



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, June 23, 2026, at 6:00 pm** at 20 North Main Street. This meeting 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 | Andrew Young |
| C. Pledge | Brent Rummier |

II. CONSENT CALENDAR

- A. Approval of Minutes from May 26, June 3, and June 16 City Council meetings**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

V. ACTION ITEMS

- A. Public Hearing: Ordinance 2026-13 – Increase in Compensation for Municipal Executive Officers**
- B. Public Hearing: Ordinance 2026-14 – Approval of Final Budget FY2027**
- C. Public Hearing: Ordinance 2026-15 – Approval of Budget Amendment FY2026**
- D. Resolution R2026-25: Alpine Fire Station/Community Center Project – Approval of Amendment No. 1 to the Agreement Between SIRQ Construction and Alpine City including the Guaranteed Maximum Price**
- E. Site Plan Approval – Long Range Shooters Site Plan**
- F. Consideration for Approval of Silverleaf Plat B Amended**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. CLOSED MEETING

Mayor Carla Merrill
June 19, 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

May 26, 2026

Mayor Carla Merrill called the meeting to order at 6:05 pm.

I. CALL MEETING TO ORDER**A. Roll Call**

Mayor Carla Merrill

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

Staff: Shane Sorensen, Caden Lyon, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, Heidi Smith, DeAnn Parry

Others: Rebecca Dutson, Stephanie Warner, Tom Watkins, Mike Marion, Matt Lovelady, Lisa Marion, Jenni Lovelady, Sullivan Love, Brooke Neuenschwander, Bryan Irving, Steve Burrows, David Mortensen, Cydney Reeve, Dave & Keri Witbeck, Preston Reading, Chad Littlewood, Will Jones, Kent Parry

B. Prayer

Sarah Blackwell

C. Pledge

Andrew Young

II. CONSENT CALENDAR**A. Approval of Minutes of the May 12th City Council Meeting****B. Resolution R2026-21: Approval of Memorandum of Understanding with Highland Alpine Chamber of Commerce****C. Resolution R2026-22: Appointment of Alternate Land Use Hearing Officer****D. Resolution R2026-23: Cooperative Agreement with Utah Division of Forestry, Fire and State Lands****E. Approval of Proposal for Lightweight Chip Seal Aggregate, Amrize: \$37,090.59****F. Approval for Proposal for Sealcoat, Anderson Asphalt: \$277,286.52****G. Approval for Proposal for Emulsion Coating, NU Rock Asphalt: \$61,521.90**

Andrew Young raised two questions prior to the vote. Regarding item D (Resolution R2026-23, Cooperative Agreement with Utah Division of Forestry, Fire and State Lands), he asked Fire Chief Brian Patten to explain the City's obligations under the agreement.

Fire Chief Patten explained that this is a longstanding Cooperative Wildland Fire Management Agreement (CWS) with the state, previously signed at the Lone Peak Public Safety District level but now broken out to individual cities. The agreement establishes how Alpine deploys resources inside and outside the state and ensures the state will cover costs for any wildland fire that becomes delegated. This relieves the city of financial liability. The city accrues in-kind credit through equipment purchases, mitigation projects, and water system investments, meaning it is unlikely that a cash payment will ever be required to the state.

Chrissy Hanneman confirmed that Highland City approved their equivalent agreement the prior week.

Andrew Young also asked for clarification on the map provided for items E, F, and G (the chip seal, sealcoat, and emulsion coating proposals totaling approximately \$375,000), and City Engineer Jason Judd noted that residents with concerns about specific roads should contact Landon Wallace. A list of road improvements planned for future years is also available upon request.

Motion: Brent Rummmler moved to approve the Consent Calendar with an edit to the budget work session minutes. Chrissy Hannemann seconded the motion. The motion passed unanimously.

III. PUBLIC COMMENT

Jenny Lovelady – Alpine

Jenny expressed her opposition to the proposed roundabout at Ridge Dive and Canyon Crest, indicating that it could cause additional traffic issues rather than solving the existing problems. She suggested that a more

effective solution would be to relocate the crosswalks to a different area, which she believed would better address safety concerns without the complications she expects a roundabout might bring.

Mike Marion – Alpine

Mike expressed his gratitude to the council for their dedicated service, acknowledging the commitment and effort required. Then he highlighted a key concern regarding the prioritization of city projects. Mike urged the council members to focus on decisions that benefit the entire city rather than concentrating efforts on a single corridor like Canyon Crest. He emphasized the need for an equitable distribution of resources across the city and voiced his apprehension that, if the focus remains narrow, it could overlook other important citywide priorities that might require urgent attention and resources.

Bryan Irving – Alpine

Bryan addressed the council regarding the budget process, voicing a strong opinion on the necessity of data-driven decision-making. He urged the council to rely on professional studies to guide their budget allocations, especially when considering large expenditures such as the proposed \$2 million for the roundabout. Brian wants to see a more prudent approach to spending, one that would ensure fiscal responsibility and efficient resource utilization. He implied that without careful analysis and justification based on reliable data, such significant investments could strain the city's budget without guaranteed benefits.

Lisa Marion – Alpine

Lisa voiced her frustration over the ongoing focus on the Canyon Crest corridor, stating that it continues to monopolize discussions to the detriment of other areas in the city. She expressed concern that despite the community's prior input and interest in other projects, like the beautification efforts on Main Street and addressing needs in the northwest side of the city, these areas remain neglected. Her comments were echoed by others in the session who felt projects like Main Street beautification deserved as much attention, if not more, due to their potential impact.

Brooke Newenschwander - Alpine

Brooke expressed concern over the proposed roundabout on Canyon Crest. She felt that the roundabout was not the best use of the city's funds and believed that other budgetary allocations might be more effective in addressing the city's needs.

Cyd Reeve – Alpine

Cyd supported maintaining the focus on Main Street, highlighting the importance of continuing with the Main Street beautification grant. She emphasized the need for consistency in project priorities, cautioning against diverting funds towards other projects she referred to as "side projects," which she believed might not have the same wide-scale impact or community support. Cyd would like to see projects that align with the community's longstanding goals and values, and a strategic approach to project prioritization.

IV. REPORTS & PRESENTATIONS

A. Presentation: The Children's Center Utah – Rebecca Dutson, President and CEO

Rebecca Dutson, President and CEO of The Children's Center Utah, presented on the organization's planned expansion into Utah County. Ms. Dutson introduced Government Relations Manager Stephanie Warner and provided an overview of the organization's mission: Providing mental health treatment for infants, toddlers, preschoolers and their families.

The Children's Center Utah was established in 1962 and is the only organization in the state providing this specialized level of early childhood mental health care. They currently serve approximately 1,000 children and families each year in Salt Lake County.

Rebecca highlighted several key points;

- The new Utah County facility will be located on the Intermountain Primary Children's Hospital Larry H. and Gail Miller Family Campus in Lehi, with a planned opening in July 2026 and a formal ribbon cutting on October 1, 2026.
- Services will include outpatient mental health treatment and an intensive day treatment program for children ages 2–5, with transportation provided to remove access barriers.

- The organization accepts Medicaid, all commercial payers, and does not turn away families who cannot afford treatment, relying on private fundraising to fill gaps.

Rebecca cited significant need in Utah, noting that nearly 60 percent of children ages 3–17 with a diagnosed mental or behavioral health condition are not receiving treatment. Utah has one-third fewer behavioral health providers per 100,000 residents than the national average. She also noted the organization's existing presence in Utah County through its Infant-Toddler Court Program, which is already active in the Fourth and Fifth Judicial Districts.

Council members expressed appreciation for the work being done and asked how residents can access services.

Rebecca said that services can be accessed directly (no referral required) or through a pediatrician referral. The organization is also coordinating with local providers such as Kids on the Move.

Brent Rummler directed Rebecca to City Communications Director Heidi Smith for inclusion in the Alpine City monthly newsletter.

V. ACTION ITEMS

A. Site Plan Approval – Alpine Fire Station Addition/Community Center Site Plan

Assistant City Administrator/City Planner Caden Lyon presented three revised design options for the Alpine Fire Station Addition and Community Center, prepared in response to a council request from the previous meeting for alternatives that more closely align with the city's architectural character. Caden summarized the three options:

- Option 1: Minimal changes from the current approved design, with an updated gabled roof at the community center entrance and revised colors.
- Option 2: Removal of all faux wood material, gabled roof at community center entrance, and updated colors.
- Option 3: Same as Option 2, with the addition of eyebrow window details and a two-toned accent band.

The council engaged in substantial discussion on the competing priorities of cost, schedule, and design character. Key positions included:

- Sarah Blackwell expressed preference for Option 3 and suggested adding brick to the north face above the bay doors and around the tall windows to break up the stucco surface. She also raised the question of whether to wait for the small area plan design standards to be finalized before approving final exterior materials, so the building can serve as a model for future development.
- Chrissy Hanneman emphasized the building's role as a long-term precedent for Main Street development and supported a compressed timeline for reconciling the design with Planning Commission guidance. She proposed approving the site plan as submitted while allowing 21 days to finalize exterior design changes in coordination with the Planning Commission.
- Jessica Smuin supported moving forward without delay to the foundation and structural work, while addressing material substitutions, primarily replacing wood cladding with brick. She said that the most consistent council and Planning Commission feedback was to add brick and remove faux wood.
- Brent Rummler expressed support for natural materials and noted that faux wood, while currently popular, may not stand the test of time. He suggested consulting with the donor, Don Watkins, a respected community member and former mayor, to seek alignment before finalizing changes.
- Andrew Young said that residents near the site expressed general satisfaction with all three options and with the original design, and were most concerned about the impact to the park. He noted that Don Watkins, as a significant donor, expressed strong preference for the original

design, and urged the council to seek a compromise that satisfies both the donors and the Planning Commission.

Chad Littlewood of Babcock Design provided clarification. Chad noted that any design change from the original bid documents constitutes a change order, and because the project is currently in bidding, all three revised options are schematic only and would require additional design and engineering time to document formally. He also clarified that the gabled roof option carries the most significant engineering implications, while material substitutions such as thin brick veneer are more straightforward. Chad advised the council that continued design work beyond the construction documents phase constitutes a scope and fee change and encouraged the city to involve him in any collaborative design sessions. He stated that he personally agrees that real wood is timeless and preferable, but that maintenance concerns drove the faux wood selection. He offered material samples for the council to review.

Planning Commission Chair Alan MacDonald then addressed the council to provide context on the Planning Commission's recommendations. He explained that the commission has been working for years to streamline the Gateway Historic District architectural guidelines to reflect a "Utah historic/traditional" character, emphasizing red brick, rectangular windows, and timber accents, and that the fire station represents a rare opportunity to set a precedent for future Main Street development. He acknowledged, that the commission was aware the building's design had already been advanced based on existing guidelines, and that their recommendations were advisory, given budget and timeline constraints.

Navigate CM & Development representative Preston Reading noted that material procurement lead times could affect the schedule if changes are significant, and that the project completion timeline, with the addition in December and the community center in May, is tight.

The Council agreed to approve the site plan as originally submitted, with a condition that exterior design details be finalized within 21 days in consultation with the Planning Commission. A joint work session between the City Council, Planning Commission, and architect was discussed, with several days in early June identified as potential options. The goal would be to produce revised renderings for a council vote no later than June 9.

Motion: Chrissy Hannemann moved to approve the construction of the Alpine Fire Station Addition/Remodel as submitted in the site plan according to the original option, that a landscape plan will be provided before installation, that the exception to the setbacks for parking be allowed based on the criteria in Development Code 3.24.030, and with the condition that the exterior design be reconfigured in congruence with the Planning Commission and the Main Street guidelines in the next 21 days. Andrew Young seconded the motion.

City Engineer Jason Judd noted that no Guaranteed Maximum Price (GMP) has yet been established. The target budget is \$5.8M and the GMP is expected to be presented to the council on June 9.

Chad Littlewood said that he serves on the Sandy City Architectural Planning and Review Committee, and he respects the City Council's position. He explained that the city entered into a contract with him to design the fire station. The design phase of the contract is now complete because the plans are currently out for bid. He knows the council is trying to keep costs down, but changes in the timing or the renderings will involve additional fees. Chad also said that he agrees that natural wood is timeless; the trade-off is continued maintenance. Chad is not pressing an agenda, but he does have valuable opinions based on his professional career. He is willing to continue to help in this process.

Responding to a question from council, City Attorney Steve Doxey said that it is very common for councils and commissions to hold a joint work session. The requirement is that it must be noticed as a meeting of both groups.

Chad Littlewood said that he could have new renderings ready in two or three days.

After the discussion of possible dates for the meeting, Brent Rummler suggested the motion be amended to include that the council will schedule a meeting on June 1, 3, or 4 with as many of the City Council and Planning Commission members as possible, and when the architect is available.

Chrissy Hannemann accepted Brent Rummler's amendment.

Amended Motion: Chrissy Hannemann moved to approve the construction of the Alpine Fire Station Addition/Remodel as submitted in the site plan according to the original option, that a landscape plan will be provided before installation, that the exception to the setbacks for parking be allowed based on the criteria in Development Code 3.24.030, with the condition that the exterior design be reconfigured in congruence with the Planning Commission and the Main Street guidelines, and that another meeting will be held on June 1, 3, or 4 with as many of the City Council and Planning Commission members as possible, and when the architect is available. Andrew Young agreed to the amended motion. There were 5 yes votes and 0 no votes, as recorded below. The amended motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummler		
Jessica Smuin		
Andrew Young		

B. Ordinance 2026-12: Boundary Adjustment with Draper City

Caden Lyon presented the proposed municipal boundary adjustment with Draper City. The application submitted by surveyor Dave Mortensen of Civil Science requests annexation of an approximately 0.45-acre parcel currently within Draper City into Alpine City. The council had discussed this item at the prior meeting.

The following is a summary of the request taken from an email sent by Mr. Mortensen:

- **Project Overview**
 - *Project name: Alpine and Draper Municipal Boundary Adjustment*
 - *Property location: (address and/or parcel numbers) parcels 11:008:0003, 66:579:0003, 66:579:0004, and 11:008:0012*
 - *Brief description of the property: Parcels are vacant*
 - *High-level description of the boundary issue: There is an ambiguity between the deeded parcels and the city line. The city line overlaps parcels: 11:008:0003, 66:579:0003, and 66:579:0004 as monumented on the ground.*
 - *Clear statement of what is being requested (resolution of intent to modify the boundary): We are working to make the city line match the deeded boundary lines.*
- **Rationale for Boundary Modification**
 - *Alignment of municipal services: We are proposing a Municipal Boundary Adjustment per Utah Code Title 10, Chapter 2, Part 9 Municipal Boundary Adjustments (Utah Code Part 10-2-9).*
 - *Access and connectivity considerations: No access is planned to be needed between the parcel in Draper and the parcels in Alpine.*
 - *Infrastructure efficiency: This is not applicable as we are not affecting any roadways. The lots in Alpine are utilizing the built roadway for access to the two parcels.*
 - *Consistency with long-term planning goals: This proposal should not affect any long-term planning.*

City Attorney Steve Doxey clarified that this action adjusts only the municipal boundary and does not affect property lines or require a plat amendment at this stage. He noted that any future development or setback-related matters would be addressed separately through the standard permitting process.

Motion: Brent Rummler moved to approve Ordinance 2026-12 the Municipal Boundary Line Adjustment Between Alpine City and Draper City according to the submitted application. Sarah Blackwell seconded the motion.

Andrew Young asked whether the boundary change would affect the underlying lot configurations. Mr. Doxey indicated that the ordinance itself does not move lots, and that if the individual lot legal descriptions referenced in the municipal boundary need to be amended, that would be determined separately.

There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummmler		
Jessica Smuin		
Andrew Young		

C. FY2027 Budget Project Priorities

City Administrator Shane Sorensen introduced the budget project priority discussion, noting several challenges with the project priority matrix that had been distributed: inconsistent ranking methodology, incomplete responses, and difficulty comparing projects funded from different sources. Shane recommended the council focus on identifying priorities for the upcoming fiscal year and commit to refining the matrix process earlier in future budget cycles.

Mayor Carla Merrill noted the importance of ensuring the council has clear visibility into each project's funding source and remaining fund balances.

Brent Rummmler commented that the council discussed the projects in previous work sessions and talked about which funds could pay for them

Shane presented a fund analysis spreadsheet showing current-year balances as of 4/30/2026, projected carry-overs, and the estimated impact of proposed projects on each fund, noting particular concern about the draw on the Capital Improvement Fund if all projects were funded in a single year.

