9,239	5,530	9,500	**9,500**	-	
10-45-40	Postage, Printing, Misc Suppl	11,256	12,699	11,213	3,561	10,300	**10,300**	-	
10-45-50	K-9 Expenses	-	1,968	2,390	501	3,000	**4,000**	1,000	Addition of Therapy Dog
10-45-52	Utilities Expense	40,769	26,731	41,188	21,230	44,186	**48,066**	3,880	Increase in Google Suite, Mobile Phones/Data
10-45-57	Drug Screens	2,825	2,185	1,230	400	2,000	**2,000**	-	
10-45-58	Professional Services/Contract	131,575	107,942	122,930	118,668	139,612	**164,974**	25,362	Increase in PACE, Lexipol, Mental Health, Potential Report Software
10-45-59	Building Maintenance	7,159	23,261	28,925	1,145	22,000	**24,936**	2,936	New Service New Contract
10-45-61	Chief's Admin	8,756	11,416	9,786	4,082	9,000	**9,000**	-	
10-45-68	Training	20,445	14,982	19,709	6,913	19,000	**19,825**	825	1 new supervisor FTE
10-45-69	Rent	132,110	98,983	132,110	66,055	132,100	**132,100**	-	
10-45-71	Fuel	67,491	64,214	70,059	27,601	65,000	**70,000**	5,000	1 new supervisor FTE
10-45-72	Vehicle Repairs	-	500	-	-	-	**-**	-	
10-45-73	Vehicle Supplies/Maintenance	28,884	42,590	34,032	23,138	40,900	**41,500**	600	1 new supervisor FTE
10-45-74	Vehicle Lease	759	161,753	157,631	56,938	223,975	**170,575**	(53,400)	No lease in FY21 or FY26 (fund balance use)
10-45-76	Vehicle Replacement	-	220,960	173,461	168,598	-	**318,000**	318,000	4 vehicles (3 replacement, 1 new), 2 motorcycles
10-45-77	Equipment Replacement	66,549	56,575	57,244	40,365	64,975	**82,375**	17,400	1 new supervisor FTE
10-45-78	Capital	10,132	11,880	20,086	-	9,200	**9,200**	-	
10-45-79	Insurance	80,980	86,819	83,334	72,746	93,000	**100,000**	7,000	Increasing trend
10-45-80	Bankcard Fees	793	626	632	341	1,200	**1,200**	-	
10-45-89	Animal Control	1,857	3,958	1,415	-	4,000	**4,000**	-	
10-45-90	Police Supplies	9,780	17,940	6,550	3,059	9,550	**9,550**	-	
	TOTAL EXPENDITURES	**3,822,532**	**4,411,589**	**4,575,431**	**2,540,822**	**4,821,462**	**5,423,095**	**601,633**	
	Surplus (Deficit)	**498,300**	**274,400**	**382,041**	**(151,266)**	**-**	**-**		

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-37-01	Alpine	1,193,680	1,240,752	1,339,129	764,647	1,529,294	**1,891,256**	361,962	
10-37-02	Highland	2,058,415	2,173,752	2,405,818	1,408,524	2,817,049	**2,689,615**	(127,434)	
10-37-05	Utah County	23,409	26,436	78,001	45,714	75,000	**85,000**	10,000	
10-37-11	Charges for Services	504,815	510,642	588,679	345,185	500,000	**600,000**	100,000	
10-37-15	Burn Permits	-	-	-	-	-	**-**	-	
10-37-17	Credit Card Cash Back	1,728	2,181	2,087	870	1,000	**1,000**	-	
10-37-18	Miscellaneous Income	153	-	-	-	-	**-**	-	
10-37-20	Grants	132,421	195,394	74,359	-	4,800	**4,800**	-	
10-37-25	Proceeds From Lease	-	-	-	-	-	**-**	-	
10-37-30	Budgeted Surplus	-	-	-	-	23,000	**23,000**	-	Mental Health Grant Continuation
10-37-40	Proceeds from Sale of Asset	34,000	-	301	349,250	-	**-**	-	
10-37-41	Aid Provided to Other Agencies	496,641	77	-	1,154	-	**-**	-	
	TOTAL REVENUES	**4,445,262**	**4,149,233**	**4,488,374**	**2,915,344**	**4,950,143**	**5,294,671**	**344,528**	
	EXPENDITURES								
10-47-10	Wages - Permanent Employees	1,552,642	1,599,683	1,854,100	1,048,842	2,228,863	**2,278,349**	49,486	3% merit, 2% market
10-47-11	Overtime Wages/Standby	144,046	181,281	244,535	148,873	182,347	**202,350**	20,003	Wage increase
10-47-14	Part Time Employees	339,451	317,429	306,671	181,903	363,504	**444,740**	81,236	Due to increased time off and effort to not use OT
10-47-13	Holiday Pay	32,059	45,417	46,806	65,700	88,295	**68,985**	(19,310)	Updated projections based on historical usage
10-47-18	Special Payouts	-	-	-	-	-	**-**	-	
10-47-20	Medical Benefits	409,401	424,685	493,986	290,253	533,266	**621,651**	88,385	9% medical premium increase
10-47-21	Retirement	343,444	377,414	444,137	230,429	571,713	**594,730**	23,017	Wage increase
10-47-22	FICA/Medicare	33,081	29,368	39,300	20,557	41,514	**43,831**	2,317	Wage increase
10-47-23	Wildland Deployment Wages	165,239	-	-	-	-	**-**	-	
10-47-25	Uniform Expense	19,866	23,033	18,618	9,039	21,566	**21,566**	-	
10-47-29	State Medicaid Fund	10,566	14,615	22,320	5,948	18,000	**23,000**	5,000	
10-47-31	Dues, Subscriptions, Ref Matls	1,088	1,218	1,882	971	3,332	**3,332**	-	
10-47-32	Equipment Repairs	-	665	21	1,422	5,500	**5,500**	-	
10-47-33	Public Education	663	2,171	2,408	376	2,500	**2,500**	-	

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-47-34	Equipment Maintenance	8,223	12,030	5,049	1,790	13,000	**13,000**	-	
10-47-35	Station Supplies-Consumable	2,095	6,286	3,843	5,051	4,000	**7,500**	3,500	
10-47-37	Cell Phones & Devices	14,030	12,718	11,553	5,690	14,030	**12,030**	(2,000)	
10-47-39	IT Services & Computers	18,334	14,805	8,817	3,481	16,148	**16,148**	-	
10-47-40	Postage, Printing, Misc Suppl	4,020	4,913	3,991	2,322	4,500	**5,000**	500	
10-47-41	Employee Recognition	4,323	2,023	9,751	1,170	5,000	**5,000**	-	
10-47-42	Professional & Technical Serv	24,347	28,912	44,041	39,159	55,000	**55,000**	-	
10-47-43	Medical Equipment	7,869	317	3,519	-	6,500	**6,500**	-	
10-47-44	Protective Clothing	49,703	39,150	19,426	10,856	29,000	**32,000**	3,000	Increased cost of turnouts
10-47-45	Food & Beverage	5,305	4,804	3,873	3,525	5,000	**6,000**	1,000	
10-47-46	Grants	-	-	-	-	-	**-**	-	
10-47-48	Physicals	-	-	56	263	-	**-**	-	
10-47-49	Medical Supplies	30,479	39,428	47,111	26,411	42,000	**52,000**	10,000	Increased call volume and supply costs
10-47-50	Capital Projects	136,720	230,145	58,696	9,650	60,000	**60,000**	-	
10-47-52	Utilities	31,720	31,292	28,214	13,478	32,000	**32,000**	-	
10-47-58	Exp Aid Provided Oth. Agencies	54,386	-	-	-	-	**-**	-	
10-47-59	Building Maintenance	15,055	8,929	24,536	22,822	16,000	**16,000**	-	
10-47-60	Radio Service	1,200	620	(125)	-	-	**-**	-	
10-47-63	Billing and Collection	27,966	31,258	30,004	17,265	27,000	**27,000**	-	
10-47-68	Training	17,317	24,273	50,979	17,702	50,000	**50,000**	-	
10-47-69	Rent	126,860	104,886	126,860	53,801	126,860	**126,860**	-	
10-47-71	Fuel	37,893	37,157	29,038	17,145	38,000	**38,000**	-	
10-47-73	Vehicle Supplies/Maintenance	83,874	79,382	53,963	59,180	47,000	**40,000**	(7,000)	Decrease due to the new apparatus
10-47-74	Vehicle Lease	210,299	189,013	67,537	51,153	176,205	**261,599**	85,394	New Fire truck and Fire engine
10-47-76	Capital Expense	-	16	-	688,270	-	**-**	-	
10-47-78	Equipment	8,400	23,324	14,293	43,804	20,000	**20,000**	-	
10-47-79	Insurance	88,861	96,028	77,836	72,438	97,500	**97,500**	-	
10-47-90	Miscellaneous Expense	3,756	2,152	4,122	1,295	5,000	**5,000**	-	
10-47-91	Equipment Lease	-	-	-	-	-	**-**	-	
	TOTAL EXPENDITURES	**4,064,578**	**4,040,840**	**4,201,768**	**3,172,034**	**4,950,143**	**5,294,671**	**344,528**	
	Surplus (Deficit)	**380,684**	**108,392**	**286,607**	**(256,690)**	**-**	**-**		