Council member priorities were expressed as follows:

Sarah Blackwell prioritized projects supporting life, safety, and infrastructure — including PI and culinary water system improvements, the roundabout at Ridge and Canyon Crest (citing personal observations of near-accidents), sidewalk improvements (particularly along Grove Drive/Alpine Boulevard where schoolchildren walk to meet the bus), and the Ranch Drive extension planning. She suggested deferring park improvements until the Parks Master Plan is completed and noted that fire mitigation and raccoon abatement may be better addressed by individual property owners. She supported allocating funds for history preservation from PARC taxes.

Chrissy Hanneman presented a brief slideshow organizing her priorities by funding category. She placed the Carlton Shop improvements first, as the city has already purchased the building and it will serve multiple departments. Sarah would like to see a long-term PARC tax spending strategy, allocating approximately 75 percent of projected PARC tax revenue (~\$90,000) to parks capital needs and the remainder to arts, recreation, and culture. For street-related projects, she recommended developing a criteria-based policy (a "heat map" approach) before committing to specific traffic calming installations, to ensure decisions are data-driven. She expressed significant concern about depleting the Capital Improvement Fund by 55 percent in a single year to fund the roundabout, and suggested that if the roundabout is to proceed, bonding for a portion may be preferable to depleting the fund balance. She also proposed that the Finance Committee develop a formal fund balance policy.

Andrew Young focused primarily on the water infrastructure bond, asking that the council receive a full accounting of the rate impact and interest costs associated with the proposed \$9M water bond before committing it. He also asked that the traffic calming budget be broken into more specific line items and noted that the original traffic calming proposal encompassed multiple corridors including Main Street, Westfield, Canyon Crest, Grove, Alpine Boulevard, and Fort Canyon. He expressed support for addressing Main Street traffic before the start of the school year. He noted that residents near the fire station expressed satisfaction with all design options and were most concerned about impacts to

the park. He also provided an update on the Alpine Highway Easement, indicating that Utah County has confirmed that researching the ownership and chain of title is outside their scope of services, and that a formal title search will be needed.

Jessica Smuin asked for clarification on whether Main Street traffic improvements could be advanced in the current fiscal year, and Shane confirmed that remaining funds from the current street maintenance budget could support minor improvements before school starts in the fall. Staff is preparing a proposal for council review. She expressed support for prioritizing the roundabout, citing multiple professional engineering recommendations, the timing alignment with the planned Canyon Crest trail improvements, and anticipated future growth from entitled lots. She noted that spreading the roundabout cost across two fiscal years would reduce the single-year impact on the Capital Improvement Fund to an acceptable level.

Brent Rummier provided a detailed summary of professional recommendations in support of the roundabout, citing four independent traffic and safety engineering firms and a UDOT engineer who all recommended a roundabout at Ridge Drive and Canyon Crest. He noted unique safety challenges at the intersection — limited sight distance, close proximity of multiple intersections, topographic constraints that prevent police enforcement, and increasing pedestrian traffic from upcoming trail improvements. He cited a resident-led petition in which 40 of 42 neighbors surveyed expressed support. He stated his top three priorities as: (1) roundabout at Ridge and Canyon Crest; (2) sidewalk improvements focused on safety; and (3) additional traffic calming measures. He supported Peterson Park improvements as a priority once the Parks Master Plan is complete, and noted the timing advantage of doing park improvements concurrently with Canyon Crest Road work.

The Council also briefly discussed:

- Water infrastructure (\$9M bond): They agreed that this warrants a separate, dedicated discussion. Zions Public Finance representative Mark Anderson will present on both the fire station bond and the water bond at the June 9 meeting. Staff is also pursuing federal grant opportunities through a consultant with 25+ years of federal agency experience.
- Ranch Drive extension: Chrissy Hanneman's proposal to pursue conceptual planning for a Ranch Drive connection was supported by staff. Shane indicated that preliminary planning work can be done in-house at minimal cost, and that engaging Metro Water and easement holders early is important given the slow nature of those negotiations.
- Tennis courts at Burgess Park: Shane recommended deferring resurfacing for one year as the courts can sustain another season.
- Parks Master Plan: The consultants reported approximately 300 survey responses, which they described as excellent for a project of this size.

After extended discussion, the council identified the following projects as FY2027 budget priorities, to be funded based on staff's analysis of available sources. The final prioritized order, as amended, was:

- Traffic calming measures (up to \$50,000, with priority on West Canyon Crest and school/park proximity areas)
- Roundabout at Ridge Drive and Canyon Crest
- Sidewalk improvements focused on pedestrian safety
- Carlton Shop improvements (as requested by staff)
- Fire prevention projects on public property
- Alpine Highway Easement (title research and beautification)
- Raccoon abatement (storm drain exclusion pilot)

The council separately agreed that Alpine Historic Preservation Projects would be funded through the PARC tax rather than the General Fund, and a separate motion on PARC tax allocations would be with the final budget.

Staff was directed to determine specific funding mechanisms for each project and to return with individual project approvals as they become ready, consistent with the city's standard practice of council approval for expenditures over \$15,000.

Motion: Brent Rummmler moved to include following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them based on tonight's council input: the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, and traffic calming measures up to \$50,000, focusing on W. Canyon Crest where we have a vulnerable student population. The motion was seconded by Jessica Smuin.

Mayor Carla Merrill wanted the traffic calming measures to include curb extensions. She is especially concerned about the students walking to school on W. Canyon Crest, and the students at Alpine Elementary. The priority should be near schools.

Amendments: Brent Rummmler moved to also include the Carlton Shop improvements as requested by staff, and the historic preservation project funding with an initial amount of \$20,000. Jessica Smuin accepted the amendments.

Sarah Blackwell confirmed that this approval does not lock the council to a specific decision until the roundabout comes up for a formal vote. We could start with lower impact interventions like speed reduction or enforcement.

Shane Sorensen said that any project over \$15,000 comes to the council for a vote, and it takes a majority to pass.

Andrew Young asked if the Alpine Highway easement, fire prevention, and the racoon plan could be included.

Brent Rummmler agreed to accept Andrew's suggestions, stipulating that fire prevention should focus on public property. Jessica Smuin accepted the amendments.

Mayor Carla Merrill asked Chief Brian Patten if we would receive additional fire mitigation funds from the County.

Chief Brian Patten said the Draper project was done with State funds.

Mayor Carla Merrrill requested that the budget items be listed in priority order so that staff has clear direction.

Amended Motion: Brent Rummmler moved to include following projects as priorities in the FY2027 budget and instruct staff to determine how to fund them based on tonight's council input: the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, a combination of traffic calming measures up to \$50,000, focusing on W. Canyon Crest where we have a vulnerable student population, the Carlton Shop improvements, the Alpine Highway easement, fire prevention on public property, and the racoon plan. The amended motion was seconded by Jessica Smuin.

Sarah Blackwell asked if the council was also setting a limit on how much may be spent from each fund.

Mayor Carla Merrill said we need to do some due diligence and talk with other cities and subject matter experts before we set a limit. She is concerned about the high cost of some of these projects and said we may not be able to get past the first project, except for those funded by the PARC tax. Staff will bring the individual projects to the council for approval. We will go in order to accomplish as much as possible. The MAG project will likely be postponed again.

Brent Rummmler clarified that the \$1.5M estimate for the roundabout is not set in stone. Lindon City did theirs for \$500,000. Staff have recommended the larger diameter because of the big trucks coming to Alpine. Asphalt would be cheaper than concrete, and because Canyon Crest Road will be resurfaced, much of that will be paid for as part of the MAG project.

Mayor Carla Merrill said that if the city does not get the MAG grant in August, less expensive options could be pursued.

Chrissy Hannemann clarified that the city is actually allocating \$980,000 in the Capital Improvement Fund for the roundabout project, whenever it happens.

Andrew Young expressed concern about the prioritization of the expensive roundabout project.

Brent Rummmler said that three council members listed the roundabout as their top priority.

Jessica Smuin said that Canyon Crest is one of our three gateways into the city, so it is also important for long-term city planning.

Amended Motion: Brent Rummmler moved to include following projects in priority order in the FY2027 budget and instruct staff to determine how to fund them based on tonight's Council input: a combination of traffic calming measures up to \$50,000, focusing on W. Canyon Crest where we have a vulnerable student population, the roundabout at Ridge Drive and Canyon Crest, sidewalk improvements that relate to safety, the Carlton Shop improvements, the Alpine Highway easement, fire prevention on public property, and the racoon plan. The amended motion was again seconded by Jessica Smuin. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell		
Chrissy Hannemann		
Brent Rummmler		
Jessica Smuin		
Andrew Young		

VI. REVIEW

A. Review of Main Street and Gateway Corridor Master Plan – Part 3

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 Council reviewed Part I of the plan at a previous City Council meeting on April 28th, 2026. On the docket for this Council meeting is Part II of the plan, as divided by council member suggestion and time constraints. This entails review of the Alpine City Main Street and Gateway Corridors Small Area Plan, Land Acquisition Policy, and Implementation Matrix. If there is sufficient time for review, Parts II and III could be combined.

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 once after the chapters pertaining to the Planning Commission were reviewed and before a recommendation was made to the City Council.

Over their last several meetings, the commission 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 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 100 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 the speed on Alpine Highway.
- MOTION: Planning Commission member John MacKay moved to recommend Tabling the **proposed Main 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. This area should be used as flex housing for mixed use housing like senior and smaller homes, 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 should 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. (Policy 1.4 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 3.11 Gateway/Historic 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:

Staff recommend that the council take measured steps to understand and consider the Small Area Plan for Alpine's Main Street and Gateway Corridors. The consultant hired on the project is waiting on the council's recommendations to work on changes in the plan as necessary, with consideration of the changes proposed by the Planning Commission. No action is needed at this time.

Due to the length of the meeting, the council agreed to address only Part 3 of the Small Area Plan — the street design guidelines and Appendix B — rather than Part 2 as originally scheduled. Caden Lyon noted this section is intended to replace and enhance the existing Gateway Historic District design guidelines, with the goal of creating a walkable, multimodal, mixed-use Main Street environment. Key points of discussion included:

- **Setbacks:** Mayor Merrill relayed feedback from Main Street property owners who expressed concern that the proposed front setbacks (15 feet for Town Center, 20 feet for Main Street Mixed Use) may not leave sufficient room for rear parking and delivery access. The council and Caden agreed the setbacks should remain flexible, and that the guiding document can reflect this. Jason Judd agreed, noting that rigid setbacks could make it difficult for landowners to pencil future projects.
- **Exterior Materials:** Caden noted that the current draft lists the same primary materials as the existing Gateway Historic guidelines. Planning Commission Chair MacDonald (present earlier in the meeting) had recommended narrowing the list to red brick, specific wood types, and black-framed windows. The council discussed whether to limit materials further or retain flexibility. Brent Rummler (not present for this portion due to a prior commitment) had expressed through Chrissy Hanneman that he supports natural materials including stone. Chrissy Hanneman agreed that limiting materials solely to red brick would be overly uniform. The council directed staff to discuss the materials matrix in more detail at the upcoming joint work session with the Planning Commission, and to request that the consultant update the design renderings to reflect actual desired aesthetics rather than generic apartment-style illustrations.
- **Building Height and Massing:** The council discussed concerns about tall, flat-faced structures built close to the street. The existing plan includes a 6-foot step-back requirement after the second story. Members expressed support for this provision and suggested it may need to be strengthened to prevent the pattern seen in some existing Main Street developments. Staff was directed to consider whether additional language is needed to prevent undesirable massing outcomes.
- **Parking:** The council affirmed support for requiring parking to be located to the rear or side of buildings, consistent with the goal of creating a pedestrian-friendly street face. No parking should be permitted at the front lot line. The council also confirmed support for requiring dedicated off-street parking for any ADUs.
- **Accessory Dwelling Units (ADUs):** The plan notes ADUs require lots of 11,000 square feet or larger. The Council discussed owner-occupancy requirements (requiring the property owner to reside in either the primary or accessory unit), height restrictions below the standard 34-foot maximum, and size limits. Caden Lyon confirmed these parameters are within the city's discretion to set and will be addressed in the forthcoming ADU ordinance, which staff is actively drafting. Chrissy Hanneman noted she will send Caden a list of considerations including feedback from the Libertos consulting firm.

- **Fenestration:** The council noted that black-framed windows were recommended by the Planning Commission, though members were uncertain about the historical basis for that preference. Sarah Blackwell said that historically, Alpine homes featured white-framed windows, while others acknowledged that black-framed windows may reflect a more contemporary aesthetic. No definitive direction was given, and the matter was deferred to the joint work session.

Staff were directed to compile council members' written comments and examples, pass them to the consultant, and prepare updated renderings and materials for the joint work session with the Planning Commission.

VII. STAFF REPORTS

Caden Lyon reported that he is actively researching fence height requirements, views, shed policies, and related issues raised by council members.

Heidi Smith (Communications/Parks & Recreation) reported that Trucks & Tunes will begin the following Tuesday, running through June and July. She also reported the city's 4th of July T-shirt design had been selected by vote (the design featuring the flag and poppies received 17 of 22 votes), and that a Grand Marshal candidate has emerged as the clear frontrunner from the council's ranked vote.

Shane Sorensen reported the following:

- The city cemetery looked excellent over Memorial Day weekend, with significantly fewer complaints about watering compared to prior years.
- The fire station groundbreaking was well-attended, with an estimated 40–50 attendees.
- Regarding the splash pad, Shane asked whether to limit hours given statewide water conservation concerns. The council discussed and agreed to set splash pad hours from 10:00 AM – 7:00 PM, to be advertised as a water conservation measure.
- Shane noted that a culinary well may need to be activated this summer, earlier than typical years, reflecting tighter water supply conditions.
- The Fitzgerald property has officially changed hands. The new owners are actively working toward meeting the three requirements to record the annexation plat. In the interim, they have begun preliminary geologic investigation work on the property, which is still technically in Utah County. Staff is coordinating with them to minimize disruption to existing trails and to encourage wildfire precautions given the dry vegetation season.

Police Chief Brian Gwilliam reported that a camera trailer will be delivered to the Poppy Garden on June 1 and will be in place for the majority of the month, with a brief period in Orem for their community events.

Fire Chief Brian Patten noted for the record that there are no raised crosswalks in Highland City. Instead, they have curb extensions and painted crosswalks. He also reiterated the fire department's concern about the impact of speed control devices on emergency apparatus response times and ambulance patient comfort.

VIII. COUNCIL COMMUNICATION

Sarah Blackwell reported on the AYC swearing-in ceremony held the prior Thursday. She also reported that the Water Committee has identified water loss due to leakage and is encouraging residents to use the Eye On Water app. Volunteer committee members are contacting residents with larger leaks to provide education and assistance.

Chrissy Hanneman reported attending the parks open house and noted the strong survey response. She observed that the Burgess Park baseball netting has a growing hole and that staff has obtained a repair quote and intends to proceed. She reported attending the Lone Peak Public Safety District meeting the morning following the prior council meeting, where discussions focused on Tier 1 and Tier 2 Utah Retirement System benefit compensation — a topic she noted should be examined earlier in next year's budget process. She also announced plans to promote summer reading in the city newsletter to address

childhood literacy needs, and proposed organizing a community gathering for the national America 250 celebration on July 5.

After brief discussion, the council agreed to encourage neighborhood-level gatherings, make pavilions available with waived fees, and communicate the event through the city newsletter and social media. Heidi Smith was directed to include information in the upcoming Newsline.

Andrew Young noted the next Alpine Trail Service Day (June 11). He presented a map of the Bonneville Shoreline Trail in Alpine showing areas where easements are established and the gaps that remain, following a meeting with the local Bonneville Shoreline Trail nonprofit representative. He noted the city has made progress on easements, particularly through the Fitzgerald annexation agreement, and encouraged continued coordination to close the remaining gaps. He also noted a fire break completed on the east hillside over the prior weekend. He provided an update on the Alpine Highway Easement, directing attention to correspondence from Utah County confirming that chain-of-title research is outside their scope, and that a formal title search will be necessary as a next step.

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

The public meeting was adjourned at 11:46 p.m.

ALPINE CITY PLANNING COMMISSION / CITY COUNCIL WORK SESSION
Alpine City Hall, 20 North Main, Alpine, UT
June 3, 2026

I. GENERAL BUSINESS

A. Welcome and Roll Call: The meeting was called to order at 3:00 p.m. by Planning Commission Chair Alan Macdonald. The following were present and constituted a quorum:

City Council Members: Chrissy Hanneman, Andrew Young, and Jessica Smuin on Zoom

Planning Commission Chair: Alan Macdonald

Planning Commission Members: Michelle Schirmer, John MacKay

Staff: Shane Sorensen, Caden Lyon, Marla Fox

Others: Chad Littlewood, Chase Hatheway, Seth Jones, Preston Reading, Ryan

III. ACTION ITEM

A. Action Item: Finalization of Alpine Fire Station Addition/Remodel Exterior Design

Alan Macdonald opened the meeting and said the Planning Commission would like to see some changes made to the design of the Fire Station.

Shane Sorensen said the site plan was approved by the City Council for the fire station with these conditions:

1. A landscape plan will be provided before installation.
2. The exception to the setbacks for parking be allowed.
3. The exterior design be reconfigured in congruence with the Planning Commission and the Main Street Guidelines.

Sirq said they carry a contingency for changes that are included in the bid. This is the city's building so now is the time to make those changes. He said their hope is to come to a conclusion so they can get started. If square footage is removed, then the price can go down, but if it is a change order, the price never goes down and is just the nature of the process.

Shane Sorensen said the mayor said there's been some concern expressed by a donor about design changes being made. The donor has committed \$250,000 based on the design that was presented to him, and he doesn't like the proposed changes.

Jessica Smuin said those changes were the iterations to this final design that we are all leaning into and were iterative and not for public consumption and part of a process to get to where we were today. She said she's not sure the donor has seen our latest iterations. Chrissy Hanneman said we had the design option in the agenda and it was public and what we looked at, to clarify.

Alan Macdonald said subject to timeline, the contracting process, and the desire not to disrupt the guaranteed matching price GMP, our suggestions were based on the likely forward look of a more traditional red brick type style building in Alpine. We would have liked to see more red brick on the fire station. He said what we don't know is if there's less stucco and more brick, does that change the timeline and the contracting process. Michelle Schirmer said the faux wood has come up again in the Five 12 building and that's where you're putting the Planning Commission in a hard spot because with the current guidelines, faux wood is not allowed, and in future guidelines they'll be even tighter. If the city uses faux wood, then everybody is going to want to start using it.

1
2 Alan Macdonald said he saw an iteration from Sarah Blackwell along the lines of what Planning
3 Commission would like to see. He said it boils down to the use of more traditional materials in a more
4 architecturally attractive application and asked if we could make changes without it costing more money
5 and stay on time. John MacKay said he anticipates that our ordinance for the Main Street small area is
6 going to get more rigorous, not less. He said it is very difficult because we have applicants coming in that
7 we want to point in the right direction.
8

9 Chrissy Hanneman said it will put the city in a difficult position if we allow the faux wood on our own
10 building, but not future buildings by others.
11

12 Alan Macdonald said we are just trying to firm things up going forward. He said he would like to make
13 some changes now to give the fire station a timeless look. Chrissy Hanneman said there is no way to make
14 a change order and not incur charges.
15

16 Jessica Smuin said faux wood is \$65 a square ft and the brick veneer is \$24 a square foot. Alan Macdonald
17 said the brick is about a third of the cost.
18

19 Chad Littlewood said the GMP gets frozen in time and the change order costs or credits get added later.
20 The risk you take is that is no longer a competitive market, but the entire GMP will not be looked at, just
21 the part you are changing. Sirq said there is a contingency fund included in the cost that could be used for
22 the change order.
23

24 Sirq said we need to look at timeline changes. If you build in the winter, cost could accrue, and asphalt
25 needs to be laid.
26

27 Chad Littlewood said his timeline depends on the changes, because plans need to be revised and he doesn't
28 know how long that will take.
29

30 Chrissy Hanneman said if this is going to be overly timely or overly costly, we can't go in this direction.
31 Sirq said their concern is to get the asphalt laid. Jessica Smuin said there won't be any changes in the
32 concrete.
33

34 Caden Lyon showed a picture of the fire station showing more red brick, black window trim and a change
35 to the roof. Chad Littlewood said they were required to use a thin brick. He said he would recommend a
36 heavier brick which would increase the depth of the walls and need structural ledgers on the windows. If
37 you went with the thin brick, the plan could stay as it is. The reason we went with a thin brick on the
38 community center is because of the swing of the door.
39

40 Jessica Smuin asked if the public would see a difference if we used both the thin veneer and the thicker
41 brick in certain areas. Chad Littlewood showed a rendering showing brick where the faux wood previously
42 was. He said we could use the faux brick above the garage bay doors. The gable entrance would be an
43 easy place to use the brick but that would change the structure.
44

45 Alan Macdonald, John MacKay, and Michelle Schirmer said they liked the brick and would like to see it
46 go up higher in the columns by the bay doors, across the top of the bay doors, and if possible, in the top of
47 the gable front. Chad Littlewood suggested a concrete precast ledge over the windows for architectural
48 interest. Alan Macdonald asked if we could add brick on the west gable above the door.
49

1 Caden Lyon showed an image of the entrance to City Hall to show the windows. This look is less heavy
2 and bulky. Chad Littlewood said he would have to play with that and see what he could come up with. He
3 said if you brick that whole west gable area, it has the look of an LDS church.

4
5 Andrew Young asked if we changed the faux wood to natural wood, would that change the Planning
6 Commission's mind or satisfy the guidelines. He asked if the brick veneer met the guidelines.

7
8 Chad Littlewood asked what the guidelines say about existing buildings. He said two thirds of this building
9 is already stucco. Alan Macdonald said we don't have a problem with the stucco; we just would like to see
10 as much brick as we can get.

11
12 Chad Littlewood said if we make these changes and change to the thicker brick, he feels confident in a
13 twenty-one-day timeframe to make the design changes. Sirq said this is probably a six-week adjustment.

14
15 Jessica Smuin asked if we could use the brick veneer instead of the thicker brick to save time and money.
16 Alan Macdonald said we want this to last for fifty years. He said he is fine with a mix of brick and stucco.
17 Andrew Young asked if we could see three different variations showing one with wood, one with more
18 brick and one with a combination of the two. Jessica Smuin said she leans to the Alpine Historic look
19 which would be gables, brick and natural materials.

20
21 Chad Littlewood showed different renderings of the fire station and what they would look like with these
22 three options. The Commissioners and Council members had a discussion about what they liked and tried
23 to come up with a compromise. Andrew Young said he is in favor of keeping wood to satisfy the donor.
24 He said it should be real wood. Sirq said real wood would be expensive and have a lot of upkeep.

25
26 Chad Littlewood asked if we are keeping the white window trim or changing to black. Jessica Smuin said
27 she would like to follow Sarah Blackwells design and keep the black window trim and white fascia. Chad
28 Littlewood said he wants this decided because he doesn't want to have a meeting every time a decision is
29 made by the builder.

30
31 Chad Littlewood said the least impactful is the first option which is what is in the bid set. Number four
32 where we keep the shed roof but add more brick would be next least expensive. The third would be the
33 option with real wood. And number two, the most expensive one, would be the option with the most brick,
34 which the Planning Commission and Sarah Blackwell like the most.

35
36 These options will be discussed at the next City Council meeting.

37
38 The meeting was adjourned at 5:12 p.m.

ALPINE CITY COUNCIL MEETING AGENDA

June 16, 2026

Mayor Carla Merrill called the meeting to order at 11:04 am.

I. CALL MEETING TO ORDER

A. Roll Call

Mayor Carla Merrill

The following were present at the anchor location: Sarah Blackwell and Andrew Young. Brent Rummier, Jessica Smuin, and Chrissy Hannemann attended by Zoom.

Staff: Shane Sorensen, Caden Lyon, and DeAnn Parry

Others: No residents were in attendance.

B. Prayer

Jessica Smuin

C. Pledge

Sarah Blackwell

II. CONSENT CALENDAR

A. Resolution R2026-24: Adopting the Certified Tax Rate for 2026

The city is required to adopt the certified tax rate (or an adjusted rate) each year. The Utah State Tax Commission publishes the rate that will maintain the same property tax for the City, in addition to new growth. The city is required to adopt a tax rate by June 22, if no property tax increase is proposed.

The Utah County Auditor's office has provided the required information to the State Tax Commission to allow tax rates to be calculated. With our regular City Council meeting schedule, we face the challenge each year of receiving our rate prior to our first meeting in June and adopting the rate by June 22, which is the day before our second meeting in June this year. The Utah County Auditor's office sent the certified tax rate information later in the day on June 11. Following is the info that was provided:

The certified tax rate for 2026 is 0.001174 which will provide property tax revenue in the amount of \$2,743,304. This provides an increase in property revenue of approximately \$38,503 due to new growth. The tax rate for last year was 0.001201.

For the tentative budget, staff estimated an additional \$45,000 in property tax due to new growth. With the final property tax revenue now being made available, this line item in the final budget for FY2027 will be reduced by \$6,500 to \$2,743,300.

The packet included a spreadsheet showing the value of new growth that was submitted by Utah County to the Utah State Tax Commission for the new growth increase in property tax revenue. For Alpine City, the new growth value was \$35,071,198.

B. Approval of Additional Services Request 02 for Fire Station/Community Center Exterior Design Changes – Babcock Design, \$22,750.00

Staff clarified that this charge is for the edits to plans and structural updates for the exterior changes to the fire station approved at the June 9, 2026, meeting.

Mayor Carla Merrill said that this is just the cost for the design changes. We hope the materials will not increase the cost, but we will not know until the bids come through.

Andrew Young said he thinks this is too much money, and he would like the council to be more cautious about changes in the future.

Mayor Carla Merrill said she was concerned about this result when the council began making changes to the exterior fire station plans.

Shane Sorensen explained that we have a signed contract with the architect that was approved by the City Council last year which outlined how changes would be handled. Babcock Design is following the contract.

Motion: Chrissy Hannemann moved approve the Consent Calendar as presented. Sarah Blackwell seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

Yes

Brent Rummler

Jessica Smuin

Sarah Blackwell

Chrissy Hannemann

No

Andrew Young

Excused

Motion: Sarah Blackwell moved to adjourn the meeting. Brent Rummler seconded the motion. The motion passed unanimously.

The meeting was adjourned at 11:10 am.

ORDINANCE 2026-13

ORDINANCE ENACTING COMPENSATION INCREASES FOR EXECUTIVE MUNICIPAL OFFICERS

WHEREAS, Section 10-9A-501 et seq., Utah Code Annotated, 1953, as amended, grants the authority to municipalities to enact ordinances for the general health, safety and welfare of its residents and citizens; and

WHEREAS, the Utah Legislature recently amended Utah Code 10-3-818 with respect to requirements for obtaining compensation increases of specific City employees; and

WHEREAS, the City Council believes that the proposed compensation increases as set forth in Exhibit A are necessary in retaining these employees and will promote the public health, safety and welfare of the residents of the City; and

WHEREAS, the City Council held a separate public hearing on the proposed compensation increases; and

WHEREAS, the City Council desires to pass the compensation increases set forth in Exhibit A hereto, which will be included in the City's Fiscal Year 2026-27 budget.

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

The attached Exhibit A contains compensation increases for executive municipal officers of the City proposed for inclusion in the City's Fiscal Year 2026-27 budget.

ADOPTED June 23, 2026.

ALPINE CITY

Carla Merrill
Mayor

[SEAL]

VOTING:

Brent Rummler	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Jessica Smuin	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 June 23, 2026.

RECORDED June 23, 2026.

Exhibit A

Title	Total Proposed FY2026-27 Increase
City Administrator/Public Works Director	5%
Assistant City Administrator/City Planner	3%

ALPINE CITY COUNCIL AGENDA

SUBJECT: Public Hearing - Ordinance 2026-14: Approval of FY2027 Final Budget

FOR CONSIDERATION ON: June 23, 2026

PETITIONER: City Staff

**ACTION REQUESTED BY PETITIONER: Approve Ordinance 2026-14
approving the FY2027 Final Budget.**

BACKGROUND INFORMATION:

Staff has included in this packet the final budget as proposed for FY2027. This budget includes annual maintenance, capital improvement and special projects that have been prioritized by the city council in budget discussions. While not all requested projects could be worked into the budget, there is a significant amount of projects included for a city of our size. More details and highlights of the proposed FY2027 Final Budget are outlined in the budget message included in the front end of the budget.

STAFF RECOMMENDATION:

Hold a public hearing and approve Ordinance 2026-14 adopting the FY2027 Final Budget.

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2026-14 adopting the FY2027 Final Budget.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Ordinance 2026-14 adopting the FY2027 Final Budget with the following conditions:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Ordinance 2026-14 based on the following:

- (insert finding)



FY2027 Final Budget Document

July 1, 2026 – June 30, 2027

June 23, 2026

FY2027 - Changes from Tentative Budget to Final Budget

General Fund Revenues

<i>Department</i>	<i>Item</i>	<i>Reason for Change</i>	<i>Previous Amount</i>	<i>Change</i>	<i>New Amount</i>
	Property Tax	Decreased amount to match revenue provided by certified tax rate	\$ 2,749,800	\$ (6,500)	\$ 2,743,300
	Rents and Concessions	Increased revenue based on trend	\$ 65,000	\$ 10,000	\$ 75,000

Total Change \$ 3,500

General Fund Expenses

<i>Department</i>	<i>Item</i>	<i>Reason for Change</i>	<i>Previous Amount</i>	<i>Change</i>	<i>New Amount</i>
Emergency Services					
	Police	Adjustment from tentative to final LPPSD budget	\$ 1,597,937	\$ (897)	\$ 1,597,040
	Fire	Adjustment from tentative to final LPPSD budget	\$ 1,891,256	\$ 4,413	\$ 1,895,669
	Administration	Adjustment from tentative to final LPPSD budget	\$ 139,716	\$ 675	\$ 140,391
Streets					
	Capital Outlay - Other than Buildings	Reduced general fund contribution for roundabout (reallocate funds to fire prevention)	\$ 100,000	\$ (50,000)	\$ 50,000
	Capital Outlay - Equipment	Purchase of new public works pickup (partial funding for pickup not purchased in FY2026)	\$ -	\$ 13,000	\$ 13,000
Parks					
	Other Expenses	Added funds for fire prevention	\$ -	\$ 50,000	\$ 50,000
	Bookmobile	Added funds for rounded number	\$ 13,596	\$ 4	\$ 13,600

Total Change \$ 17,195

Capital Improvement Fund Expenses

Capital Improvement Fund					
		Purchase of new public works pickup (partial funding for pickup not purchased in FY2026)	\$ -	\$ 3,000	\$ 3,000

Total Change \$ 3,000

Enterprise Fund Expenses

<i>Department</i>	<i>Item</i>	<i>Reason for Change</i>	<i>Previous Amount</i>	<i>Change</i>	<i>New Amount</i>
Water					
		Purchase of new public works pickup (partial funding for pickup not purchased in FY2026)	\$ -	\$ 13,000	\$ 13,000
Sewer					
		Purchase of new public works pickup (partial funding for pickup not purchased in FY2026)	\$ -	\$ 13,000	\$ 13,000
Pressurized Irrigation					
		Purchase of new public works pickup (partial funding for pickup not purchased in FY2026)	\$ -	\$ 13,000	\$ 13,000

Total Change \$ 39,000

Budget Message

As per Utah Code, Alpine City has prepared the following final budget for FY2027, which begins July 1, 2026, and ends June 30, 2027. The proposed tentative budget is balanced, meaning that operating expenses do not exceed operating revenues. In some cases, funds are being pulled from reserves for capital projects.

Following are some budget highlights:

- Revenues:
 - Property Tax: In calendar year 2025, 32 new homes building permits were issued. This budget anticipates approximately 30 new home permits in the fiscal year. Based on the adoption of the certified tax rate that was provided, the revenue increase due to new growth for property tax is estimated at \$38,503, which is about \$6,500 less than the projected revenue in the tentative budget. The final budgeted revenue has been adjusted accordingly.
 - Sales Tax: After receiving 9 of 12 monthly allocations of sales tax revenue for FY2026, this revenue is +3.82% year over year. We anticipate reaching our budgeted revenue of \$2.1M for FY2026. The FY2026 budget anticipates an additional \$50,000 in sales tax revenue, for a total of \$2.15M.
 - PARC Tax: While we anticipate slightly exceeding the FY2026 budgeted revenue of \$100,000, no increase in PARC Tax revenue has been included in the FY2027 budget.
 - The City has received grants for some projects and is awaiting awards others.
- Salary Increase: The City employed an outside firm to conduct a wage study, which is mostly complete but could see some minor adjustments. The wage study includes a proposed pay plan and established ranges for each position in the City, which is something the City has never had. A 5% increase was included in the tentative budget and has been recommended for inclusion in the final budget. Information regarding total compensation has also been provided separately to the City Council.
- Benefits: Medical and dental insurance rates will increase 7.7% and 3.9%, respectively.
- Staffing: The final budget includes hiring an entry level planner (starting wage \$56,000). The proposed addition is due to a high workload and to provide the assistant city administrator more opportunity to learn and participate in the role of administration duties in the City.
- Lone Peak Public Safety District:
 - Based on tentative budget approval, the City will see a 13.94% increase (\$444,599) in public safety. The majority of this increase is due to the change in the funding formula for fire from last year.
 - This increase does not reflect a reimbursement of \$140,390 that will be provided by the District to the City to account for a 50% step into the new formula for the first year. This results in an actual increase of \$304,209 for FY2027. The City will be responsible for the full amount in FY2028, plus any other increase for that budget year.