FUND 10
GENERAL FUND
WILDLAND DEPLOYMENT

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-38-41	**Aid Provided to Other Agencies**	-	401,828	650,339	185,364	35,000	**35,000**	-	
	TOTAL REVENUES	**-**	**401,828**	**650,339**	**185,364**	**35,000**	**35,000**	**-**	
	EXPENDITURES								
10-48-10	**Wildland Deployment Wages**	-	188,121	325,699	118,096	35,000	**35,000**	-	
10-48-14	**Wildland Deployment PT Wages**	-	-	9,988	7,532	-	**-**	-	
10-48-20	**Medical Benefits to Wildland**	-	8,412	14,416	1,782	-	**-**	-	
10-48-21	**Retirement to Wildland**	-	5,016	8,203	3,451	-	**-**	-	
10-48-22	**FICA/Medicare to Wildland**	-	2,513	4,818	1,804	-	**-**	-	
10-48-58	**Exp Aid Provided Oth. Agencies**	-	117,290	156,633	21,739	-	**-**	-	
	TOTAL EXPENDITURES	**-**	**321,352**	**519,756**	**154,404**	**35,000**	**35,000**	**-**	
	Surplus (Deficit)	**-**	**80,476**	**130,583**	**30,959**	**-**	**-**		

FY2027 LPPSD City Assessments

Annual	Fire	Police	Admin	Total
Alpine	$ 1,891,256	$ 1,597,937	$ 139,716	$ 3,628,909
Highland	$ 2,689,615	$ 3,342,158	$ 282,375	$ 6,314,148
TOTAL	**$ 4,580,871**	**$ 4,940,095**	**$ 422,091**	**$ 9,943,057**

FY2026 Assessments (Prior Year)

Annual	Fire	Police	Admin	Total
Alpine	$ 1,529,294	$ 1,523,150	$ 121,057	$ 3,173,501
Highland	$ 2,817,049	$ 3,176,312	$ 245,916	$ 6,239,277
TOTAL	**$ 4,346,343**	**$ 4,699,462**	**$ 366,973**	**$ 9,412,778**

Change Over Prior Year

Annual	Fire	Police	Admin	Total
Alpine	$361,962 (23.7%)	$74,787 (4.9%)	$18,659 (15.4%)	$455,408 (14.4%)
Highland	-$127,434 (-4.5%)	$165,846 (5.2%)	$36,459 (14.8%)	$74,871 (1.2%)
TOTAL	**$234,528 (5.4%)**	**$240,633 (5.1%)**	**$55,118 (15%)**	**$530,279 (5.6%)**

Changes from 3/30/26 Tentative Version Option 2 to 4/1/26 Approved Tentative Budget

General Fund:

General Fund Revenues	**Previous Amount**	**Change**	**New Amount**
Budgeted Surplus - Potential Police Reporting Software	318,000	20,000	338,000
Total Revenues		**20,000**	

General Fund Expenditures	**Previous Amount**	**Change**	**New Amount**
Professional Services/Contract - Potential Police Reporting Software	144,974	20,000	164,974
Total Expenditures		**20,000**	
Total General Fund		**-**	

Lone Peak Public Safety District
Memorandum #3

DATE: April 1, 2026
TO: Board of Directors
FROM: Erin Wells, Executive Director
SUBJECT: Proposed FY2026-2027 Tentative Budget

Overview

This memorandum is provided as a summary of two options for the Lone Peak Public Safety Board to consider for the Fiscal Year 2026-2027 Budget. The difference between the two options is that option one budgets for an average 8% increase for fire and police staff members, and option two budgets for an average 5% increase for police and fire staff members. The Board may, at its discretion, approve one of the two options presented or adopt a different option.

Option 1 – 8% Increase to Staff

Option 1 was drafted by staff. In comparison with last year, the most significant changes are in personnel adjustments including wage adjustments and the addition of a sergeant in the police department. The wage adjustments are based on a salary study conducted by Human Resources and Administration.

The total budget of option 1 is $109,865 higher in comparison with the version shared with the Board on March 10, 2026. The largest change is the transition from a credit on assessments to Alpine City to a payout related to the formula change for fire. Another significant change is a reduction in the medical benefit increase as the premium increases came in at 9% instead of the 12% anticipated. Other changes are noted in the attached document and include slight changes to some expense line items in each department and increased police revenue based on updated projections.

The full proposed option 1 tentative budget is attached, and the major changes from current fiscal year are summarized by department below.

Administration

Revenue Adjustments – Payout of Fund Balance

- Budgeted Surplus – $142,960 and $263,678 is being paid out to Alpine and Highland respectively for a total of $406,638. This refund to the cities is to ease the impact on the transition to the new fire formula and is proportional to the amount the cities have contributed to the fire expenses over the years. This payout would bring the fund balance attributed to the administration department to

approximately $420,000.

Adjustments to Wages

- Wages – There is a proposed increase for salary adjustments of 4% for the Highland City staff who provide administrative services to the District. There is also a 9% increase in medical premiums. The percent of each employee's time and benefits that is charged to the District is at the same allocations previously approved by the Board.

Operational Adjustments

- Legal Fees – The Board recently approved the hiring of a new contract attorney for the District. Staff has budgeted for 10 hours per month of his services which represents a $17,000 increase from prior year. Because of the prior legal arrangement, the District was not previously seeing true legal services costs.
- Dispatch – Each City is responsible for its assessment from Central Utah 911. Those estimates are increasing by nearly $19,000 this year.

Overall, the Administration budget in option 1 represents an increase of $461,756 (102%) from FY2026. The large increase is almost all due to the surplus payment to the cities.

Police

Revenue Adjustments

- Slight increases to Alpine School District, Report Charges, and Security services based on historical trends.
- Use of $318,000 of fund balance to purchase 4 vehicles: 3 for annual fleet replacement, 1 for the proposed sergeant position, and 2 motorcycles. This item is also an expense. This would bring the fund balance attributed to the police department to approximately $1,380,000.

Adjustments to Wages & Benefits

- Salaries – A proposed market adjustment of 8.4% to bring positions ranges to average of neighboring entities. Employees are then placed within the ranges based on their experience and responsibilities. This applies to full-time and part-time positions.
- Salary-related items – The salary increases above also increases overtime, call pay, retirement, and FICA/Medicare.
- Benefits – Increase to medical premiums is 9% in comparison with FY2026.

Operational Adjustments

- Sergeant position – Proposed addition of a supervisor position along with equipment needed to outfit a new position.
- Therapy Dog – Cost associated with caring for the animal.
- Contract Increases – increases to a variety of operational items such as phones, software, professional services, etc.
- Vehicle Lease – Decrease of approximately $53,000 due to the use of fund balance to purchase vehicles.

Overall, the option 1 Police request represents an expense increase of $681,743 (14%) over FY2026.

Fire/EMS

Revenue Adjustments

- City Assessments – There is a large change to the City assessments for the Fire Department due to the formula change approved by the board through an interlocal change for FY2026. The new formula is based on taxable value for each City.
- Utah County Reimbursement – A $10,000 increase due to the call volume and for the Fire Department's coverage of property in unincorporated Utah County including American Fork Canyon.
- Ambulance Revenue – A $100,000 increase in fees collected for service due to the increase in call volume.

Proposed Staffing Adjustments

- Salaries – A proposed 3% merit adjustment for the department's step and grade pay plan along with a market adjustment of 5% to bring the department's salary ranges to average of our neighboring entities.
- Salary-Related Items – The staffing adjustments and salary increases above also increase overtime, retirement, and FICA/Medicare.
- Increased part-time costs in an effort to staff more with part-time and reduce overtime costs.

Operational Adjustments

- Miscellaneous operational adjustments – including increased costs for consumables, postage, turnouts, food. Decreased costs of phones.
- Medical supplies – A $10,000 increase due to increased call volume and the cost of supplies.
- Equipment Repair – A $7,000 decrease due to the new equipment coming online.
- Lease payments – Increase of approximately $85,000 for the new fire truck and engine payments.