- Solid Waste: The solid waste contract with ACE Disposal includes an adjustment on the CPI West Urban Index. The increase for FY2027 is 2.7%. A garbage fund analysis has been completed and a rate increase is not proposed for FY2027.
- Capital Projects – Proposed capital projects are included in the budget as a placeholder. Any project with a cost of over \$15,000 will be brought back before the City Council for approval prior to construction. Following are project highlights:
 - Street Maintenance: This budget continues an aggressive street maintenance program, with funding from streets (GF), Class C, mass transit, and 5th 5th sales tax funds.
 - Traffic Calming Projects: \$50,000 has been included in the budget, with the focus being safety along the west portion Canyon Crest Road near the schools.
 - Sidewalk Improvements: \$25,000 has been proposed for installing sidewalks in areas with the most impact on providing greater safety.
 - Fire Station/Community Room: the proposed funding scenario for the fire station/community room project is outlined in the table below (rounded numbers). SIRQ has provided the City with the guaranteed maximum price (GMP) of \$5,124,327. With the additional soft costs, the total cost is estimated at \$6,050,000 (rounded, see budget summary included as Exhibit A. Following is the proposed funding scenario:

Funding Source	Amount
FY2026 – General Fund	\$1,000,000
FY2026 – Capital Improvement Fund	\$2,000,000
FY2027 – General Fund	\$500,000
FY2027 – Sales Tax Bond	\$2,000,000
FY2028 – General Fund	\$200,000
Donation – Don Watkins Family	\$250,000
Donation - Altabank	\$100,000
Donation – Roskelly Family (Acknowledged for donation of gym equipment. Cost was left out of soft costs.)	
Total	\$6,050,000

The City Council approved Resolution R2026-26 at the June 9, 2026, city council meeting, which started the process for the sales tax bond for the project. The calendar of events for the bond has been provided to the city council previously.

- Maintenance of city open spaces: \$50,000 included in FY2027.
- Three Falls landslide mitigation

- Parks: The parks master plan is currently being updated, which should make recommendations on potential projects.
- Install additional security cameras (pending the ability to get better internet service to parks)
- Proposed Projects from City Council Retreat that are being finalized.
- Streets:
 - Canyon Crest Road Improvements: Due to funding issues with MAG, construction of this project will be postponed until 2027, which means the project will also go into FY2028. The project will be funded primarily with a MAG grant with Alpine/Highland cities being responsible for ~7% matching funds.
 - Roundabout: A roundabout has been proposed at the intersection of Canyon Crest Road and Ridge Drive. As currently proposed, the funding of for the project is currently reserves from the capital improvement fund and Class C road fund, with additional funding from the general fund and street impact fees. Other funding options are currently being pursued, which would create a lesser financial strain on reserves, since significant funding for the fire station is coming from the capital improvement fund. The various funding options that are being pursued are outlined in Exhibit B.
 - Street Maintenance: This budget continues an aggressive street maintenance program, with funding from streets (GF), Class C, mass transit, and 5th 5th sales tax funds.
 - Traffic Calming Projects: \$50,000 has been included in the budget, with the focus being safety along the west portion Canyon Crest Road near the schools.
 - Sidewalk Improvements: \$25,000 has been proposed for installing sidewalks in areas with the most impact on providing greater safety.
- Water
 - New Water Tank: applied for funding to construct new water tank. More info in grant section below.
 - Replacement of galvanized water service lines.
 - Work on implementing capital improvement/master plan projects.
- Pressurized Irrigation (PI)
 - Proposal for ~\$9M bond to implement capital improvement plan (new well and booster pump station). The details of planned PI projects are being worked on with the City Council. The anticipated project costs are not included in the proposed budget. Staff anticipates proposing a budget amendment once the details of the projects are determined.

- Sewer
 - Contract for video inspection of sewer lines: The City gets some time with the TSSD video inspection truck each month. At the rate our sewer lines are being video inspected, it will take 20 years to get through the system. It would cost about \$15,000/year to contract enough video inspection (25,000 LF) to reduce the inspection frequency to 10 years. With jet truck time from TSSD, it takes about 5 years to clean the majority of the lines in our system.
 - Sewer Line Replacement – Ranch Drive: There is a section of sewer line on Ranch Drive that has been recommended for replacement on the sewer capital improvement plan.
- Equipment Replacement: This budget anticipates the purchase of two new pickup trucks (one being a carryover from FY2026) for public works and parks, and a large mower, in addition to lease payments for a backhoe and mini-excavator.
- PARC Tax Allocation: It has been proposed that a percentage of the PARC tax funds be allocated to parks, with a lesser part of the total being allocated to historic preservation. A possible scenario would be to allocate 80% of the funds to parks and 20% to historic preservation.
- Fund Balance Goals/Cash Reserve Policy: At least one council member has requested that fund balance goals and a cash reserve policy be put in place prior to moving forward with some projects. Staff can facilitate this happening but will need direction from the majority of the council. One example of concern has been spending over half of the fund balance of the capital improvement fund in on budget year, which could effect the City's ability to pursue other opportunities that could be presented.

A property tax increase will not be required to fund the proposed budget. If you have any questions regarding the budget, please contact Shane L. Sorensen, P.E., City Administrator, at ssorensen@alpineut.gov or 801-756-6347.

Exhibit A

Alpine Fire Station/Community Center Project - Overall Budget Summary

Alpine Fire Station

Budget Summary

6/16/2026



NVGTE

Guiding with Vision

Account Title	Current Budget	Actual Spent	Remaining	% Complete
Project Management Fee	\$150,000	\$45,484	\$104,516	30.32%
Geotechnical	\$5,900	\$5,900	\$0	100.00%
Abatement	\$6,172	\$2,452	\$3,720	39.73%
Testing & Inspections	\$15,365	\$0	\$15,365	0.00%
Architect Concept Design	\$5,000	\$5,000	\$0	100.00%
Architect	\$401,750	\$213,575	\$188,175	53.16%
Civil	\$32,870	\$26,620	\$6,250	80.99%
Landscape Design	\$6,240	\$0	\$6,240	0.00%
Construction Estimate	\$5,124,327	\$0	\$5,124,327	0.00%
Office Furniture	\$20,000	\$0	\$20,000	0.00%
Storage	\$60,000	\$0	\$60,000	0.00%
Radio Systems	\$57,104	\$0	\$57,104	0.00%
Extractor	\$20,000	\$0	\$20,000	0.00%
Appliances	\$20,000	\$0	\$20,000	0.00%
Blinds	\$7,000	\$0	\$7,000	0.00%
Display (Art)	\$5,000	\$0	\$5,000	0.00%
Project Contingency	\$110,434	\$0	\$110,434	0.00%
Design Contingency	\$0	\$0	\$0	#DIV/0!
TOTAL	\$6,047,162	\$299,031	\$5,748,131	3.13%
SIRQ's GMP Amount	\$5,124,327			
Soft Costs	\$922,835			

Exhibit B

Funding Scenarios for Roundabout at Canyon Crest Road and Ridge Drive

Following are various funding scenarios for the proposed roundabout (assumes total cost of (\$1,450,000):

- **Scenario 1 - Funding as proposed in the current budget and as listed in the Capital Projects spreadsheet as follows:**

Fund	Amount
General Fund - Streets	\$50,000
Class C Roads	\$250,000
Capital Improvement Fund	\$980,000
Street Impact Fees	\$170,000
Total	\$1,450,000

- Pros:
 - Project is built as requested by city council members.
- Cons:
 - Capital improvement fund reserves are further diminished after previous commitment to fund the fire station/community center project.
- **Scenario 2 - Obtain MAG grant for construction of the roundabout:**
 - Background: The City applied for a MAG grant through the TIP program in 2026 to fund the project. The projects that are approved for funding will be determined in August 2026. The estimated cost included in the grant application was \$1,500,000.
 - Pros:
 - Project would be funded by MAG, with a 6.77% match from the City (approximate commitment from the City would be \$101,000).
 - If awarded the grant, the project could be constructed by the City immediately, with reimbursement of funds in four years.
 - Cons:
 - If awarded the grant, funds would not be available for approximately four years.
 - Based on the local nature of the project, with lesser regional significance than other competing projects, the roundabout is not likely to make the funding cut.
- **Scenario 3 - Make a strategic adjustment to the currently funded Canyon Crest Road Improvement project, which has approved MAG funding, to include the roundabout:**
 - Background: The cities of Highland and Alpine submitted a joint project proposal to MAG several years ago to improvement Canyon Crest Road from the roundabout to SR-92. One of the key features of the project in Alpine was an asphalt trail that was planned along the east side of the road from the roundabout

to SR-92, where it would connect to existing trails and would make a trail connection to the Alpine Aqueduct Trail. Through Alpine, the project was to construct within the existing 66-foot right-of-way. The concept plan showed shifting the road cross-section to the west to gain four (4) feet of right-of-way on the east side to allow the trail to be built. This would involve removing all of the concrete curb, gutter and sidewalk and reconstructing it four (4) feet further west, which would be very expensive. This plan still had obstacles, including power poles on the east side of the road. Burying the power lines could be a possible option, however this also would be very expensive and would include very large electrical boxes that would likely need to be located in public utility easements within several occupied lots. At least seven (7) different fire hydrants are an additional obstacle on the west side of the road.

While reviewing a different issue in the area, staff had the idea of a strategic adjustment to the original project that could potentially free up funding, if approved through the MAG process, from the already approved project. The adjustment would be to leave the curb and gutter in place on both sides of the road, in addition to the existing sidewalk on the east side of the road. This would allow the power poles to remain in place. The 6-foot wide sidewalk and the landscaping from the back of sidewalk to the fence on the west side of the road would be removed. The seven (7) fire hydrants would need to be relocated to make room for the trail. At least three (3) of the hydrants would be a very simple relocation. A solution could be found for relocating the other hydrants. A 10-foot wide asphalt trail would then be constructed on the west side. A sidewalk or path would still be constructed from Ridge Drive to the roundabout on the east side of the road. While a detailed cost breakdown has not been prepared, there should be significant savings leaving the majority of the existing concrete in place.

Staff approached a representative at MAG to see if the City could request funds be allowed to cover improvements that weren't in the original proposal, if savings were made in a different part of the project. The indication was that a good case could be made for the proposal to get approved.

- Pros:
 - The project could be built in FY2027 and FY2028, with at least some reduction of out-of-pocket costs for the City, including the roundabout.
 - The revised project, as described would create significantly less disruption to traffic and would require less time for construction.
- Cons:
 - This scenario would depend on approval of the project revision from MAG.

- **Other funding scenarios previously suggested:**
 - Sell the property on 100 South owned by the City and use the proceeds to help fund the roundabout. This should generate a minimum of \$760,000.
 - Allocate funds from the “rainy day” fund (general fund) to fund a portion of the project.

Fund Balance Analysis



Fund Balance Analysis

	Funds							Impact Fees					
	PARC	Class C Roads	Capital Improvements	Water	Pressurized Irrigation	Sewer	Storm Drain	Park	Water	Sewer	Storm Drain	Streets	PI
Balance as of 5/31/26	\$ 158,954	\$ 1,269,083	\$ 8,194,572	\$ 3,838,146	\$ 1,712,240	\$ 3,201,230	\$ 716,855	\$ 463,622	\$ 843,780	\$ 167,608	\$ 228,199	\$ 171,414	\$ 590,552
Moyle Park Landscaping			\$ (50,000)										
300 North Well Improvements					\$ (140,597)								
Busch Well Improvements					\$ (81,528)								
Sewer Buy-In for New Homes										\$ (7,000)			
Estimated Balance End FY2026	\$ 158,954	\$ 1,269,083	\$ 8,144,572	\$ 3,838,146	\$ 1,490,115	\$ 3,201,230	\$ 716,855	\$ 463,622	\$ 843,780	\$ 160,608	\$ 228,199	\$ 171,414	\$ 590,552
Projected Revenue FY2027	\$ 150,000	\$ 845,000		\$ 1,110,700	\$ 1,251,000	\$ 1,525,000	\$ 262,000	\$ 140,000	\$ 145,000	\$ 21,000	\$ 36,000	\$ 65,000	\$ 171,500
FY2027 Proposed O&M & Project Expenses (excluding depreciation)	\$ (50,000)	\$ (1,100,000)	\$ (4,175,000)	\$ (1,171,375)	\$ (1,179,775)	\$ (1,581,725)	\$ (245,350)	\$ (285,000)	\$ (145,000)	\$ (21,000)	\$ (50,000)	\$ (170,000)	\$ (171,500)
Projected Fund Balance End of FY2027	\$ 258,954	\$ 1,014,083	\$ 3,969,572	\$ 3,777,471	\$ 1,561,340	\$ 3,144,505	\$ 733,505	\$ 318,622	\$ 843,780	\$ 160,608	\$ 214,199	\$ 66,414	\$ 590,552

FY2027 Final Budget

**Alpine City - General Fund
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Taxes			
Property taxes	\$ 2,656,756	\$ 2,704,800	\$ 2,743,300
Redemption taxes	303,716	225,000	225,000
Sales tax	2,224,843	2,100,000	2,150,000
Motor vehicle taxes	137,910	135,000	135,000
Franchise fees	789,658	750,000	750,000
Penalties & interest on delinquent	17,358	4,500	4,500
Total Taxes	\$ 6,130,241	\$ 5,919,300	\$ 6,007,800
License and Permits			
Business licensed & fees	\$ 23,039	\$ 25,000	\$ 25,000
Plan check fees	201,566	175,000	175,000
Building permits	365,333	350,000	350,000
Building permit assessment	4,202	5,000	5,000
Total License and Permits	\$ 594,140	\$ 555,000	\$ 555,000
Intergovernmental Revenue			
Other grants	\$ 39,034	\$ -	\$ -
LPPSD - Reimbursement for 50% Step-In	\$ -	-	140,390
Municipal Recreation Grant		29,122	5,500
Total Intergovernmental	\$ 39,034	\$ 29,122	\$ 145,890
Charges For Service			
Zoning & subdivision fees	\$ 3,317	\$ 5,000	\$ 3,500
Annexation applications	-	500	500
Sale of maps and publications	-	250	250
Public safety district rental	38,516	38,516	38,516
Waste collections sales	728,466	730,000	779,550
Youth council	5,905	3,000	3,000
Sale of cemetery lots	253,300	25,000	25,000
Burial fees	78,575	50,000	50,000
Total Charges for Service	\$ 1,108,079	\$ 852,266	\$ 900,316
Fines and Forfeitures			
Fines	\$ 90,089	\$ 75,000	\$ 75,000
Other fines	1,350	7,000	7,000
Traffic school	3,515	2,000	2,000
Total Fines and Forfeitures	\$ 94,954	\$ 84,000	\$ 84,000
Rents & Other Revenues			
Recycling	\$ -	\$ -	\$ -
Rents & concessions	68,860	65,000	75,000
Sale of City land	-	-	-
Total Rents & Other Revenues	\$ 68,860	\$ 65,000	\$ 75,000

Alpine City - General Fund-Continued
FY 2026/2027 Final Budget

Revenues-continued	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Interest & Misc Revenues			
Interest earnings	\$ 169,070	\$ 150,000	\$ 150,000
Alpine Days revenue	73,611	85,000	85,000
Rodeo revenue	61,413	50,000	50,000
Pickle ball fees	111	-	-
Bicentennial books	416	500	500
Donations	-	-	-
Sundry revenues	35,713	40,000	40,000
Total Miscellaneous Revenues	\$ 340,334	\$ 325,500	\$ 325,500
Transfers & Contributions			
Fund balance appropriation	\$ -	\$ -	\$ -
Admin Fees Water Fund	-	-	-
Contribution for paramedic	34,695	35,000	35,000
General sales & use tax	-	-	-
Admin Fees Sewer Fund	-	-	-
Total Contributions & Transfers	\$ 34,695	\$ 35,000	\$ 35,000
Total General Fund Revenues	\$ 8,410,337	\$ 7,865,188	\$ 8,128,506

**Alpine City - General Fund-Continued
FY 2026/2027 Final Budget**

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Administration	\$ 493,541	\$ 542,000	\$ 569,250
Court	124,566	115,200	115,200
Treasurer	57,374	60,500	68,200
Elections	972	40,350	-
Government Buildings	106,439	1,055,200	605,200
Emergency Services	2,982,429	3,188,501	3,633,100
Building Inspection	153,228	179,600	183,400
Planning & Zoning	277,462	343,050	447,500
Streets	634,364	703,075	806,775
Parks & Recreation	520,143	604,696	661,300
Cemetery	178,771	214,800	221,400
Garbage	735,996	758,550	779,550
Miscellaneous	2,110,580	59,666	37,631
Total General Fund Expenditures	\$ 8,375,865	\$ 7,865,188	\$ 8,128,506
Surplus/(Deficit)	\$ 34,472	\$ -	\$ -

Class C Roads
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Interest earnings	\$ 44,164	\$ 45,000	\$ 45,000
Mass transit tax	209,333	195,000	195,000
Class "B&C" Road allotment	682,921	525,000	525,000
Public Transit Tax	85,604	80,000	80,000
Appropriation of fund balance	-	5,000	255,000
Total Revenues	\$ 1,022,022	\$ 850,000	\$ 1,100,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Miscellaneous	\$ -	\$ -	\$ -
Mass transit projects	273,000	195,000	195,000
Class "B&C" road projects	493,000	525,000	825,000
Public transit projects	-	80,000	80,000
Reserves	33,000	50,000	-
Total Capital Expenditures	\$ 799,000	\$ 850,000	\$ 1,100,000
Surplus/(Deficit)	\$ 223,022	\$ -	\$ -

PARC Tax Fund FY 2026/2027 Final Budget
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Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
PARC Tax	\$ 131,507	\$ 100,000	\$ 150,000
Interest earnings	3,702	-	5,000
Appropriation of fund balance	-	-	
Total Revenues	\$ 135,209	\$ 100,000	\$ 155,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
PARC tax projects	\$ 62,295	\$ 100,000	\$ 155,000
Miscellaneous	-	-	-
Total Capital Expenditures	\$ 62,295	\$ 100,000	\$ 155,000
Surplus/(Deficit)	\$ 72,914	\$ -	\$ -

Recreation Impact Fee Funds
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Recreation facility fees	\$ 10,752	\$ 100,000	\$ 100,000
Interest earnings	23,354	40,000	40,000
Appropriation of fund balance	-	145,000	145,000
Total Revenues	\$ 34,106	\$ 285,000	\$ 285,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Timp Spec Serv Dist Impact Fee	\$ -	\$ -	\$ -
Park system	255,000	285,000	285,000
Miscellaneous	-	-	-
Total Capital Expenditures	\$ 255,000	\$ 285,000	\$ 285,000
Surplus/(Deficit)	\$ (220,894)	\$ -	\$ -

**Impact Fee Funds Streets
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Streets & transportation fees	\$ 4,733	\$ 40,000	\$ 40,000
Timpanogas Sewer Hook On Fee		-	-
Interest earnings	11,076	25,000	25,000
Appropriation of fund balance	-	340,000	105,000
Total Revenues	\$ 15,809	\$ 405,000	\$ 170,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Streets & transport	\$ 306,100	\$ 405,000	\$ 170,000
Reserves	-	-	-
Total Capital Expenditures	\$ 306,100	\$ 405,000	\$ 170,000
Surplus/(Deficit)	\$ (290,291)	\$ -	\$ -

**ARPA Grant Funds
FY 2021/2022 Budget**

Revenues	Budget FY 2021	Actual To Date FY 2021	Year End Projected Amount
ARPA Grant	\$ -	\$ -	\$ -
Interest earnings	-	-	-
Appropriation of fund balance	-	-	-
Total Revenues	\$ -	\$ -	\$ -
		\$ -	\$ -

Expenditures	Budget FY 2021	Actual To Date FY 2021	Year End Projected Amount
ARPA expenses	\$ -	\$ -	\$ -
Reserves	-	-	-
Total Capital Expenditures	\$ -	\$ -	\$ -
Surplus/(Deficit)	\$ -	\$ -	\$ -

**Alpine City - Capital Projects Fund
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Interest revenue	\$ 370,572	\$ 400,000	\$ 400,000
Transfer from General Fund	2,100,000	37,296	37,296
Contributions from builders	-	-	-
Miscellaneous	22,799	-	-
Fund Balance appropriation	-	2,792,704	3,869,704
Total Revenues	\$ 2,493,371	\$ 3,230,000	\$ 4,307,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Capital outlay other	\$ 389,615	\$ 962,000	\$ 1,675,000
Capital outlay buildings	85,293	2,200,000	2,500,000
Transfer to GF	-	-	-
Capital outlay equipment	61,340	68,000	132,000
Total Capital Expenditures	\$ 536,248	\$ 3,230,000	\$ 4,307,000
Surplus/(Deficit)	\$ 1,957,123	\$ -	\$ -

Alpine City - Water Utility
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Operating Revenues			
Metered water sales	\$ 897,019	\$ 875,000	\$ 875,000
Other water revenue	7,484	20,000	20,000
Water connection fee	17,855	30,000	30,000
Penalties	8,309	5,700	5,700
Total Miscellaneous Revenues	\$ 930,667	\$ 930,700	\$ 930,700
Miscellaneous			
Interest earned	\$ 170,383	\$ 180,000	\$ 180,000
Develpers contribution	-	-	-
Appropriated fund balance	-	542,725	315,675
Total Utility Revenue	\$ 170,383	\$ 722,725	\$ 495,675
Total Utility Fund Revenues	\$ 1,101,050	\$ 1,653,425	\$ 1,426,375

Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Water operating	\$ 551,545	\$ 563,800	\$ 578,750
Depreciation	280,571	255,000	255,000
Capital outlay- Buildings	-	5,000	12,500
Capital outlay- Improvements	-	764,500	560,000
Capital outlay- Equipment	-	65,125	20,125
Total Utility Fund Expenses	\$ 952,451	\$ 1,653,425	\$ 1,426,375
Surplus/(Deficit)	\$ 148,599	\$ -	\$ -

**Impact Fee Funds Water Impact Fees
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Water Impact Fees	\$ 83,495	\$ 135,000	\$ 110,000
Interest earnings	32,915	35,000	35,000
Appropriation of fund balance	-	-	-
Total Revenues	\$ 116,410	\$ 170,000	\$ 145,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Impact fee projects	\$ 1,478	\$ 170,000	\$ 145,000
To reserves	-	-	-
Total Capital Expenditures	\$ 1,478	\$ 170,000	\$ 145,000
Surplus/(Deficit)	\$ 114,932	\$ -	\$ -

**Alpine City - Sewer Utility
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Operating Revenues			
Sewer system sales	\$ 1,330,747	\$ 1,300,000	\$ 1,350,000
Other revenue	27,168	10,000	10,000
Sewer connection fee	5,670	5,000	5,000
Developers Contributions	-	-	-
Total Miscellaneous Revenues	\$ 1,363,585	\$ 1,315,000	\$ 1,365,000
Miscellaneous			
Interest earned	\$ 148,438	\$ 160,000	\$ 160,000
Appropriated fund balance	-	369,275	186,725
Total Utility Revenue	\$ 148,438	\$ 529,275	\$ 346,725
Total Utility Fund Revenues	\$ 1,512,023	\$ 1,844,275	\$ 1,711,725
Expenses			
Sewer operating	\$ 1,181,453	\$ 980,100	\$ 1,334,100
Depreciation	187,886	130,000	130,000
Capital outlay- Improvements	-	330,000	227,500
Capital outlay- Equipment	-	17,125	20,125
Total Utility Fund Expenses	\$ 1,369,339	\$ 1,844,275	\$ 1,711,725
Surplus/(Deficit)	\$ 142,684	\$ -	\$ -

Alpine City - Sewer Impact Fee Funds
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Sewer Impact Fees	\$ 18,417	\$ 25,000	\$ 11,000
Interest earnings	8,525	10,000	10,000
Appropriation of fund balance	-	-	-
Total Revenues	\$ 26,942	\$ 35,000	\$ 21,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Sewer Impact fee projects	\$ -	\$ 35,000	\$ 15,000
To reserves	-	-	6,000
Total Capital Expenditures	\$ -	\$ 35,000	\$ 21,000
Surplus/(Deficit)	\$ 26,942	\$ -	\$ -

**Alpine City - PI Fund
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Operating Revenues			
Irrigation water sales	\$ 1,337,056	\$ 1,150,000	\$ 1,150,000
Other revenue	1,700	1,000	1,000
PI connection fee	57,812	40,000	40,000
PI Grant project	-	-	-
Developer Contributions	-	-	-
Total Miscellaneous Revenues	\$ 1,396,568	\$ 1,191,000	\$ 1,191,000
Miscellaneous			
Interest earned	\$ 80,346	\$ 60,000	\$ 60,000
Appropriated fund balance	-	1,381,329	152,479
Total Utility Revenue	\$ 80,346	\$ 1,441,329	\$ 212,479
Total Utility Fund Revenues	\$ 1,476,914	\$ 2,632,329	\$ 1,403,479

Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
PI operating	\$ 709,300	\$ 827,300	\$ 867,650
Depreciation	292,208	223,704	223,704
Amortization	26,623	-	-
Capital Outlay	-	1,267,500	25,500
PI Project	-	-	-
Capital Outlay- Equipment	-	35,125	20,125
Bond costs	-	-	-
Debt Service	-	278,700	266,500
Total Utility Fund Expenses	\$ 1,128,130	\$ 2,632,329	\$ 1,403,479
Surplus/(Deficit)	\$ 348,784	\$ -	\$ -

Alpine City - Pressure Irrigation Impact Fee Funds
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
PI Impact Fees	\$ 173,017	\$ 200,000	\$ 140,000
Interest earnings	27,275	27,500	27,500
Appropriation of fund balance	-	-	4,000
Total Revenues	\$ 200,292	\$ 227,500	\$ 171,500

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
PI Impact fee projects	\$ 455	\$ 116,000	\$ 60,000
Debt Service	100,000	111,500	111,500
To reserves	-	-	-
Total Capital Expenditures	\$ 100,455	\$ 227,500	\$ 171,500
Surplus/(Deficit)	\$ 99,837	\$ -	\$ -

**Alpine City - Storm Drain Fund
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Operating Revenues			
Storm drain revenue	\$ 191,385	\$ 200,000	\$ 200,000
Other revenue	-	1,000	1,000
SWPP fee	10,500	14,000	14,000
Storm drain impact fee	-	-	-
Total Miscellaneous Revenues	\$ 201,885	\$ 215,000	\$ 215,000
Miscellaneous			
Interest earned	\$ 44,608	\$ 47,000	\$ 47,000
Developer Contributions	-	-	-
Appropriated fund balance	-	162,150	66,850
Total Utility Revenue	\$ 44,608	\$ 209,150	\$ 113,850
Total Utility Fund Revenues	\$ 246,493	\$ 424,150	\$ 328,850
Expenses			
SD operating	\$ 105,840	\$ 140,650	\$ 145,350
Depreciation	166,267	83,500	83,500
Capital outlay	-	200,000	100,000
Total Utility Fund Expenses	\$ 272,107	\$ 424,150	\$ 328,850
Surplus/(Deficit)	\$ (25,614)	\$ -	\$ -

Alpine City - Storm Drain Impact Fee Funds
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
SD Impact Fees	\$ 3,200	\$ 25,000	\$ 25,000
Interest earnings	10,149	11,000	11,000
Appropriation of fund balance	-	14,000	14,000
Total Revenues	\$ 13,349	\$ 50,000	\$ 50,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
SD Impact fee projects	\$ -	\$ 50,000	\$ 50,000
To reserves	-	-	-
Total Capital Expenditures	\$ -	\$ 50,000	\$ 50,000
Surplus/(Deficit)	\$ 13,349	\$ -	\$ -

Alpine City - Trust & Agency Fund
FY 2026/2027 Final Budget

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Interest revenue	\$ 44,734	\$ 34,000	\$ 45,000
Total Revenues	\$ 44,734	\$ 34,000	\$ 45,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Miscellaneous expenses	\$ -	\$ 34,000	\$ 45,000
Total Expenditures	\$ -	\$ 34,000	\$ 45,000
Surplus/(Deficit)	\$ 44,734	\$ -	\$ -

**Alpine City - Cemetery Perpetual Fund
FY 2026/2027 Final Budget**

Revenues	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Cemetery lot payments	\$ 773,925	\$ 20,000	\$ 20,000
Upright Monument	1,575	2,500	2,500
Interest revenues	71,942	1,500	45,000
Appropriate fund balance	-	146,000	102,500
Total Revenues	\$ 847,442	\$ 170,000	\$ 170,000

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Cemetery expenses	\$ 6,800	\$ 170,000	\$ 170,000
Total Expenses	\$ 6,800	\$ 170,000	\$ 170,000
Surplus/(Deficit)	\$ 840,642	\$ -	\$ -

Budget Detail

Administration	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 267,900	\$ 247,500	\$ 258,950
Employee Benefits	100,838	116,500	121,700
Overtime Wages	-	2,000	2,600
Books, Subscriptions, & Members	24,200	25,000	35,000
Public Notices	407	2,000	2,000
Travel	3,458	7,500	7,500
Office Supplies & Postage	22,359	15,000	15,000
Equipment - Supplies & Mainten	-	1,500	1,500
Telephone	4,559	5,500	5,500
Professional Services	82	45,000	45,000
Education	2,689	3,000	3,000
Council Discretionary Fund	4,934	12,000	12,000
Mayor Discretionary Fund	98	5,000	5,000
Insurance	12,868	12,000	12,000
Other Services	43,751	36,500	36,500
Cares Funds	-	-	-
Capital Outlay - ARPA Grant	-	-	-
Other Expenses	5,398	6,000	6,000
Total Administration	\$ 493,541	\$ 542,000	\$ 569,250

Alpine City - General Fund-Continued FY 2026/2027 Final Budget

Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Office Expense & Postage	\$ 34,758	\$ 38,000	\$ 38,000
Professional Services	51,847	45,000	45,000
Witness Fees	-	200	200
Victim Reparation Assessment	37,961	32,000	32,000
Total Court	\$ 124,566	\$ 115,200	\$ 115,200

Treasurer	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 20,594	\$ 21,700	\$ 22,850
Employee Benefits	11,501	11,700	12,250
Overtime wages	2,598	2,500	2,500
Books, Subscriptions, & Members	75	1,200	1,200
Travel	-	750	750
Office Supplies & Postage	-	250	250
Professional & Technical	4,952	5,200	5,200
Education	1,754	1,300	1,300
Accounting Services/Audit	15,900	15,900	21,900
Total Treasurer	\$ 57,374	\$ 60,500	\$ 68,200

Elections Alpine City - General Fund-Continued FY 2026/2027 Final Budget			
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Office Expense, Supplies & Pos	\$ 972	\$ 1,000	\$ -
Election Services	-	39,350	-
Total Elections	\$ 972	\$ 40,350	\$ -

Government Buildings	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Building Supplies	\$ 6,898	\$ 7,000	\$ 7,000
Utilities	23,807	25,000	25,000
Insurance	10,117	10,200	10,200
Other Services	11,428	13,000	13,000
Capital Outlay Buildings	54,189	1,000,000	550,000
Total Government Buildings	\$ 106,439	\$ 1,055,200	\$ 605,200

Emergency Services	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Police	\$ 1,497,972	\$ 1,523,150	\$ 1,597,040
Fire	1,339,129	1,529,294	1,895,669
Administration	125,328	121,057	140,391
Capital Outlay	20,000	15,000	-
Total Emergency Services	\$ 2,982,429	\$ 3,188,501	\$ 3,633,100

Building Inspection	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 50,815	\$ 53,500	\$ 56,150
Employee Benefits	22,398	20,100	21,250
Overtime Wages	-	500	500
Books, Subscriptions, & Members	-	500	500
Office Supplies & Postage	794	800	800
Telephone	390	1,000	1,000
Contract/Building Inspector	65,373	90,000	90,000
Insurance & Surety Bonds	10,117	10,200	10,200
Building Permit Surcharge	3,341	3,000	3,000
Total Building Inspection	\$ 153,228	\$ 179,600	\$ 183,400

Planning & Zoning	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 144,325	\$ 181,900	\$ 239,500
Employee Benefits	63,215	75,400	122,250
Overtime Wages	1,312	1,000	1,000
Books, Subscriptions, & Members	-	1,000	1,000
Travel	1,765	1,500	1,500
Office Supplies & Postage	118	1,500	1,500
Professional Services	66,727	60,000	60,000
Legal Services For Subdivision	-	20,000	20,000
Education	-	750	750
Total Planning & Zoning	\$ 277,462	\$ 343,050	\$ 447,500

Streets	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 117,711	\$ 132,400	\$ 139,250
Employee Benefits	77,172	80,100	83,850
Overtime Wages	8,081	8,000	8,000
On Call Wages	6,480	6,350	6,950
Travel	-	1,000	1,000
Office Supplies & Postage	675	700	700
Equipment - Supplies & Maintenance	68,681	75,000	75,000
Street Supplies and Maintenance	71,839	75,000	75,000
Utilities	74	500	500
Telephone	3,273	3,200	3,200
Power- Street Lights	57,885	50,000	50,000
Insurance	10,117	10,200	10,200
Other Services	310	12,000	12,000
Other Expenses	3,982	6,500	6,500
Capital Outlay	170,234	177,000	314,500
Capital Outlay- Equipment	37,850	65,125	20,125
Total Streets	\$ 634,364	\$ 703,075	\$ 806,775