Overall, the Fire/EMS budget in option 1 represents an expense increase of $428,404 (9%) over FY2026.

Wildland Deployment

Due to the unknown nature of wildland deployment, the budget is traditionally set at $35,000 to compensate for the full-time position on the department's wildland shift. As revenues and expenses come in through the year, the budget is trued up with a final year budget adjustment.

City Assessments

The annual assessments required to fund the option 1 budget are as follows:

	Fire	Police	Admin	Total
Alpine	$1,925,885	$1,630,319	$139,716	$3,695,920
Highland	$2,738,862	$3,409,886	$282,375	$6,431,123
TOTAL	$4,664,747	$5,040,205	$422,091	$10,127,043

The changes to these assessments compared to FY2026 are as follows:

	Fire	Police	Admin	Total
Alpine	$396,591 (25.9%)	$107,169 (7%)	$18,659 (15.4%)	$522,419 (16.5%)
Highland	-$78,187 (-2.8%)	$233,574 (7.4%)	$36,459 (14.8%)	$191,846 (3.1%)
TOTAL	$318,404 (7.3%)	$340,743 (7.3%)	$55,118 (15%)	$714,265 (7.6%)

Option 2 – 5% Increase to Staff

Option 2 was requested by Board members Hannemann and Rummler. In comparison with option 1, option 2 provides for a 5% increase for police and fire staff members. That is the only difference between Options 2 and 1.

Option 2 is an $81,439 decrease in comparison to the version shared with the Board on March 10, 2026, and is $191,296 less than option 1.

City Assessments

The annual assessments required to fund the option 2 budget are as follows:

	Fire	Police	Admin	Total
Alpine	$1,891,256	$1,597,937	$139,716	$3,628,909
Highland	$2,689,615	$3,342,158	$282,375	$6,314,148
TOTAL	$4,580,871	$4,940,095	$422,091	$9,943,057

The changes to these assessments compared to FY2026 are as follows:

	Fire	Police	Admin	Total
Alpine	$361,962 (23.7%)	$74,787 (4.9%)	$18,659 (15.4%)	$455,408 (14.4%)
Highland	-$127,434 (-4.5%)	$165,846 (5.2%)	$36,459 (14.8%)	$74,871 (1.2%)
TOTAL	$234,528 (5.4%)	$240,633 (5.1%)	$55,118 (15%)	$530,279 (5.6%)

The difference in assessments for option 2 in comparison to option 1 are as follows:

	Fire	Police	Admin	Total
Alpine	$(34,629)	$(32,382)	$-	$(67,011)
Highland	$(49,247)	$(67,728)	$-	$(116,975)
TOTAL	$(83,876)	$(100,110)	$-	$(183,986)

Next Steps

FY 2027 Budget

Once the Board approves a proposed tentative budget, the same budget will be presented to the Alpine and Highland City Councils for approval in April, ahead of the Board's scheduled adoption of the Final Budget on May 13. The City Councils' approval is necessary as the overall expenditure increase exceeds the average property tax revenue increase between the two cities, in accordance with the interlocal agreement that governs the District.

Future Discussions
As a part of the budget discussions this year, board members have noted some items that they would like to discuss this year ahead of the FY28 budget. Those items include potential employee contributions toward medical benefit premiums, a policy on fund balance for the District, the creation of capital funds for the District, reestablishment of a step and grade plan in the police department, and more. Staff is supportive of these conversations and plans to facilitate them once this year's budget season has concluded.

Possible Motions

Approval of an Option Presented
I move that the Board adopt the resolution and approve Option [1 or 2] for the proposed Fiscal Year 2026-2027 Tentative Budget for Lone Peak Public Safety District, and set a date for a public hearing on Wednesday, May 13, 2026 at 7:30 am to consider the final budget

Approval of an Amended Budget
I move that the Board adopt the resolution and approve the Fiscal Year 2026-2027 Tentative Budget for Lone Peak Public Safety District with the following changes [the Board will articulate the changes it wishes to see], and set a date for a public hearing on Wednesday, May 13, 2026 at 7:30 am to consider the final budget.

Attachments

1) R-2026-XX Resolution Adopting the Fiscal Year 2026-2027 Tentative Budget
2) Option 1 Draft Budget for Lone Peak Public Safety District Fiscal Year 2026-2027 (8% staff increase)
3) Option 2 Draft Budget for Lone Peak Public Safety District Fiscal Year 2026-2027 (5% staff increase)

RESOLUTION NO. R-2026-

A RESOLUTION OF THE LONE PEAK PUBLIC SAFETY DISTRICT BOARD ADOPTING THE FISCAL YEAR 2026-2027 TENTATIVE BUDGET

WHEREAS, it is deemed desirable and to the best interest of Lone Peak Public Safety District to adopt its Fiscal Year 2026-2027 Tentative Budget.

NOW THEREFORE, THE BOARD OF LONE PEAK PUBLIC SAFETY DISTRICT, DOES RESOLVE AS FOLLOWS:

ARTICLE I
DEFINITIONS

SECTION 1. BUDGET YEAR means the fiscal year for which a budget is made.

SECTION 2. FISCAL YEAR means that year which begins on the first day of July 2026 and ends on the last day of June 2027.

ARTICLE II
BUDGET ESTABLISHES APPROPRIATIONS

SECTION 1. APPROPRIATIONS.

From the effective date of the budget, as outlined in the attached budget exhibit, the several amounts stated therein as proposed expenditures, shall be and become appropriated to the several objects and purposes therein named.

SECTION 2. ANTICIPATED REVENUES

Anticipated revenues shall include revenue from all sources, including grants and loans and shall be classified in accordance with the chart of accounts of the district.

SECTION 3. FUND BALANCE

The fund balance shall be available for emergency appropriation or other uses deemed appropriate by the District Board.

ARTICLE III
ADMINISTRATION OF BUDGET, FINANCIAL CONTROL

SECTION 1. APPROVAL OF EXPENDITURES

The Executive Director shall have charge of the administration of the financial affairs of the district and to that end shall supervise and be responsible for the disbursement of all monies and have control over all expenditures to ensure that appropriations are not exceeded. He or she

shall exercise financial budgetary control over each office, department, and agency and shall cause separate accounts to be kept for the items of appropriation contained in the budget.

SECTION 2. REPORTS

The Executive Director shall periodically report to the governing body on the status of the budget.

ARTICLE IV
SEVERABILITY

If any provision of this resolution or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or application of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable.

ARTICLE V

APPROVED AND ADOPTED, on the 1st day of April 2026 and the resolution shall become effective immediately upon adoption.

LONE PEAK PUBLIC SAFETY DISTRICT

_____

Chrissy Hannemann
Chair

ATTEST:

_____

Stephannie Cottle
Recorder

Lone Peak Public Safety District

Fiscal Year 2026-2027 Draft Budget (Option 1, 8%)

March 30, 2026

GENERAL FUND SUMMARY 2027

	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027
BEGINNING FUND BALANCE:				**$ 3,567,383**	**$ 3,567,383**
REVENUES:					
Administration	$ 314,914	$ 528,754	$ 517,961	$ 454,473	$ 916,229
Police	4,320,833	4,685,988	4,957,471	4,821,462	5,503,205
Fire & EMS	4,445,262	4,149,233	4,488,374	4,950,143	5,378,547
Wildland Deployment	-	401,828	650,339	35,000	35,000
TOTAL REVENUE	**$ 9,081,009**	**$ 9,765,804**	**$ 10,614,146**	**$ 10,261,078**	**$ 11,832,981**
GENERAL FUND EXPENDITURES:					
Administration	$ 190,345	$ 360,511	$ 389,038	$ 454,473	$ 916,229
Police	3,822,532	4,411,589	4,575,431	4,821,462	5,503,205
Fire & EMS	4,064,578	4,040,840	4,201,768	4,950,143	5,378,547
Wildland Deployment	-	321,352	519,756	35,000	35,000
TOTAL EXPENDITURES	**$ 8,077,456**	**$ 9,134,292**	**$ 9,685,991**	**$ 10,261,078**	**$ 11,832,981**
OPERATING SURPLUS(DEFICIT)	**$ 1,003,553**	**$ 631,512**	**$ 928,154**	**$ 0**	**$ 0**