Parks & Recreation	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 54,568	\$ 62,900	\$ 64,650
Wages Temporary Employees	55,460	63,500	66,700
Employee Benefits	33,349	40,100	41,750
Overtime Wages	2,738	2,500	2,500
Travel	-	1,000	1,000
Office Supplies & Postage	4,233	2,400	2,400
Equipment - Supplies & Maintenance	29,019	25,000	25,000
Building And Grounds Supplies	70,082	55,000	55,000
Utilities	62,694	60,000	60,000
Telephone	3,167	3,000	3,000
Insurance & Surety Bonds	10,117	10,200	10,200
Deer Population Control		-	-
Rodeo	46,270	35,000	35,000
Other Expenses	22,544	78,500	128,500
Alpine Days	73,519	115,000	115,000
Moyle Park	2,665	9,000	9,000
Library	14,790	14,500	14,500
Youth Council	14,994	8,500	8,500
Book Mobile	13,596	13,596	13,600
Trails	6,338	5,000	5,000
Total Parks & Recreation	\$ 520,143	\$ 604,696	\$ 661,300

Alpine City - General Fund-Continued Cemetery FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 54,568	\$ 62,900	\$ 64,650
Wages Temporary Employees	55,460	63,500	66,700
Employee Benefits	33,551	40,100	41,750
Overtime Wages	2,738	2,500	2,500
Travel	-	500	500
Office Supplies & Postage	779	250	250
Equipment- Supplies & Maintenance	6,725	12,000	12,000
Building and Grounds	6,602	12,000	12,000
Cemetery Paving	5,359	-	-
Telephone	345	850	850
Insurance & Surety Bonds	10,117	10,200	10,200
Other Services	2,527	10,000	10,000
Total Cemetery	\$ 178,771	\$ 214,800	\$ 221,400

Garbage	Alpine City - General Fund-Continued FY 2026/2027 Final Budget
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 48,262	\$ 54,100	\$ 56,500
Employee Benefits	28,407	25,000	26,100
Overtime wages	1,520	1,500	1,500
Office Supplies & Postage	6,146	3,600	3,600
Telephone	8	250	250
Professional & Technical	4,952	4,800	4,800
Technology Update	6,730	5,500	5,500
Tipping Fees	161,019	166,000	170,500
Waste Pickup Contract	471,133	482,000	495,000
Other Expenses	1,452	3,800	3,800
City cleanup	6,367	12,000	12,000
Total Garbage	\$ 735,996	\$ 758,550	\$ 779,550

Alpine City - General Fund-Continued Miscellaneous FY 2026/2027 Final Budget			
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Expenditures	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Technology Upgrade	\$ 16,741	\$ 20,000	\$ 20,000
Lawsuit	-	-	-
Transfer To Capital IMP Fund	750,000	34,666	12,631
Emergency Prep	2,003	5,000	5,000
Total Miscellaneous	\$ 768,744	\$ 59,666	\$ 37,631

Water Fund	Alpine City - Water Utility FY 2026/2027 Final Budget
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Water Operating Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 146,680	\$ 189,300	\$ 198,700
Employee Benefits	93,542	104,700	109,500
Overtime Wages	9,597	9,000	9,000
On Call Wages	6,480	7,600	8,350
Books, Subscriptions, & Members	490	2,500	2,500
Travel	1,101	3,000	3,000
Office Supplies & Postage	38,948	20,000	20,000
Equipment - Supplies & Mainten	13,391	21,000	21,000
Building and Ground Supplies	49,966	50,000	50,000
Utilities	71,019	35,000	35,000
Telephone	3,932	2,500	2,500
Professional & Technical Services	7,427	25,000	25,000
Education	-	1,000	1,000
Technology Update	8,647	10,000	10,000
Insurance and Surety Bonds	10,117	10,200	10,200
Miscellaneous Services	55,718	38,000	38,000
Other Expenses	34,490	35,000	35,000
General Fund Admin Fees	-	-	-
Total Operating Water Fund Expenses	\$ 551,545	\$ 563,800	\$ 578,750
Depreciation	400,906	255,000	255,000
Capital outlay- Buildings	-	5,000	12,500
Capital outlay- Improvements	-	764,500	560,000
Capital outlay- Equipment	-	65,125	20,125
Total Utility Fund Expenses	\$ 952,451	\$ 1,653,425	\$ 1,426,375

Sewer Fund	Alpine City - Sewer Utility FY 2026/2027 Final Budget
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Sewer Operating Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 156,695	\$ 189,300	\$ 198,700
Employee Benefits	93,554	104,700	109,500
Overtime Wages	9,596	9,000	9,000
On Call Wages	6,480	7,600	8,350
Travel	1,376	2,750	2,750
Office Supplies & Postage	26,301	18,000	18,000
Equipment - Supplies & Mainten	50	10,000	10,000
Building and Ground Supplies	18,317	12,000	12,000
Utilities	444	2,200	2,200
Telephone	3,782	3,900	3,900
Professional & Technical	5,342	8,000	8,000
Technology Update	8,235	7,000	7,000
Insurance & surety bonds	10,117	10,200	10,200
Timpanogos Special Service District	804,621	900,000	900,000
Other Expenses	36,543	34,500	34,500
General Fund Admin Fees	-	-	-
Total Operating Sewer Fund Expenses	\$ 1,181,453	\$ 1,319,150	\$ 1,334,100
Depreciation	187,886	130,000	130,000
Capital outlay- Improvements	-	330,000	227,500
Capital outlay- Equipment	-	65,125	20,125
Total Utility Fund Expenses	\$ 1,369,339	\$ 1,844,275	\$ 1,711,725

Pressurized Irrigation Fund	Alpine City - PI Fund FY 2026/2027 Final Budget
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PI Operating Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 142,766	\$ 163,200	\$ 171,250
Employee Benefits	80,738	91,700	96,000
Overtime Wages	9,597	9,000	9,000
On Call Wages	6,476	5,000	5,000
Travel	-	1,200	1,200
Equipment - Supplies & Maintenance	14,768	58,000	58,000
Building and Ground Supplies	34,215	25,000	25,000
Utilities	147,660	185,000	185,000
Telephone	3,549	3,500	3,500
Office Supplies & Postage	13,784	12,000	12,000
Professional & Technical Services	5,010	5,000	5,000
Engineer Services	67,766	10,000	10,000
Technology Update	2,066	7,500	7,500
Insurance & Surety Bonds	11,040	11,200	11,200
Miscellaneous Services	39,089	33,000	33,000
CUP Water & O&M	130,776	184,000	212,000
Other Expenses	-	23,000	23,000
Total Operating PI Fund Expenses	\$ 709,300	\$ 827,300	\$ 867,650
Depreciation	392,207	223,704	223,704
Amortization	26,623	-	-
Capital Outlay	-	1,267,500	25,500
PI Project	-	-	-
Capital Outlay- Equipment	-	35,125	20,125
Agents Fees	-	-	-
Trustee Fees	-	-	-
Bond Principal #0352418	-	278,700	244,500
Bond Interest #0352418	-	-	22,000
Total Utility Fund Expenses	\$ 1,128,130	\$ 2,632,329	\$ 1,403,479

Alpine City - Storm Drain Fund Storm Drain Fund
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SD Operating Expenses	Actual FY 2025	Budget FY 2026	Final Budget FY 2027
Salaries and Wages	\$ 52,260	\$ 64,600	\$ 68,200
Employee Benefits	23,208	39,200	40,100
Overtime Wages	14	1,000	1,200
Planning	-	500	500
Books, Subscriptions, & Members	4,150	4,000	4,000
Travel	190	650	650
Office Supplies & Postage	-	500	500
Building & Ground Supplies	5,673	4,500	4,500
Storm Drain Utilities	543	-	-
Technology Update	7,021	5,500	5,500
Insurance	10,117	10,200	10,200
Miscellaneous Services	2,664	10,000	10,000
Total Operating SD Fund Expenses	\$ 105,840	\$ 140,650	\$ 145,350
Depreciation	166,267	83,500	83,500
Capital Outlay	-	200,000	100,000
Total Utility Fund Expenses	\$ 272,107	\$ 424,150	\$ 328,850

Capital Projects



FY2027 Budget
Capital Projects & Studies

				Funding																	
Projects	Engineering	Construction	Total	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)		\$ 1,000,000	\$ 1,000,000			\$ 162,000		\$ 750,000		\$ 25,000	\$ 13,000	\$ 50,000									
Crosswalk Improvements		\$ 15,000	\$ 15,000			\$ 15,000															
Misc. Trail Improvements		\$ 20,000	\$ 20,000						\$ 20,000												
Tree Removal/Trimming		\$ 20,000	\$ 20,000		\$ 20,000																
Fire Station Addition/Remodel ¹			\$ 3,000,000	\$ 500,000					\$ 2,500,000												
Three Falls Landslide Mitigation Project		\$ 500,000	\$ 500,000						\$ 500,000												
Main Street Improvements		\$ 35,000	\$ 35,000						\$ 35,000												
Weather Based Sprinkler Controllers		\$ 20,000	\$ 20,000						\$ 20,000												
Misc. Park Improvements (drinking fountains, benches, etc.)		\$ 30,000	\$ 30,000				\$ 30,000														
City Open Space Maintenance		\$ 50,000	\$ 50,000		\$ 50,000																
Surveillance Cameras for City Properties		\$ 20,000	\$ 20,000						\$ 20,000												
Canyon Crest Rd./Ridge Dr. Roundabout			\$ 1,450,000			\$ 50,000		\$ 250,000	\$ 980,000											\$ 170,000	
Sidewalk Improvements			\$ 25,000			\$ 25,000															
Alpine History Preservation Projects			\$ 20,000				\$ 20,000														
Fire Prevention Projects			\$ 50,000		\$ 50,000																
Traffic Calming			\$ 50,000			\$ 50,000															
Carlton Shop Improvements			\$ 50,000			\$ 12,500				\$ 12,500	\$ 12,500	\$ 12,500									
Culinary Water Projects																					
Water Projects	\$ 35,000	\$ 500,000	\$ 535,000							\$ 535,000											
Pressurized Irrigation Projects																					
PI Projects ²																					
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						
MAG Grant - Roundabout at Canyon Crest Rd./Ridge Dr. Intersection ⁴																					
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	\$ 12,803,250	\$ 500,000	\$ 120,000	\$ 314,500	\$ 50,000	\$ 1,100,000	\$ 4,175,000	\$ 572,500	\$ 25,500	\$ 227,500	\$ 100,000	\$ -	\$ 5,361,250	\$ 30,000	\$ -	\$ 7,000	\$ 50,000	\$ 170,000	\$ -

Fund Balances as of 4/30/2026	\$ 145,648	\$ 1,114,286	\$ 8,176,250	\$ 3,809,208	\$ 1,692,545	\$ 3,195,153	\$ 708,681	\$ 1,903,011	\$ 463,622	\$ 843,780	\$ 167,608	\$ 228,199	\$ 171,114	\$ 585,718
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 assumes 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 FY2027. Funding will be refined once a guaranteed max. price is received

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 has provided a proforma showing a ~\$600K annual bond payment for 25 years. It is reconized that Water projects are necessary, but that more work needs to be done leading up to them being included in the budget. Staff is proposing to add the projects in with a budget amendment in the near future

³ The total estimate for this project includes the portion of the project that is in Highland City. The cities are required to provide 6.77% match. It is our understanding that the property/home that we purchased will be able to count towards Alpine's portion of the match. This project will likely span budget years into FY2028.

⁴ The City has applied for a MAG grant to potentially fund the roundabout. The grant awards should be finalized in August. The city would required to provide 6.77% match. It is our understanding that, if successful in obtaining the grant, the project funding would not be available until 2030. However, with this grant the city could build the project in this budget year and be reimbursed in 2030 when the grant funds become available

Equipment Replacement



FY2027 Equipment Replacement Schedule Funding

Item	Budget	Funding Source					
		Capital Imp. Fund (45-40-74)	Streets (10-60-74)	Water (51-80-74)	Sewer (52-81-74)	Pressurized Irrigation (55-40-74)	Loan
New Parks Crew Truck	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -
New Pickup	\$ 55,000	\$ 3,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ -
Backhoe Lease	\$ 17,000	\$ -	\$ 4,250	\$ 4,250	\$ 4,250	\$ 4,250	\$ -
Mini-Excavator Lease	\$ 11,500	\$ -	\$ 2,875	\$ 2,875	\$ 2,875	\$ 2,875	\$ -
Toro 144" Mower	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 212,500	\$ 132,000	\$ 20,125	\$ 20,125	\$ 20,125	\$ 20,125	\$ -

Alpine City - Equipment Replacement Schedule (Items in yellow have been surplusd and are in the process of being sold)
FY2027

Year: 2027

Equipment	Vehicle No.	Year	Make	Model	Assigned to	Current Age (years)	Life Span (years)	Difference (years)	Year to Replace	26-27	27-28	28-29	TOTAL
Bobtail 1	Truck No. 2	1990	International	4900 4x2	Cemetery	37	15	-22	2005				\$ -
Bobtail 2 (hook lift 2016)	Truck No. 6	2002	International	7400 4x2		25	15	-10	2017				\$ -
Bobtail 3 (hook lift 2024)	Truck No. 8	2024	Western Star		Greg	3	15	12	2039				\$ -
Bobtail 4	Truck No. 1	2009	International	7400 SBA 4x2	Jaden/Travis	18	15	-3	2024			\$ 200,000	\$ 200,000
Bobtail 5	Truck No. 9	2014	International	7400 4x2	Landon	13	15	2	2029				\$ -
10 Wheeler 1		2021	Western Star		Landon	6	15	9	2036				\$ -
10 Wheeler 2		2026	Western Star			1	15	14	2041				
Pickup 1		2020	Ford	F150	Code Enforcement	7	7	0	2027				\$ -
Pickup 2 - Crew Cab		2008	GMC	2500	Parks	19	7	19	2015	\$ 60,000			\$ 60,000
Pickup 3		2025	Chevrolet	1500	Shane	2	7	5	2032				\$ -
Pickup 4		2021	Ford	F150	Jason G.	6	7	1	2028				\$ -
Pickup 5		2019	Ford	F150	Jason J.	8	5	-3	2024				\$ -
Pickup 6 - Crew Cab		2004	GMC	2500	Parks	23	7	-16	2011				\$ -
Pickup 7 - Flatbed		2005	GMC	2500	Public Works	22	7	-15	2012				\$ -
Pickup 8		2017	Ford	F250	Landon	10	7	-3	2024	\$ 55,000			\$ 55,000
Pickup 9		2017	Ford	F150	Greg	10	7	-3	2024		\$ 55,000		\$ 55,000
Pickup 10		2021	Chevrolet	2500	Troy	6	7	1	2028				\$ -
Pickup 11		2011	Ford	F-150	Parks	16							
Crew Truck		2016	Ford	F-350	Public Works	11	10	-1	2026				\$ -
Street Sweeper	Truck No. 7	2017	Freightliner			10	15	5	2032				\$ -
Backhoe (Lease)			CAT	420F						\$ 17,000	\$ 17,000	\$ 17,000	\$ 51,000
Mini-Excavator (Lease)		2023	CAT	CAT 304		4				\$ 11,500	\$ 11,500	\$ 11,500	\$ 34,500
Loader		2001	John Deere	444H		26	20	-6	2021				\$ -
Vac Trailer		2004				23	15	-8	2019				\$ -
Crack Sealer		2007	Cimline	230 Magma		20	15	-5	2022				\$ -
Laydown Machine		2009	LeeBoy	1000F		18	20	2	2029				\$ -

Tack Spreader		2009	LeeBoy			18	20	2	2029				\$ -
Roller		1997	Ingersoll Rand	DD-24		30	20	-10	2017				\$ -
Tractor (large)		2014	Kubota	MX5100		13	15	2	2029				\$ -
Tractor (small)		2023	Kubota	LX2610HSD		4	20	16	2043				\$ -
Park Maintenance Vehicle 1		2013	Kubota	RTV1100		14	7	-7	2020				\$ -
Park Maintenance Vehicle 2		2016	John Deere	Gator		11	7	-4	2023				\$ -
Park Maintenance Vehicle 3		2020	John Deere	Gator		7	7	0	2027		\$ 30,000		\$ 30,000
Park Maintenance Vehicle 4		2023	John Deere	Gator		4							
John Deere Mower (Stand on)		2013	John Deere	QuikTrak 652R		14	10	-4	2023				\$ 11,000
Small Lawn Mower 1		2006	Grasshopper	722D		21	6	-15	2012				\$ 14,300
Small Lawn Mower 3		2008	Grasshopper	722D		19	6	-13	2014				\$ -
Small Lawn Mower 5		2012	Grasshopper	725D		15	6	-9	2018				\$ -
Small Lawn Mower 6		2016	John Deere			11	6	-5	2022				\$ -
Small Lawn Mower 7		2018	John Deere	Ztrak Z945M EFI		9	6	-3	2024				\$ -
Small Lawn Mower 8		2021	John Deere	Ztrak Z945M EFI									
Small Lawn Mower 9		2022	John Deere	Ztrak Z950M									
Small Lawn Mower 10		2024	John Deere	QuikTrak Q820M									
Small Lawn Mower 11		2025	John Deere	ZtrakZ960M									
Small Lawn Mower 12		2006	Bobcat	930323A									
Lawn Equipment		2016	ZSpreader/Zplug	ZP4640									
Large Lawn Mower 1 (2016 or 2017)		2014	Jacobsen	9016		13	12	-1	2026				\$ -
Large Lawn Mower 2		2010	Jacobsen	9016		17	12	-5	2022	\$ 69,000			\$ 69,000
Enclosed Trailer		2014	Haulmark	PPT85X24WT2									
Open Trailer		1997	Silverlite / S&H	US182									
Aerator		2004	Aero-Vator	AE80		23	15	-8	2019				\$ -
Wood Chipper		2006	Vermeer	BC1000XL		21	15	-6	2021				\$ -
Air Compressor		1993	Ingersoll Rand	185		34	25	-9	2018				\$ -
Brush Mower													\$ -
Generator		2011	Whisper Watt	DB-1651									

Light Plant		2008	Allmand	Light Plant									
Utility Trailer		2004	Big Bubba			23	10	-13	2014				\$ -
GPS		2021	TopCon			6	8	2	2029				\$ -
													\$ -
Totals										\$ 212,500	\$ 113,500	\$ 228,500	\$ 579,800

ALPINE CITY COUNCIL AGENDA-

SUBJECT: Public Hearing - Ordinance 2026-15: FY2025-26 Final Budget Amendment

FOR CONSIDERATION ON: June 23, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Hold a Public Hearing and Adopt the Proposed Amended Budget for FY2025-26.