FUND 10
GENERAL FUND
ADMINISTRATION

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-33-01	Alpine	93,759	134,604	125,328	60,528	121,057	**139,716**	18,659	
10-33-02	Highland	192,180	282,564	248,844	122,958	245,916	**282,375**	36,459	
10-33-15	Interest Earnings	28,731	108,451	129,110	47,706	87,500	**87,500**	-	
10-33-18	Miscellaneous Income	244	3,112	13,224	-	-	**-**	-	
10-33-20	FICA Refunds	-	23	1,456	-	-	**-**	-	
10-33-30	Budgeted Surplus	-	-	-	-	-	**406,638**	406,638	Transition to new fire formula
	TOTAL REVENUES	**314,914**	**528,754**	**517,961**	**231,193**	**454,473**	**916,229**	**461,756**	
	EXPENDITURES								
10-43-10	Wages - Permanent Employees	36,632	165,230	170,634	90,258	171,800	**191,100**	19,300	Budget for 4% raise and 9% medical premium increase
10-43-33	Public Information	41	41	812	-	500	**600**	100	
10-43-40	Postage - Misc Supplies	694	195	-	443	500	**500**	-	
10-43-50	FICA Refund	-	-	-	-	-	**-**	-	
10-43-61	Legal Fees	3,263	750	1,913	40	4,000	**21,000**	17,000	New contract attorney. Budgeted for 10 hours per month.
10-43-62	Audit Fees	7,000	8,750	7,500	-	8,000	**8,000**	-	
10-43-79	Insurance	106	211	127	52	200	**200**	-	
10-43-80	Alpine Dispatch	42,795	57,182	67,845	34,423	88,079	**95,030**	6,951	Estimate increase from Dispatch
10-43-81	Highland Dispatch	89,775	125,066	132,941	67,855	177,144	**188,911**	11,767	Estimate increase from Dispatch
10-43-88	Board Expenses	33	22	33	175	2,250	**2,250**	-	
10-43-89	Employee Relations	2,875	-	-	-	-	**-**	-	
10-43-90	Miscellaneous Expense	7,132	3,064	7,234	2,353	2,000	**2,000**	-	
10-43-XX	Payout of Fund Balance to Cities	-	-	-	-	-	**406,638**	406,638	Payout to Highland and Alpine for fire formula transition
	TOTAL EXPENDITURES	**190,345**	**360,511**	**389,038**	**195,600**	**454,473**	**916,229**	**461,756**	
	Surplus (Deficit)	**124,569**	**168,244**	**128,923**	**35,593**	**(0)**	**-**		

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-35-01	**Alpine**	1,392,648	1,451,362	1,497,972	761,575	1,523,150	**1,630,319**	107,169	
10-35-02	**Highland**	2,689,059	2,857,308	3,080,145	1,588,156	3,176,312	**3,409,886**	233,574	
10-35-04	**Alpine School District**	93,400	98,890	101,305	9,785	85,000	**95,000**	10,000	Historical trend
10-35-09	**Court Revenue**	111	74	130	93			-	
10-35-10	**Police Report Charges**	4,721	4,819	11,356	6,142	4,500	**10,000**	5,500	Historical trend
10-35-11	**Finger Printing**	1,363	1,307	1,335	627	1,000	**1,000**	-	
10-35-12	**Dog License Revenue**	64	44	52	73			-	
10-35-13	**Security Services**	2,411	18,786	9,143	9,671	2,500	**10,000**	7,500	Historical trend
10-35-17	**Credit Card Cash Back**	1,446	1,342	1,487	305	1,000	**1,000**	-	
10-35-18	**Miscellaneous Income**	8,525	16,842	18,607	5,237	6,000	**6,000**	-	
10-35-19	**K-9 Donations**	-	-	-	2,655			-	
10-35-20	**Grants**	74,213	21,048	26,124	1,676	8,000	**8,000**	-	
10-35-25	**Proceeds From Lease**	-	211,403	190,792	-			-	
10-35-30	**Budgeted Surplus**	-	-	-	-		**318,000**	318,000	Use of fund balance to purchase 4 vehicles and two motorcycles
10-35-40	**Proceeds from Sale of Asset**	52,874	2,765	19,024	3,563	14,000	**14,000**	-	
	TOTAL REVENUES	**4,320,833**	**4,685,988**	**4,957,471**	**2,389,556**	**4,821,462**	**5,503,205**	**681,743**	
	EXPENDITURES								
10-45-10	**Wages - Permanent Employees**	1,824,960	1,970,901	1,979,089	1,032,679	2,165,206	**2,350,630**	185,424	8.4% market increase, 1 new supervisor position
10-45-11	**Holiday Pay**	11,191	8,369	10,906	1,585	-	**-**	-	
10-45-12	**Overtime**	119,787	118,318	102,619	85,583	103,750	**112,050**	8,300	Wage increase
10-45-13	**Wages - Crossing Guards**	66,877	31,303	53,361	29,321	85,000	**85,000**	-	
10-45-14	**Wages - Part Time**	(291)	4,930	32,153	20,446	39,600	**42,768**	3,168	Wage increase
10-45-16	**Call Pay - Police**	27,665	29,061	32,039	13,711	29,150	**31,482**	2,332	Wage increase
10-45-18	**Specialty Pay**	-	1,893	6,018	4,750	6,000	**12,000**	6,000	Addition of Therapy Dog
10-45-20	**Medical Benefits**	443,765	498,309	571,373	317,930	601,356	**701,115**	99,759	9% medical increase, 1 new supervisor FTE
10-45-21	**Retirement**	549,347	625,949	658,025	332,724	674,064	**723,890**	49,826	Wage increase, 1 new supervisor FTE
10-45-22	**FICA/Medicare**	30,733	30,444	34,733	17,014	34,208	**38,018**	3,810	Wage increase, 1 new supervisor FTE
10-45-23	**401K**	44,968	51,399	49,733	27,155	121,090	**134,291**	13,201	Wage increase, 1 new supervisor FTE

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-45-25	Uniform Expense	47,833	39,026	37,186	22,293	43,590	**44,910**	1,320	1 new supervisor FTE
10-45-31	Dues, Subscriptions, Ref Matls	4,353	1,412	2,857	1,348	1,750	**1,750**	-	
10-45-33	Public Education	10,656	1,938	3,795	504	4,000	**4,000**	-	
10-45-34	NOVA & School Lunch	1,953	1,267	2,127	980	2,200	**2,200**	-	
10-45-35	Grant Expense	6,827	19,655	16,253	11,929	8,000	**8,000**	-	
10-45-38	Travel Expense	9,789	9,433	9,239	5,530	9,500	**9,500**	-	
10-45-40	Postage, Printing, Misc Suppl	11,256	12,699	11,213	3,561	10,300	**10,300**	-	
10-45-50	K-9 Expenses	-	1,968	2,390	501	3,000	**4,000**	1,000	Addition of Therapy Dog
10-45-52	Utilities Expense	40,769	26,731	41,188	21,230	44,186	**48,066**	3,880	Increase in Google Suite, Mobile Phones/Data
10-45-57	Drug Screens	2,825	2,185	1,230	400	2,000	**2,000**	-	
10-45-58	Professional Services/Contract	131,575	107,942	122,930	118,668	139,612	**144,974**	5,362	Increase in PACE, Lexipol, Mental Health
10-45-59	Building Maintenance	7,159	23,261	28,925	1,145	22,000	**24,936**	2,936	New Service New Contract
10-45-61	Chief's Admin	8,756	11,416	9,786	4,082	9,000	**9,000**	-	
10-45-68	Training	20,445	14,982	19,709	6,913	19,000	**19,825**	825	1 new supervisor FTE
10-45-69	Rent	132,110	98,983	132,110	66,055	132,100	**132,100**	-	
10-45-71	Fuel	67,491	64,214	70,059	27,601	65,000	**70,000**	5,000	1 new supervisor FTE
10-45-72	Vehicle Repairs	-	500	-	-	-	**-**	-	
10-45-73	Vehicle Supplies/Maintenance	28,884	42,590	34,032	23,138	40,900	**41,500**	600	1 new supervisor FTE
10-45-74	Vehicle Lease	759	161,753	157,631	56,938	223,975	**170,575**	(53,400)	No lease in FY21 or FY26 (fund balance use)
10-45-76	Vehicle Replacement	-	220,960	173,461	168,598	-	**318,000**	318,000	4 vehicles (3 replacement, 1 new), 2 motorcycles
10-45-77	Equipment Replacement	66,549	56,575	57,244	40,365	64,975	**82,375**	17,400	1 new supervisor FTE
10-45-78	Capital	10,132	11,880	20,086	-	9,200	**9,200**	-	
10-45-79	Insurance	80,980	86,819	83,334	72,746	93,000	**100,000**	7,000	Increasing trend
10-45-80	Bankcard Fees	793	626	632	341	1,200	**1,200**	-	
10-45-89	Animal Control	1,857	3,958	1,415	-	4,000	**4,000**	-	
10-45-90	Police Supplies	9,780	17,940	6,550	3,059	9,550	**9,550**	-	
	TOTAL EXPENDITURES	**3,822,532**	**4,411,589**	**4,575,431**	**2,540,822**	**4,821,462**	**5,503,205**	**681,743**	
	Surplus (Deficit)	**498,300**	**274,400**	**382,041**	**(151,266)**	**-**	**-**		

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-37-01	Alpine	1,193,680	1,240,752	1,339,129	764,647	1,529,294	**1,925,885**	396,591	
10-37-02	Highland	2,058,415	2,173,752	2,405,818	1,408,524	2,817,049	**2,738,862**	(78,187)	
10-37-05	Utah County	23,409	26,436	78,001	45,714	75,000	**85,000**	10,000	
10-37-11	Charges for Services	504,815	510,642	588,679	345,185	500,000	**600,000**	100,000	
10-37-15	Burn Permits	-	-	-	-	-	**-**	-	
10-37-17	Credit Card Cash Back	1,728	2,181	2,087	870	1,000	**1,000**	-	
10-37-18	Miscellaneous Income	153	-	-	-	-	**-**	-	
10-37-20	Grants	132,421	195,394	74,359	-	4,800	**4,800**	-	
10-37-25	Proceeds From Lease	-	-	-	-	-	**-**	-	
10-37-30	Budgeted Surplus	-	-	-	-	23,000	**23,000**	-	Mental Health Grant Continuation
10-37-40	Proceeds from Sale of Asset	34,000	-	301	349,250	-	**-**	-	
10-37-41	Aid Provided to Other Agencies	496,641	77	-	1,154	-	**-**	-	
	TOTAL REVENUES	**4,445,262**	**4,149,233**	**4,488,374**	**2,915,344**	**4,950,143**	**5,378,547**	**428,404**	
	EXPENDITURES								
10-47-10	Wages - Permanent Employees	1,552,642	1,599,683	1,854,100	1,048,842	2,228,863	**2,343,445**	114,582	3% merit, 5% market
10-47-11	Overtime Wages/Standby	144,046	181,281	244,535	148,873	182,347	**202,350**	20,003	Wage increase
10-47-14	Part Time Employees	339,451	317,429	306,671	181,903	363,504	**444,740**	81,236	Due to increased time off and effort to not use OT
10-47-13	Holiday Pay	32,059	45,417	46,806	65,700	88,295	**70,956**	(17,339)	Updated projections based on historical usage
10-47-18	Special Payouts	-	-	-	-	-	**-**	-	
10-47-20	Medical Benefits	409,401	424,685	493,986	290,253	533,266	**621,905**	88,639	9% medical premium increase
10-47-21	Retirement	343,444	377,414	444,137	230,429	571,713	**610,341**	38,628	Wage increase
10-47-22	FICA/Medicare	33,081	29,368	39,300	20,557	41,514	**44,775**	3,261	Wage increase
10-47-23	Wildland Deployment Wages	165,239	-	-	-	-	**-**	-	
10-47-25	Uniform Expense	19,866	23,033	18,618	9,039	21,566	**21,566**	-	
10-47-29	State Medicaid Fund	10,566	14,615	22,320	5,948	18,000	**23,000**	5,000	
10-47-31	Dues, Subscriptions, Ref Matls	1,088	1,218	1,882	971	3,332	**3,332**	-	
10-47-32	Equipment Repairs	-	665	21	1,422	5,500	**5,500**	-	
10-47-33	Public Education	663	2,171	2,408	376	2,500	**2,500**	-	

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-47-34	Equipment Maintenance	8,223	12,030	5,049	1,790	13,000	**13,000**	-	
10-47-35	Station Supplies-Consumable	2,095	6,286	3,843	5,051	4,000	**7,500**	3,500	
10-47-37	Cell Phones & Devices	14,030	12,718	11,553	5,690	14,030	**12,030**	(2,000)	
10-47-39	IT Services & Computers	18,334	14,805	8,817	3,481	16,148	**16,148**	-	
10-47-40	Postage, Printing, Misc Suppl	4,020	4,913	3,991	2,322	4,500	**5,000**	500	
10-47-41	Employee Recognition	4,323	2,023	9,751	1,170	5,000	**5,000**	-	
10-47-42	Professional & Technical Serv	24,347	28,912	44,041	39,159	55,000	**55,000**	-	
10-47-43	Medical Equipment	7,869	317	3,519	-	6,500	**6,500**	-	
10-47-44	Protective Clothing	49,703	39,150	19,426	10,856	29,000	**32,000**	3,000	increased cost of turnouts
10-47-45	Food & Beverage	5,305	4,804	3,873	3,525	5,000	**6,000**	1,000	
10-47-46	Grants	-	-	-	-	-	**-**	-	
10-47-48	Physicals	-	-	56	263	-	**-**	-	
10-47-49	Medical Supplies	30,479	39,428	47,111	26,411	42,000	**52,000**	10,000	Increased call volume and supply costs
10-47-50	Capital Projects	136,720	230,145	58,696	9,650	60,000	**60,000**	-	
10-47-52	Utilities	31,720	31,292	28,214	13,478	32,000	**32,000**	-	
10-47-58	Exp Aid Provided Oth. Agencies	54,386	-	-	-	-	**-**	-	
10-47-59	Building Maintenance	15,055	8,929	24,536	22,822	16,000	**16,000**	-	
10-47-60	Radio Service	1,200	620	(125)	-	-	**-**	-	
10-47-63	Billing and Collection	27,966	31,258	30,004	17,265	27,000	**27,000**	-	
10-47-68	Training	17,317	24,273	50,979	17,702	50,000	**50,000**	-	
10-47-69	Rent	126,860	104,886	126,860	53,801	126,860	**126,860**	-	
10-47-71	Fuel	37,893	37,157	29,038	17,145	38,000	**38,000**	-	
10-47-73	Vehicle Supplies/Maintenance	83,874	79,382	53,963	59,180	47,000	**40,000**	(7,000)	Decrease due to the new apparatus
10-47-74	Vehicle Lease	210,299	189,013	67,537	51,153	176,205	**261,599**	85,394	New Fire truck and Fire engine
10-47-76	Capital Expense	-	16	-	688,270	-	**-**	-	
10-47-78	Equipment	8,400	23,324	14,293	43,804	20,000	**20,000**	-	
10-47-79	Insurance	88,861	96,028	77,836	72,438	97,500	**97,500**	-	
10-47-90	Miscellaneous Expense	3,756	2,152	4,122	1,295	5,000	**5,000**	-	
10-47-91	Equipment Lease	-	-	-	-	-	**-**	-	
	TOTAL EXPENDITURES	**4,064,578**	**4,040,840**	**4,201,768**	**3,172,034**	**4,950,143**	**5,378,547**	**428,404**	
	Surplus (Deficit)	**380,684**	**108,392**	**286,607**	**(256,690)**	**-**	**-**		

FUND 10
GENERAL FUND
WILDLAND DEPLOYMENT

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-38-41	Aid Provided to Other Agencies	-	401,828	650,339	185,364	35,000	**35,000**	-	
	TOTAL REVENUES	**-**	**401,828**	**650,339**	**185,364**	**35,000**	**35,000**	**-**	
	EXPENDITURES								
10-48-10	Wildland Deployment Wages	-	188,121	325,699	118,096	35,000	**35,000**	-	
10-48-14	Wildland Deployment PT Wages	-	-	9,988	7,532	-	**-**	-	
10-48-20	Medical Benefits to Wildland	-	8,412	14,416	1,782	-	**-**	-	
10-48-21	Retirement to Wildland	-	5,016	8,203	3,451	-	**-**	-	
10-48-22	FICA/Medicare to Wildland	-	2,513	4,818	1,804	-	**-**	-	
10-48-58	Exp Aid Provided Oth. Agencies	-	117,290	156,633	21,739	-	**-**	-	
	TOTAL EXPENDITURES	**-**	**321,352**	**519,756**	**154,404**	**35,000**	**35,000**	**-**	
	Surplus (Deficit)	**-**	**80,476**	**130,583**	**30,959**	**-**	**-**		

FY2027 LPPSD City Assessments

Annual	Fire	Police	Admin	Total
Alpine	$ 1,925,885	$ 1,630,319	$ 139,716	$ 3,695,920
Highland	$ 2,738,862	$ 3,409,886	$ 282,375	$ 6,431,123
TOTAL	**$ 4,664,747**	**$ 5,040,205**	**$ 422,091**	**$ 10,127,043**

FY2026 Assessments (Prior Year)