BACKGROUND INFORMATION:

The following items are included in the proposed budget adjustment for FY2025-26:

- General Fund
 - Parks: increased expenses for building and grounds supplies
 - Streets: increased expenses for street maintenance
 - General Fund to Capital Improvements Fund Transfer: Funds are being transferred to the capital improvement fund to have a fund balance below the 35% state limits. The majority of this can be accounted for funds that were budgeted for the fire station project and interest earnings exceeding budgeted amounts.

Details for each of the above items are included in the supporting info in the packet.

STAFF RECOMMENDATION:

Hold a public hearing and adopt Ordinance 2026-15 as the amendment to the FY2025-26 budget.

SAMPLE MOTION TO APPROVE:

I move to approve Ordinance 2026-15 amending the FY2025-26 budget as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to adopt Ordinance 2026-15 amending the FY2025-26 budget with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Ordinance 2026-15 amending the FY2025-26 budget.

ORDINANCE NO. 2026-15

**AN ORDINANCE AMENDING AND ADMINISTERING THE ALPINE CITY FISCAL YEAR 2025-26
ANNUAL BUDGET**

WHEREAS, it is deemed desirable and in the best interest of the City of Alpine, Utah to adopt the annual budget for the operations, debt amortization, and capital outlay of the City; and

WHEREAS, the FY2025-26 Annual Budget was adopted on June 24, 2025, as Ordinance No. 2025-15; and

WHEREAS, adjustments to the budget are periodically necessary to reflect the receipt of additional resources and to approve appropriate expenditures.

**NOW, THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF ALPINE DO
ADOPT AND ORDAIN AS FOLLOWS:**

**ARTICLE I
DEFINITIONS**

SECTION 1. "BUDGET YEAR" means the 2025-2026 fiscal year for which this budget is made.

SECTION 2. "FISCAL YEAR" means that year which begins on the first day of July, 2025, and ends on the last day of June, 2026.

**ARTICLE II
AMENDED BUDGET ESTABLISHES APPROPRIATIONS**

SECTION 1.
That the budget amendments shown on Exhibit "A" are adopted.

SECTION 2. APPROPRIATIONS.
From the effective date of this Ordinance, the budget as outlined in the attached Exhibit "A", the several amounts stated therein as proposed expenditures, shall address the several objects and purposes therein named.

SECTION 3. ANTICIPATED REVENUES.
The amended 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 municipality.

SECTION 4. FUND BALANCE.
The fund balance shall be available for emergency appropriation by the City Council.

SECTION 5. ANTICIPATED SURPLUS FROM MUNICIPAL UTILITY OR ENTERPRISE FUNDS.
The anticipated revenue and proposed expenditures of each utility or other public service enterprise owned or operated by the city is stated in a separate section of the budget (See

attached Exhibit “A”); and as to each such utility, an anticipated surplus, if legally available for general purposes and to the extent such surplus is to be used to support budget operation, is stated as an item of revenue in the budget.

**ARTICLE III
SEVERABILITY**

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or application of the ordinance which can be given effect without the invalid provision or applications; and to this end the provisions of the ordinance are severable.

**ARTICLE IV
ADOPTION & EFFECTIVE DATE**

This Ordinance is hereby adopted this 23rd day of June 2026 and shall be effective for the Fiscal Year 2025-2026.

Carla Merrill, Alpine City Mayor

VOTING:

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

ATTEST:

DeAnn Parry, City Recorder

EXHIBIT "A"

Alpine City
Final Budget Adjustments
23-Jun-26

General Fund>Parks

10-70-26	Buildings and Grounds Supplies	25,000	
10-39-10	Fund Balance		25,000
Increased expenses for parks supplies			

General Fund>Streets

10-60-73	Capital Outlay - Other than Buildngs	30,000	
10-39-10	Fund Balance		30,000
Increased expenses for street maintenance			

General Fund>Fund Balance Transfer

10-99-80	Transfer to Capital Project Fund	1,250,000	
45-39-11	Transfer from General Fund		1,250,000
To decrease fund balance in the General Fund below the 35% state limits			

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-25: Alpine Fire Station/Community Center Project – Approval of Amendment No. 1 to the Agreement Between SIRQ Construction and Alpine City including the Guaranteed Maximum Price

FOR CONSIDERATION ON: June 23, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER:	Review and adopt Resolution R2026-25 Alpine City Fire Station/Community Center Project – Approval of Contract Amendment No. 1 and Guaranteed Maximum Price
--	---

BACKGROUND INFORMATION:

The site plan was recently approved for the Alpine Fire Station/Community Center, with some changes that will be considered for the exterior of the building. This project is being built with the Construction Manager General Contractor (CMGC) form of construction. On the front end of this process, the City went through a process and selected SIRQ Construction as the CMGC firm.

SIRQ, as the CMGC, has solicited bids for the various aspects of the project to provide a guaranteed maximum price (GMP) to the City. Amendment No. 1 to the agreement between SIRQ Construction and Alpine City, which was approved October 28, 2025, is proposed for approval as Resolution R2026-25. SIRQ Construction and Navigate, who is the construction manager and owner's representative, have met over the last two weeks to review the GMP. The GMP came in over the project budget that was prepared based on the development design drawings by approximately \$220,000.

A major component of the increased cost was due to structural components being larger than expected. A value engineering meeting was held between the City, SIRQ and Navigate. After reviewing the possible changes to reduce the overall cost, it is the staff and Mayor Merrill's recommendation to not make any changes to the building. The item that was determined to save the most money involved keeping three of the six bay doors and not replacing them. The doors are 30 years old and are in rough shape. It did not seem prudent to essentially have a new building with 30 year old bay doors.

The proposed funding scenario for the fire station/community room project is outlined in the table below (rounded numbers). SIRQ has provided the City with the guaranteed maximum price (GMP) of \$5,124,327. With the additional soft costs, the total cost is estimated at \$6,050,000 (rounded, see budget summary included as Exhibit A. Navigate has provided an explanation of the amendment to the agreement between SIRQ and the City, which has been included in the packet.

Following is the proposed funding scenario:

Funding Source	Amount
FY2026 – General Fund	\$1,000,000
FY2026 – Capital Improvement Fund	\$2,000,000
FY2027 – General Fund	\$500,000
FY2027 – Sales Tax Bond	\$2,000,000
FY2028 – General Fund	\$200,000
Donation – Don Watkins Family	\$250,000
Donation - Altabank	\$100,000
Donation – Roskelly Family (Acknowledged for donation of gym equipment. Cost was left out of soft costs.)	
Total	\$6,050,000

With this funding scenario, the City will still only be bonding for the planned \$2M. Staff has held off bringing the donations into the funding scenario until the GMP was provided. In addition, the previous funding scenario anticipated needing \$500K from the general fund in the FY2028 budget. This amount is now shown as \$200K.

The City Council approved Resolution R2026-26 at the June 9, 2026, city council meeting, which started the process for the sales tax bond for the project. The calendar of events for the bond has been provided to the city council previously.

STAFF RECOMMENDATION

Review and approve Resolution R2026-25 including amendment no. 1 to the agreement between SIRQ Construction and Alpine City and the guaranteed maximum price for the Alpine City Fire Station/Community Center Project.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-25 approving amendment no. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price.

****Insert motion to approve****

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2026-25 approving amendment no. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price, with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2026-25 as proposed based on the following:

- (insert finding)

Alpine Fire Station

Budget Summary

6/16/2026



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Account Title	Current Budget	Actual Spent	Remaining	% Complete
Project Management Fee	\$150,000	\$45,484	\$104,516	30.32%
Geotechnical	\$5,900	\$5,900	\$0	100.00%
Abatement	\$6,172	\$2,452	\$3,720	39.73%
Testing & Inspections	\$15,365	\$0	\$15,365	0.00%
Architect Concept Design	\$5,000	\$5,000	\$0	100.00%
Architect	\$401,750	\$213,575	\$188,175	53.16%
Civil	\$32,870	\$26,620	\$6,250	80.99%
Landscape Design	\$6,240	\$0	\$6,240	0.00%
Construction Estimate	\$5,124,327	\$0	\$5,124,327	0.00%
Office Furniture	\$20,000	\$0	\$20,000	0.00%
Storage	\$60,000	\$0	\$60,000	0.00%
Radio Systems	\$57,104	\$0	\$57,104	0.00%
Extractor	\$20,000	\$0	\$20,000	0.00%
Appliances	\$20,000	\$0	\$20,000	0.00%
Blinds	\$7,000	\$0	\$7,000	0.00%
Display (Art)	\$5,000	\$0	\$5,000	0.00%
Project Contingency	\$110,434	\$0	\$110,434	0.00%
Design Contingency	\$0	\$0	\$0	#DIV/0!
TOTAL	\$6,047,162	\$299,031	\$5,748,131	3.13%
SIRQ's GMP Amount	\$5,124,327			
Soft Costs	\$922,835			

AMENDMENT 1 TO THE AGREEMENT BETWEEN SIRQ CONSTRUCTION & ALPINE CITY

JUNE 19, 2026

The previously executed agreement with Sirq anticipated that an amendment would be issued once design is complete and bids from subcontractors have been solicited. Based on those contract terms, we're now presenting Amendment 1 to the agreement to establish the following:

1. Guaranteed Maximum Price (GMP)
2. Schedule Duration
3. List of the plans and specifications upon which the GMP is based
4. Clarifications and/or assumptions of the bid documents

Guaranteed Maximum Price

The original agreement provides that the project shall be delivered on a Cost of the Work Plus Fee basis, subject to a Guaranteed Maximum Price (GMP). The GMP establishes the Contractor's maximum compensation for completion of the Project and cannot be increased without an approved change order in accordance with the Agreement.

Recognizing that certain costs may arise during construction that could not have been reasonably anticipated at the time the GMP was established, the GMP includes a 3% contingency. Any unused contingency and any remaining unspent amount within the GMP at project completion shall be shared between the City and Sirq on a 60/40 basis. This shared savings structure is intended to incentivize prudent management of project costs and preservation of contingency where appropriate. To protect the City's interests, any use of contingency funds shall require prior written approval.

Schedule

Assuming the GMP amendment is executed on 6/24/26 following the City Council meeting, Sirq will be committed to a date of 5/1/2027 for substantial completion and 5/31/2027 for final completion. Substantial completion is when the building official has determined the building is safe to occupy. Final completion is when all work is 100% complete. These dates can only change through an approved change order that extends the duration. If the Contractor fails to achieve these milestone dates, the City may assess liquidated damages in accordance with the Agreement.

Plans & Specifications

The list of plans and specifications identifies the documents used by the Contractor to solicit bids and establish the GMP. These documents shall serve as the basis for defining the Project scope and shall become part of the Contract Documents.

Clarifications & Assumptions

These are intended to document mutual understanding regarding scope inclusions, exclusions, and interpretations used in establishing the GMP.



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RESOLUTION No. R2026-25

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AMENDMENT
No. 1 TO THE AGREEMENT BETWEEN SIRQ CONSTRUCTION AND
ALPINE CITY FOR THE CONSTRUCTION OF THE ALPINE CITY FIRE
STATION/COMMUNITY CENTER PROJECT INCLUDING THE
GUARANTEED MAXIMUM PRICE

WHEREAS, Alpine City has previously approved an Agreement (“Agreement”) at the October 28, 2025, City Council meeting with SIRQ Construction as the Construction Manager General Contractor for the Alpine City Fire Station/Community Center Project (“Project”); and

WHEREAS, plans have been prepared by Babcock Design and bids have been solicited for the Project and a Guaranteed Maximum Price (“GMP”) has been determined; and

WHEREAS, it is proposed that Amendment No. 1 to the Agreement be approved outlining the GMP for the project; and

WHEREAS, the City Council has determined that the proposed Amendment No. 1 to the Agreement is in the best interest of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City hereby agrees to the terms of Amendment No. 1 to the Agreement and authorizes the Mayor of the City to sign the amendment with SIRQ Construction in the form as shown in Exhibit A hereto.

PASSED AND APPROVED this 23rd day of June, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	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 23rd day of June, 2026.

RECORDED this 23rd day of June, 2026.

Exhibit A

Amendment No. 1 to the Agreement with the SIRQ Construction

AIA Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Seventeen day of June in the year Two Thousand Twenty-Six, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Seventeen day of June in the year Two Thousand Twenty-Six (the “Agreement”)
(In words, indicate day, month, and year.)

for the following **PROJECT**:
(Name and address or location)

Alpine Fire Station Remodel & Expansion
50 E 100 N
Alpine UT 84004

THE OWNER:
(Name, legal status, and address)

Alpine City
20 North Main
Alpine UT 84004

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

SIRQ Construction
3900 N Traverse Mountain Blvd
Lehi UT 84043

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER’S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million One Hundred Eight Thousand Sixty-Five (\$ 5,108,065.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See attachment of GMP summary page and clarifications log (assumptions/allowances/bid qualifications)

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.
5.49%

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

1. Fully Executed Amendment – Exhibit A
2. An Alpine City Building Permit is available
3. SIRQ has mobilized onto site with site office, temporary fencing etc within 2 weeks of a fully executed amendment – Exhibit A..

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ [X] Not later than Three Hundred Eleven (311) calendar days from the date of commencement of the Work.

☐ [] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Babcock Design – Project Manual – Alpine Fire Station 202 – Dated April 2026 – 1,344 Pages

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Babcock Design – Construction Documents – Alpine Fire Station 202 – Dated April 16 2026 & Addendum 1 dated May 22 2026

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See attachment clarifications log	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See attachment clarifications log

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See attachment of GMP summary page and clarifications log (assumptions/allowances/bid qualifications)

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

- 1 – Superintendent
Jaren Gates
- 2 – Project Manager
Andrew Adams
- 3- Other
PE – Brock Sorensen

This Amendment to the Agreement entered into as of the day and year first written above.

DocuSigned by: <i>Chase Hathaway</i> 48FBA516BABA458	
OWNER (Signature)	CONSTRUCTION MANAGER (Signature)
BY: Carla Merrill	BY: Chase Hathaway
(Printed name and title)	(Printed name and title)

Additions and Deletions Report for **AIA® Document A133® – 2019 Exhibit A**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:42:17 MDT on 06/19/2026.

Changes to original AIA text

PAGE 2

5.49%

1. SIRQ has mobilized onto site with site office, temporary fencing etc within 2 weeks of a fully executed amendment – Exhibit A..