Annual	Fire	Police	Admin	Total
Alpine	$ 1,529,294	$ 1,523,150	$ 121,057	$ 3,173,501
Highland	$ 2,817,049	$ 3,176,312	$ 245,916	$ 6,239,277
TOTAL	**$ 4,346,343**	**$ 4,699,462**	**$ 366,973**	**$ 9,412,778**

Change Over Prior Year

Annual	Fire	Police	Admin	Total
Alpine	$396,591 (25.9%)	$107,169 (7%)	$18,659 (15.4%)	$522,419 (16.5%)
Highland	-$78,187 (-2.8%)	$233,574 (7.4%)	$36,459 (14.8%)	$191,846 (3.1%)
TOTAL	**$318,404 (7.3%)**	**$340,743 (7.3%)**	**$55,118 (15%)**	**$714,265 (7.6%)**

Changes from 3/10/26 Tentative Version to 3/30/26 Tentative Version

General Fund:

General Fund Revenues	**Previous Amount**	**Change**	**New Amount**
Alpine Administration Assessment - Credit of assessment switch to payout, slight change in wages	-	139,716	139,716
Highland Assessment: Slight changes in admin wages	282,172	203	282,375
Use of surplus: slight changes in budget	408,848	(2,210)	406,638
Alpine Police Assessment: decrease in budget	1,634,364	(4,045)	1,630,319
Highland Police Assessment: decrease in budget	3,418,346	(8,460)	3,409,886
Police Report Charges - increased budgeted revenue	5,000	5,000	10,000
Police Security Services - increased budgeted revenue	5,000	5,000	10,000
Alpine Fire Assessment: decrease in budget	1,936,350	(10,465)	1,925,885
Highland Fire Assessment: decrease in budget	2,753,745	(14,883)	2,738,862
Total Revenues		**109,856**	

General Fund Expenditures	**Previous Amount**	**Change**	**New Amount**
Admin wages: slight changes	190,800	300	191,100
Payout of Fund Balance to Cities - Credit of assessments switch to payout	269,229	137,409	406,638
Police benefits - lower than expected medical premium increase	710,620	(9,505)	701,115
Police insurance - increasing costs	93,000	7,000	100,000
Fire holiday pay: updated projections	92,710	(21,754)	70,956
Fire benefits - lower than expected medical premium increase	630,499	(8,594)	621,905
Fire - State Medicaid Fund: updated projections	18,000	5,000	23,000
Total Expenditures		**109,856**	
Total General Fund		**-**	

Lone Peak Public Safety District

Fiscal Year 2026-2027 Draft Budget (Option 2, 5%)

March 30, 2026

GENERAL FUND SUMMARY 2027

	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027
BEGINNING FUND BALANCE:				**$ 3,567,383**	**$ 3,567,383**
REVENUES:					
Administration	$ 314,914	$ 528,754	$ 517,961	$ 454,473	$ 908,919
Police	4,320,833	4,685,988	4,957,471	4,821,462	5,403,095
Fire & EMS	4,445,262	4,149,233	4,488,374	4,950,143	5,294,671
Wildland Deployment	-	401,828	650,339	35,000	35,000
TOTAL REVENUE	**$ 9,081,009**	**$ 9,765,804**	**$ 10,614,146**	**$ 10,261,078**	**$ 11,641,685**
GENERAL FUND EXPENDITURES:					
Administration	$ 190,345	$ 360,511	$ 389,038	$ 454,473	$ 908,919
Police	3,822,532	4,411,589	4,575,431	4,821,462	5,403,095
Fire & EMS	4,064,578	4,040,840	4,201,768	4,950,143	5,294,671
Wildland Deployment	-	321,352	519,756	35,000	35,000
TOTAL EXPENDITURES	**$ 8,077,456**	**$ 9,134,292**	**$ 9,685,991**	**$ 10,261,078**	**$ 11,641,685**
OPERATING SURPLUS(DEFICIT)	**$ 1,003,553**	**$ 631,512**	**$ 928,154**	**$ 0**	**$ 0**

FUND 10
GENERAL FUND
ADMINISTRATION

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-33-01	**Alpine**	93,759	134,604	125,328	60,528	121,057	**139,716**	18,659	
10-33-02	**Highland**	192,180	282,564	248,844	122,958	245,916	**282,375**	36,459	
10-33-15	**Interest Earnings**	28,731	108,451	129,110	47,706	87,500	**87,500**	-	
10-33-18	**Miscellaneous Income**	244	3,112	13,224	-	-	**-**	-	
10-33-20	**FICA Refunds**	-	23	1,456	-	-	**-**	-	
10-33-30	**Budgeted Surplus**	-	-	-	-	-	**399,328**	399,328	Transition to new fire formula
	TOTAL REVENUES	**314,914**	**528,754**	**517,961**	**231,193**	**454,473**	**908,919**	**454,446**	
	EXPENDITURES								
10-43-10	**Wages - Permanent Employees**	36,632	165,230	170,634	90,258	171,800	**191,100**	19,300	Budget for 4% raise and 9% medical premium increase
10-43-33	**Public Information**	41	41	812	-	500	**600**	100	
10-43-40	**Postage - Misc Supplies**	694	195	-	443	500	**500**	-	
10-43-50	**FICA Refund**	-	-	-	-	-	**-**	-	
10-43-61	**Legal Fees**	3,263	750	1,913	40	4,000	**21,000**	17,000	New contract attorney. Budgeted for 10 hours per month.
10-43-62	**Audit Fees**	7,000	8,750	7,500	-	8,000	**8,000**	-	
10-43-79	**Insurance**	106	211	127	52	200	**200**	-	
10-43-80	**Alpine Dispatch**	42,795	57,182	67,845	34,423	88,079	**95,030**	6,951	Estimate increase from Dispatch
10-43-81	**Highland Dispatch**	89,775	125,066	132,941	67,855	177,144	**188,911**	11,767	Estimate increase from Dispatch
10-43-88	**Board Expenses**	33	22	33	175	2,250	**2,250**	-	
10-43-89	**Employee Relations**	2,875	-	-	-	-	**-**	-	
10-43-90	**Miscellaneous Expense**	7,132	3,064	7,234	2,353	2,000	**2,000**	-	
10-43-XX	**Payout of Fund Balance to Cities**	-	-	-	-	-	**399,328**	399,328	Payout to Highland and Alpine for fire formula transition
	TOTAL EXPENDITURES	**190,345**	**360,511**	**389,038**	**195,600**	**454,473**	**908,919**	**454,446**	
	Surplus (Deficit)	**124,569**	**168,244**	**128,923**	**35,593**	**(0)**	**-**		

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-35-01	**Alpine**	1,392,648	1,451,362	1,497,972	761,575	1,523,150	**1,597,937**	74,787	
10-35-02	**Highland**	2,689,059	2,857,308	3,080,145	1,588,156	3,176,312	**3,342,158**	165,846	
10-35-04	**Alpine School District**	93,400	98,890	101,305	9,785	85,000	**95,000**	10,000	Historical trend
10-35-09	**Court Revenue**	111	74	130	93			-	
10-35-10	**Police Report Charges**	4,721	4,819	11,356	6,142	4,500	**10,000**	5,500	Historical trend
10-35-11	**Finger Printing**	1,363	1,307	1,335	627	1,000	**1,000**	-	
10-35-12	**Dog License Revenue**	64	44	52	73			-	
10-35-13	**Security Services**	2,411	18,786	9,143	9,671	2,500	**10,000**	7,500	Historical trend
10-35-17	**Credit Card Cash Back**	1,446	1,342	1,487	305	1,000	**1,000**	-	
10-35-18	**Miscellaneous Income**	8,525	16,842	18,607	5,237	6,000	**6,000**	-	
10-35-19	**K-9 Donations**	-	-	-	2,655			-	
10-35-20	**Grants**	74,213	21,048	26,124	1,676	8,000	**8,000**	-	
10-35-25	**Proceeds From Lease**	-	211,403	190,792	-			-	
10-35-30	**Budgeted Surplus**	-	-	-	-		**318,000**	318,000	Use of fund balance to purchase 4 vehicles and two motorcycles
10-35-40	**Proceeds from Sale of Asset**	52,874	2,765	19,024	3,563	14,000	**14,000**	-	
	TOTAL REVENUES	**4,320,833**	**4,685,988**	**4,957,471**	**2,389,556**	**4,821,462**	**5,403,095**	**581,633**	
	EXPENDITURES								
10-45-10	**Wages - Permanent Employees**	1,824,960	1,970,901	1,979,089	1,032,679	2,165,206	**2,280,332**	115,126	5% market increase, 1 new supervisor position
10-45-11	**Holiday Pay**	11,191	8,369	10,906	1,585	-	**-**	-	
10-45-12	**Overtime**	119,787	118,318	102,619	85,583	103,750	**108,938**	5,188	Wage increase
10-45-13	**Wages - Crossing Guards**	66,877	31,303	53,361	29,321	85,000	**85,000**	-	
10-45-14	**Wages - Part Time**	(291)	4,930	32,153	20,446	39,600	**41,580**	1,980	Wage increase
10-45-16	**Call Pay - Police**	27,665	29,061	32,039	13,711	29,150	**30,608**	1,458	Wage increase
10-45-18	**Specialty Pay**	-	1,893	6,018	4,750	6,000	**12,000**	6,000	Addition of Therapy Dog
10-45-20	**Medical Benefits**	443,765	498,309	571,373	317,930	601,356	**700,841**	99,485	9% medical increase, 1 new supervisor FTE
10-45-21	**Retirement**	549,347	625,949	658,025	332,724	674,064	**704,369**	30,305	Wage increase, 1 new supervisor FTE
10-45-22	**FICA/Medicare**	30,733	30,444	34,733	17,014	34,208	**36,936**	2,728	Wage increase, 1 new supervisor FTE
10-45-23	**401K**	44,968	51,399	49,733	27,155	121,090	**130,531**	9,441	Wage increase, 1 new supervisor FTE

FUND 10
GENERAL FUND
POLICE

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-45-25	Uniform Expense	47,833	39,026	37,186	22,293	43,590	**44,910**	1,320	1 new supervisor FTE
10-45-31	Dues, Subscriptions, Ref Matls	4,353	1,412	2,857	1,348	1,750	**1,750**	-	
10-45-33	Public Education	10,656	1,938	3,795	504	4,000	**4,000**	-	
10-45-34	NOVA & School Lunch	1,953	1,267	2,127	980	2,200	**2,200**	-	
10-45-35	Grant Expense	6,827	19,655	16,253	11,929	8,000	**8,000**	-	
10-45-38	Travel Expense	9,789	9,433	9,239	5,530	9,500	**9,500**	-	
10-45-40	Postage, Printing, Misc Suppl	11,256	12,699	11,213	3,561	10,300	**10,300**	-	
10-45-50	K-9 Expenses	-	1,968	2,390	501	3,000	**4,000**	1,000	Addition of Therapy Dog
10-45-52	Utilities Expense	40,769	26,731	41,188	21,230	44,186	**48,066**	3,880	Increase in Google Suite, Mobile Phones/Data
10-45-57	Drug Screens	2,825	2,185	1,230	400	2,000	**2,000**	-	
10-45-58	Professional Services/Contract	131,575	107,942	122,930	118,668	139,612	**144,974**	5,362	Increase in PACE, Lexipol, Mental Health
10-45-59	Building Maintenance	7,159	23,261	28,925	1,145	22,000	**24,936**	2,936	New Service New Contract
10-45-61	Chief's Admin	8,756	11,416	9,786	4,082	9,000	**9,000**	-	
10-45-68	Training	20,445	14,982	19,709	6,913	19,000	**19,825**	825	1 new supervisor FTE
10-45-69	Rent	132,110	98,983	132,110	66,055	132,100	**132,100**	-	
10-45-71	Fuel	67,491	64,214	70,059	27,601	65,000	**70,000**	5,000	1 new supervisor FTE
10-45-72	Vehicle Repairs	-	500	-	-	-	**-**	-	
10-45-73	Vehicle Supplies/Maintenance	28,884	42,590	34,032	23,138	40,900	**41,500**	600	1 new supervisor FTE
10-45-74	Vehicle Lease	759	161,753	157,631	56,938	223,975	**170,575**	(53,400)	No lease in FY21 or FY26 (fund balance use)
10-45-76	Vehicle Replacement	-	220,960	173,461	168,598	-	**318,000**	318,000	4 vehicles (3 replacement, 1 new), 2 motorcycles
10-45-77	Equipment Replacement	66,549	56,575	57,244	40,365	64,975	**82,375**	17,400	1 new supervisor FTE
10-45-78	Capital	10,132	11,880	20,086	-	9,200	**9,200**	-	
10-45-79	Insurance	80,980	86,819	83,334	72,746	93,000	**100,000**	7,000	Increasing trend
10-45-80	Bankcard Fees	793	626	632	341	1,200	**1,200**	-	
10-45-89	Animal Control	1,857	3,958	1,415	-	4,000	**4,000**	-	
10-45-90	Police Supplies	9,780	17,940	6,550	3,059	9,550	**9,550**	-	
	TOTAL EXPENDITURES	**3,822,532**	**4,411,589**	**4,575,431**	**2,540,822**	**4,821,462**	**5,403,095**	**581,633**	
	Surplus (Deficit)	**498,300**	**274,400**	**382,041**	**(151,266)**	**-**	**-**		

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-37-01	Alpine	1,193,680	1,240,752	1,339,129	764,647	1,529,294	**1,891,256**	361,962	
10-37-02	Highland	2,058,415	2,173,752	2,405,818	1,408,524	2,817,049	**2,689,615**	(127,434)	
10-37-05	Utah County	23,409	26,436	78,001	45,714	75,000	**85,000**	10,000	
10-37-11	Charges for Services	504,815	510,642	588,679	345,185	500,000	**600,000**	100,000	
10-37-15	Burn Permits	-	-	-	-	-	**-**	-	
10-37-17	Credit Card Cash Back	1,728	2,181	2,087	870	1,000	**1,000**	-	
10-37-18	Miscellaneous Income	153	-	-	-	-	**-**	-	
10-37-20	Grants	132,421	195,394	74,359	-	4,800	**4,800**	-	
10-37-25	Proceeds From Lease	-	-	-	-	-	**-**	-	
10-37-30	Budgeted Surplus	-	-	-	-	23,000	**23,000**	-	Mental Health Grant Continuation
10-37-40	Proceeds from Sale of Asset	34,000	-	301	349,250	-	**-**	-	
10-37-41	Aid Provided to Other Agencies	496,641	77	-	1,154	-	**-**	-	
	TOTAL REVENUES	**4,445,262**	**4,149,233**	**4,488,374**	**2,915,344**	**4,950,143**	**5,294,671**	**344,528**	
	EXPENDITURES								
10-47-10	Wages - Permanent Employees	1,552,642	1,599,683	1,854,100	1,048,842	2,228,863	**2,278,349**	49,486	3% merit, 5% market
10-47-11	Overtime Wages/Standby	144,046	181,281	244,535	148,873	182,347	**202,350**	20,003	Wage increase
10-47-14	Part Time Employees	339,451	317,429	306,671	181,903	363,504	**444,740**	81,236	Due to increased time off and effort to not use OT
10-47-13	Holiday Pay	32,059	45,417	46,806	65,700	88,295	**68,985**	(19,310)	Updated projections based on historical usage
10-47-18	Special Payouts	-	-	-	-	-	**-**	-	
10-47-20	Medical Benefits	409,401	424,685	493,986	290,253	533,266	**621,651**	88,385	9% medical premium increase
10-47-21	Retirement	343,444	377,414	444,137	230,429	571,713	**594,730**	23,017	Wage increase
10-47-22	FICA/Medicare	33,081	29,368	39,300	20,557	41,514	**43,831**	2,317	Wage increase
10-47-23	Wildland Deployment Wages	165,239	-	-	-	-	**-**	-	
10-47-25	Uniform Expense	19,866	23,033	18,618	9,039	21,566	**21,566**	-	
10-47-29	State Medicaid Fund	10,566	14,615	22,320	5,948	18,000	**23,000**	5,000	
10-47-31	Dues, Subscriptions, Ref Matls	1,088	1,218	1,882	971	3,332	**3,332**	-	
10-47-32	Equipment Repairs	-	665	21	1,422	5,500	**5,500**	-	
10-47-33	Public Education	663	2,171	2,408	376	2,500	**2,500**	-	

FUND 10
GENERAL FUND
FIRE & EMS

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
10-47-34	Equipment Maintenance	8,223	12,030	5,049	1,790	13,000	**13,000**	-	
10-47-35	Station Supplies-Consumable	2,095	6,286	3,843	5,051	4,000	**7,500**	3,500	
10-47-37	Cell Phones & Devices	14,030	12,718	11,553	5,690	14,030	**12,030**	(2,000)	
10-47-39	IT Services & Computers	18,334	14,805	8,817	3,481	16,148	**16,148**	-	
10-47-40	Postage, Printing, Misc Suppl	4,020	4,913	3,991	2,322	4,500	**5,000**	500	
10-47-41	Employee Recognition	4,323	2,023	9,751	1,170	5,000	**5,000**	-	
10-47-42	Professional & Technical Serv	24,347	28,912	44,041	39,159	55,000	**55,000**	-	
10-47-43	Medical Equipment	7,869	317	3,519	-	6,500	**6,500**	-	
10-47-44	Protective Clothing	49,703	39,150	19,426	10,856	29,000	**32,000**	3,000	increased cost of turnouts
10-47-45	Food & Beverage	5,305	4,804	3,873	3,525	5,000	**6,000**	1,000	
10-47-46	Grants	-	-	-	-	-	**-**	-	
10-47-48	Physicals	-	-	56	263	-	**-**	-	
10-47-49	Medical Supplies	30,479	39,428	47,111	26,411	42,000	**52,000**	10,000	Increased call volume and supply costs
10-47-50	Capital Projects	136,720	230,145	58,696	9,650	60,000	**60,000**	-	
10-47-52	Utilities	31,720	31,292	28,214	13,478	32,000	**32,000**	-	
10-47-58	Exp Aid Provided Oth. Agencies	54,386	-	-	-	-	**-**	-	
10-47-59	Building Maintenance	15,055	8,929	24,536	22,822	16,000	**16,000**	-	
10-47-60	Radio Service	1,200	620	(125)	-	-	**-**	-	
10-47-63	Billing and Collection	27,966	31,258	30,004	17,265	27,000	**27,000**	-	
10-47-68	Training	17,317	24,273	50,979	17,702	50,000	**50,000**	-	
10-47-69	Rent	126,860	104,886	126,860	53,801	126,860	**126,860**	-	
10-47-71	Fuel	37,893	37,157	29,038	17,145	38,000	**38,000**	-	
10-47-73	Vehicle Supplies/Maintenance	83,874	79,382	53,963	59,180	47,000	**40,000**	(7,000)	Decrease due to the new apparatus
10-47-74	Vehicle Lease	210,299	189,013	67,537	51,153	176,205	**261,599**	85,394	New Fire truck and Fire engine
10-47-76	Capital Expense	-	16	-	688,270	-	**-**	-	
10-47-78	Equipment	8,400	23,324	14,293	43,804	20,000	**20,000**	-	
10-47-79	Insurance	88,861	96,028	77,836	72,438	97,500	**97,500**	-	
10-47-90	Miscellaneous Expense	3,756	2,152	4,122	1,295	5,000	**5,000**	-	
10-47-91	Equipment Lease	-	-	-	-	-	**-**	-	
	TOTAL EXPENDITURES	**4,064,578**	**4,040,840**	**4,201,768**	**3,172,034**	**4,950,143**	**5,294,671**	**344,528**	
	Surplus (Deficit)	**380,684**	**108,392**	**286,607**	**(256,690)**	**-**	**-**		

FUND 10
GENERAL FUND
WILDLAND DEPLOYMENT

ACCT	DESCRIPTION	ACTUALS FY2023	ACTUALS FY2024	ACTUALS FY2025	MID-YEAR ACTUALS DEC 2025	ADOPTED BUDGET FY2026	PROPOSED BUDGET FY2027	CHANGE FY2026 TO FY2027	NOTES
	REVENUES								
10-38-41	Aid Provided to Other Agencies	-	401,828	650,339	185,364	35,000	**35,000**	-	
	TOTAL REVENUES	**-**	**401,828**	**650,339**	**185,364**	**35,000**	**35,000**	**-**	
	EXPENDITURES								
10-48-10	Wildland Deployment Wages	-	188,121	325,699	118,096	35,000	**35,000**	-	
10-48-14	Wildland Deployment PT Wages	-	-	9,988	7,532	-	**-**	-	
10-48-20	Medical Benefits to Wildland	-	8,412	14,416	1,782	-	**-**	-	
10-48-21	Retirement to Wildland	-	5,016	8,203	3,451	-	**-**	-	
10-48-22	FICA/Medicare to Wildland	-	2,513	4,818	1,804	-	**-**	-	
10-48-58	Exp Aid Provided Oth. Agencies	-	117,290	156,633	21,739	-	**-**	-	
	TOTAL EXPENDITURES	**-**	**321,352**	**519,756**	**154,404**	**35,000**	**35,000**	**-**	
	Surplus (Deficit)	**-**	**80,476**	**130,583**	**30,959**	**-**	**-**		

FY2027 LPPSD City Assessments

Annual	Fire	Police	Admin	Total
Alpine	$ 1,891,256	$ 1,597,937	$ 139,716	$ 3,628,909
Highland	$ 2,689,615	$ 3,342,158	$ 282,375	$ 6,314,148
TOTAL	**$ 4,580,871**	**$ 4,940,095**	**$ 422,091**	**$ 9,943,057**

FY2026 Assessments (Prior Year)

Annual	Fire	Police	Admin	Total
Alpine	$ 1,529,294	$ 1,523,150	$ 121,057	$ 3,173,501
Highland	$ 2,817,049	$ 3,176,312	$ 245,916	$ 6,239,277
TOTAL	**$ 4,346,343**	**$ 4,699,462**	**$ 366,973**	**$ 9,412,778**

Change Over Prior Year

Annual	Fire	Police	Admin	Total
Alpine	$361,962 (23.7%)	$74,787 (4.9%)	$18,659 (15.4%)	$455,408 (14.4%)
Highland	-$127,434 (-4.5%)	$165,846 (5.2%)	$36,459 (14.8%)	$74,871 (1.2%)
TOTAL	**$234,528 (5.4%)**	**$240,633 (5.1%)**	**$55,118 (15%)**	**$530,279 (5.6%)**

Changes from 3/10/26 Tentative Version to 3/30/26 Tentative Version

General Fund:

General Fund Revenues	Previous Amount	Change	New Amount
Alpine Administration Assessment - Credit of assessment switch to payout, slight change in wages	-	139,716	139,716
Highland Assessment: Slight changes in admin wages	282,172	203	282,375
Use of surplus: slight changes in budget, decreased wage increase	408,848	(9,520)	399,328
Alpine Police Assessment: decrease in budget	1,634,364	(36,427)	1,597,937
Highland Police Assessment: decrease in budget	3,418,346	(76,188)	3,342,158
Police Report Charges - increased budgeted revenue	5,000	5,000	10,000
Police Security Services - increased budgeted revenue	5,000	5,000	10,000
Alpine Fire Assessment: decrease in budget	1,936,350	(45,094)	1,891,256
Highland Fire Assessment: decrease in budget	2,753,745	(64,130)	2,689,615
Total Revenues		**(81,440)**	

Changes from 3/10/26 Tentative Version to 3/30/26 Tentative Version

General Fund Expenditures	Previous Amount	Change	New Amount
Admin wages: slight changes	190,800	300	191,100
Payout of Fund Balance to Cities - Credit of assessments switch to payout, decreased employee increase	269,229	130,099	399,328
Police wages - wage increase decreased to 5%	2,350,630	(70,298)	2,280,332
Overtime - wage increased decreased to 5%	112,050	(3,112)	108,938
Part-time - wage increase decreased to 5%	42,768	(1,188)	41,580
Call pay - wage increase decreased to 5%	31,482	(874)	30,608
Police benefits - lower than expected medical premium increase	710,620	(9,779)	700,841
Retirement - wage increase decreased to 5%	723,890	(19,521)	704,369
Police FICA - wage increase decreased to 5%	38,018	(1,082)	36,936
Police 401K Match - wage increase decreased to 5%	134,291	(3,760)	130,531
Police insurance - increasing costs	93,000	7,000	100,000
Fire wages - wage increase decreased to 5%	2,343,445	(65,096)	2,278,349
Fire holiday pay: updated projections	92,710	(23,725)	68,985
Fire benefits - lower than expected medical premium increase	630,499	(8,848)	621,651
Fire Retirement - wage increase decreased to 5%	610,341	(15,611)	594,730
Fire FICA - wage increase decreased to 5%	44,775	(944)	43,831
Fire - State Medicaid Fund: updated projections	18,000	5,000	23,000
Total Expenditures		**(81,439)**	
Total General Fund		**(1)**	

If a CLOSED MEETING is needed:

Sample Motion

I move to pause the regular meeting and move into a closed meeting

to be held in the Conference Room at City Hall

to discuss _____ *(state the purpose)*

- pending or reasonably imminent litigation;
- the purchase, exchange, sale, or lease of real property;
- the character, professional competence, or physical or mental health of an individual;
- the deployment of security personnel, devices, or systems;

and that at the end of the closed meeting

the open City Council meeting will be adjourned.