Variable Information

PAGE 1

This Amendment dated the Seventeen day of June in the year Two Thousand Twenty-Six, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Seventeen day of June in the year Two Thousand Twenty-Six (the “Agreement”)

Alpine Fire Station Remodel & Expansion

50 E 100 N

Alpine UT 84004

Alpine City

20 North Main

Alpine UT 84004

SIRQ Construction

3900 N Traverse Mountain Blvd

Lehi UT 84043

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Five Million One Hundred Eight

Thousand Sity-Five (\$ 5,108,065.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

See attachment of GMP summary page and clarifications log (assumptions/allowances/bid qualifications)

Item	Price	
N/A		
Item	Price	Conditions for Acceptance
N/A		
Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

- [x] Established as follows:
1. Fully Executed Amendment – Exhibit A
 2. An Alpine City Building Permit is available
 3. SIRO has mobilized onto site with site office, temporary fencing etc within 2 weeks of a fully executed amendment – Exhibit A..

PAGE 3

[x] Not later than Three Hundred Eleven (311) calendar days from the date of commencement of the Work.

Portion of Work	Substantial Completion Date
N/A	

Babcock Design – Project Manual – Alpine Fire Station 202 – Dated April 2026 – 1,344 Pages

Babcock Design – Construction Documents – Alpine Fire Station 202 – Dated April 16 2026 & Addendum 1 dated May 22 2026

PAGE 4

Title	Date	Pages
N/A		

Item	Price
See attachment clarifications log	

See attachment clarifications log

See attachment of GMP summary page and clarifications log (assumptions/allowances/bid qualifications)

1 – Superintendent

Jaren Gates

2 – Project Manager

Andrew Adams

3- Other

PE – Brock Sorensen

DS
CH

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Chase Hathaway, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:42:17 MDT on 06/19/2026 under Order No. 20250138349 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

DocuSigned by:

Chase Hathaway

ABEFA516B8A45A

(Signed)

Project Executive

(Title)

6/19/2026

(Dated)



Alpine Fire Station #202

6/18/2026

Bid Qualifications and Assumptions

1	General Bid Assumptions	
2	Prices are not guaranteed if any market force majeure events occur, including but not limited to costs and schedule impacts associated with tariffs.	\$ -
3	Bid is based on the following plans "AF202 - Drawings", dated: 04/16/26, as well as Addendum 1	\$ -
4	All permits,fees, and 3rd party inspection costs are by owner	\$ -
5	Builders Risk is by SIRQ	\$ -
7	Bid Allowances	
8	We have included an allowance of \$80,509 for inclement weather conditions	\$ 80,509.00
9	No make or model were provided the shower inserts. We have included an allowance of \$16,000.	\$ 16,000.00
10	Per the specifications, bid includes a \$10,000 allowance for deteriorated rough carpentry wood sheathing replacement.	\$ 10,000.00
11	Per the specifications, bid includes a \$10,000 allowance for replacing deteriorated metal roof decking at the app bay.	\$ 10,000.00
12	Per the specifications, bid includes millwork as shown. At owners option Bid Alt 1 is to have SIRQ carry an allowance of \$20,000 for Millwork on the community Room wall. If this option is chosen, a credit of \$8,230 will be given to the city. (Great Basin's costs for the Community Room Millwork is \$28,230)	\$ 28,230.00
13	The exterior materials have been bid as per "AF202 - Drawings," date:04/16/26. Due to the expected changes in the exterior design, the entire exterior material package is an allowance.	\$ 117,509.00
14	Residential kitchen appliances have been carried as an allowance. Contract documents do not provide manufacturer, model, finish, or performance specifications. Pricing includes allowance amounts for the furnish and install of the dishwasher, wall oven, cooktop, warming oven, stainless steel work table, and associated appliance installation as identified in the plans. Final pricing is subject to adjustment upon selection and specification of actual equipment. Owner-furnished items have been carried as installation only.	\$ 23,950.00
15	Bid Qualifications	
16	Our General Conditions are based on a 10.2 month duration with is include in the GMP	\$ -
17	Tree removal and salvage for owner use is excluded; trees identified on plans <i>for removal</i> have already been removed from the site. <i>Trees noted for protection in place are included.</i>	\$ -
18	Per on-site meetings, landscaping will be by owner. All other site work will be complete per plans/specs	\$ -
19	Sheet Note 1/A114 calls for "Patch and repair existing sealed concrete as needed with shark grip (or similar) sealer." The exact amount is not known. We have included an allowance of \$28,262.	\$ 28,262.00
20	Due to the unavailability of the Viracon glazing storefront system, the storefront glazing system has been bid as a Vitro sytem which meets the intent of the basis of design.	\$ -
21	Restrooms 131 & 133 do not have interior elevations. Wall tile is assumed to match other restrooms	\$ -
22	We have included GAF Timberline architectural Asphalt Shingles as a comporable product to the specfied at the roof.	\$ -
23	We have included (Tite-Loc plus by Pac-Clad) 22 ga 2" tall standing seam metal roof panels in lieu of the Snap-Clad Roof panels. Per manufactuer, Snap-Clad Panels are not suitable for a 3/12 Slope.	\$ -
24	Weathertight warranty at the roof metal panels is excluded due to internal gutters @ gridline 1, and Cricket on low slope @ gridline C. Upon review with manufacturer, potential design changes such as a TPO valley at this location, could offer a weathertight warranty for a cost. Will have to be addressed in an RFI. Costing impact of about \$6,000.00 - \$8,000.00 for warranty	\$ 8,000.00
25	Rubber Flooring is bid with Johonsite (8mm) - GV	\$ -
26	Floor Transitions not defined. Holding a budget only	\$ -
27	Bid package does not include baby changing table & Seat cover dispensors. None shown on the drawings.	\$ -
28	All F,F&E, including install and plumbing/electrical hookups assumed by owner and not including in our costs.	\$ -
29	All specialties shown are assumed by owner unless specifically called out as C.F.C.I. SIRQ does have installation of icemaker,turnout locters and warming oven of \$6,150.00 part of the GMP	\$ -

DocuSigned by:
Chase Hathaway
48FBA516BABA458...
Chase Hathaway

Carla Merril

6/19/2026

Project Executive

Mayor Alpine City



3900 North Traverse Mountain Blvd Suite 202
Lehi, UT 84043 801.253.7825

Alpine Fire Station #202
50 E 100 N, Alpine, UT 84004

Exhibit A : Constrcution Manager's Proposal

Date Modified:	6/19/2026
Plans Dated	4/16/2026
Base Bid Total:	\$ 5,108,065
Building Cost per SF:	\$ 591.49
Project Size	8,636 sf
Job Duration:	10.2 mo

Description of work		% of Total	Total	Bid Subcontractors	Cost/sf
GENERAL CONDITIONS	Gen Conditions	7.80%	\$ 398,229	SIRQ	\$ 46.11
SURVEY	Survey	0.23%	\$ 12,000	SIRQ	\$ 1.39
CLEANING	Cleaning	0.12%	\$ 6,043	Delta Pro	\$ 0.70
DEMOLITION	Demolition	1.15%	\$ 58,920	Red Rock Demo	\$ 6.82
CONCRETE	Concrete	5.05%	\$ 257,849	Cornerstone	\$ 29.86
MASONRY	Masonry	4.02%	\$ 205,300	Dartco	\$ 23.77
	Steel				
STEEL		2.26%	\$ 115,416	Utah Steel/Wasatach Steel	\$ 13.36
	Rough Carp				
ROUGH CARPENTRY		4.89%	\$ 250,000	RJP	\$ 28.95
ARCHITECTURAL WOODWORK	Arch Wood	3.57%	\$ 182,210	Great Basin	\$ 21.10
DAMPPROOFING	Dampproofing	0.04%	\$ 1,860	Waterproof West	\$ 0.22
INSULATION	Insulation	0.20%	\$ 10,306	Hansen	\$ 1.19
AIR BARRIER	Air Barrier	0.00%	\$ -	See Siding	\$ -
SIDING	Siding	2.44%	\$ 124,809	Hunsaker	\$ 14.45
ROOFING	Roofing	4.51%	\$ 230,276	All Weather Roofing	\$ 26.66
JOINT SEALANTS	Joint Sealants	0.37%	\$ 18,990	Waterproof West	\$ 2.20
DOORS, FRAMES, HARDWARE	Doors, Frames	1.28%	\$ 65,534	LKL	\$ 7.59
OVERHEAD DOORS	Overhead Doors	2.91%	\$ 148,865	Crawford	\$ 17.24
STOREFRONT	Storefront	3.31%	\$ 169,235	Jones P&G	\$ 19.60
DRYWALL	Drywall	1.25%	\$ 63,916	Alpine Drywall	\$ 7.40
TILE	Tile	1.06%	\$ 53,946	Spectra	\$ 6.25
ACOUSTICAL CEILINGS	ACT	0.19%	\$ 9,865	Alternative Acoustics	\$ 1.14
FLOORING	Flooring	1.45%	\$ 74,204	Spectra	\$ 8.59
PAINTING	Painting	0.72%	\$ 36,834	Fisher	\$ 4.27
SIGNAGE	Signage	1.12%	\$ 57,005	Identity Signs	\$ 6.60
SPECIALTIES	Specialties	0.28%	\$ 14,361	TSC	\$ 1.66
EQUIPMENT	Equipment	0.47%	\$ 23,950	SIRQ	\$ 2.77
WINDOW COVERINGS	Window Cover	0.07%	\$ 3,660	Scottco	\$ 0.42
FIRE SPRINKLER	Fire Sprinkler	0.96%	\$ 48,926	Certified Fire	\$ 5.67
PLUMBING/HVAC	Plumbing/HVAC	14.30%	\$ 730,436	Gunthers	\$ 84.58
ELECTRICAL	Electrical	13.06%	\$ 667,197	Surge	\$ 77.26
EARTHWORK	Earthwork	8.07%	\$ 412,218	Cazier	\$ 47.73
ASPHALT	Asphalt	1.44%	\$ 73,699	Miller Paving	\$ 8.53
Sub Total			\$ 4,526,060		\$ 524.09
Contingency					
Inclement Weather Conditions	1 LS		\$ 80,509		\$ 9.32
Design Contingency		0.00%	\$ -		\$ -
Contractor Contingency		3.00%	\$ 153,242		\$ 17.74
Indirects					
Warranty		0.25%	\$ 12,770		\$ 1.48
Building Permit		0.00%	By Owner		
General Liability		0.34%	\$ 17,367		\$ 2.01
Builders Risk			\$ 18,389	See Tabs	\$ 2.13
Payment & Performance Bond			\$ 33,890	See Tabs	\$ 3.92
Fee					
Contractors Fee		5.49%	\$ 265,838		\$ 30.78
Grand Total:			\$ 5,108,065		\$591.49

DocuSigned by:
Chase Hathaway
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6/19/2026

Project Executive

Carla Merril

Mayor Alpine City

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review of the Long Range Shooters of Utah Commercial Site Plan

FOR CONSIDERATION ON: June 23, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the Long Range Shooters of Utah Commercial Site Plan

REVIEW TYPE: Administrative

BACKGROUND INFORMATION:

The Long Range Shooters of Utah Commercial Site Plan is proposed for parcel number 02:011:0045 off 200 North and Main St in Alpine. The building proposed is to provide space for a small retail gun shop (rifles, accessories, bipods, etc), a warehouse, a space for an office and a space to film content in for the shop. The building will also include a 1-bedroom apartment above the office area.

The applicant has provided a site plan that meets the code requirements for §3.07 Business Commercial Zone and §3.11 Gateway/Historic Zone. There was discussion in the Planning Commission meeting about the choice of ACM Panels as an exterior material for the building and whether it was appropriate given the Historic/Gateway Design Guidelines. Ultimately, a motion was passed that determined that the ACM Panels could mimic the primary exterior materials and therefore met the standard for the Guidelines.

3

Exterior Walls, Fences, and Surfaces

The type of materials used for new construction can greatly enhance the relationship to surrounding historical structures while maintaining individual identity.

Design Standards

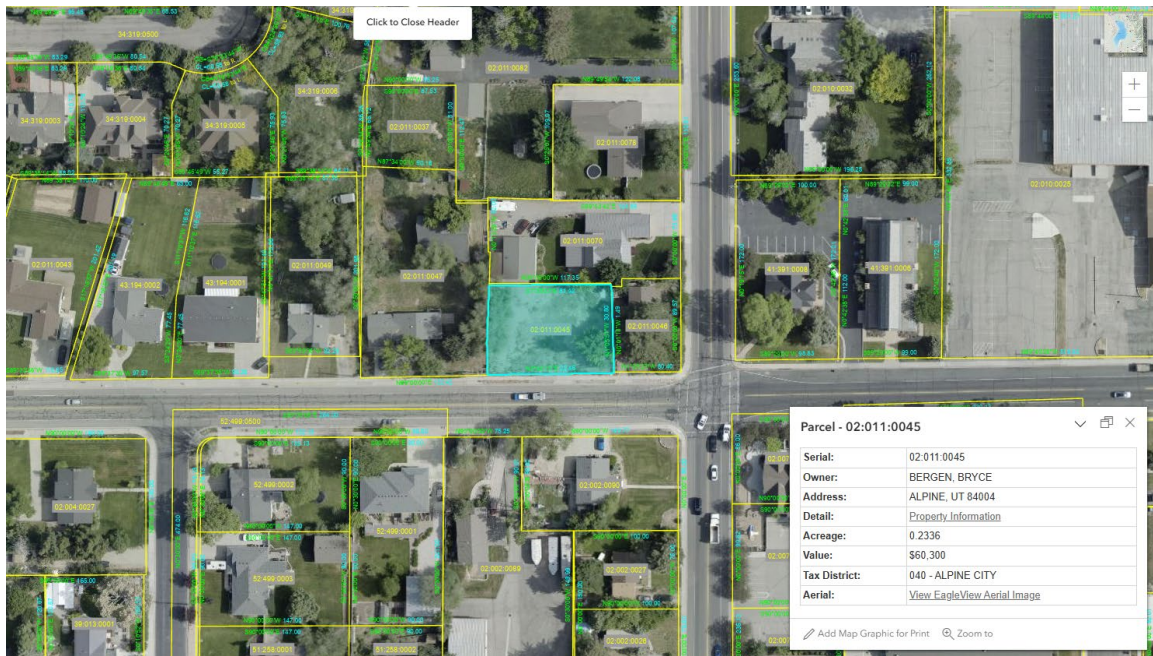
- The use of stone, brick, wood, or stucco is encouraged for use as the primary exterior material.
- Innovative use of other materials that **mimic the primary exterior materials listed may be considered.**
- The use of chain link, vinyl, or wire fencing shall be prohibited.



Parking requirements are met with 3.5 stalls needed per 1000 sq/ft, including parking for employee and 2 spots inside the building for the apartment. There is a slight concern whether the parking lot proposed can meet the requirement in 3.07.080, which requires that all ingress to and egress from the parking lot be done by forward motion only. The applicant has made efforts to create enough space for backing out and exiting the site by forward motion and Staff considers the space sufficient for such.

Planning Commission was curious if there was any State or Federal law that impedes firearm sales from being located near schools or residences. After investigation Staff was unable to find any law that would prohibit firearm retail sales near these types of uses. Staff recommends that the applicant be sure to comply with all federal and state regulations on the sale of firearms. It is also necessary that the proposed retail shop be FFL licensed and that the shop obtain a business license, of which the applicant has already sent documentation confirming compliance.

It is required that the one-bedroom apartment above the office be owner-occupied only, which the applicant is aware of and agrees to.



MOTION: Planning Commission member John MacKay moved to recommend approval of the Long-Range Shooters of Utah County commercial Site Plan with the following conditions:

1. That all exterior materials of the building substantially comply with the Historic Gateway Design Guidelines. Specifically, the ACM material mimics the treatment of a wood cladding and is compliant with Historic District Design Guidelines.
2. The apron leading into the parking lot be clearly identified and integrated with a sidewalk.
3. The city confirms that there are no state or federal laws that prohibit firearm sales adjacent to residential and school buildings.

Troy Slade seconded the motion. There were 5 Ayes and 2 Nays (recorded below) the motion passed.

Ayes:

John MacKay
Troy Slade
Alan Macdonald
Susan Whittenburg
Greg Butterfield

Nays:

Michelle Schirmer
Jeff Davis

Excused:

GENERAL PLAN REFERENCE:

- General Plan Land Use Goal #2 Policy 2.2

CITY CODE REFERENCE:

- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08
- Alpine Development Code 4.10

PUBLIC NOTICE:

This item does not require a public hearing but has been posted as an action item on the Planning Commission and City Council agendas, as applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council consider approving the proposed site plan for the new Long Range Shooters of Utah commercial site plan.

Motion to Approve:

I move to approve the proposed site plan for the new Long Range Shooters of Utah commercial site plan as proposed.

Motion to Approve with Conditions:

I move to approve the proposed site plan for the new Long Range Shooters of Utah commercial site plan, subject to the following conditions:

*Insert Proposed Conditions

Motion to Table:

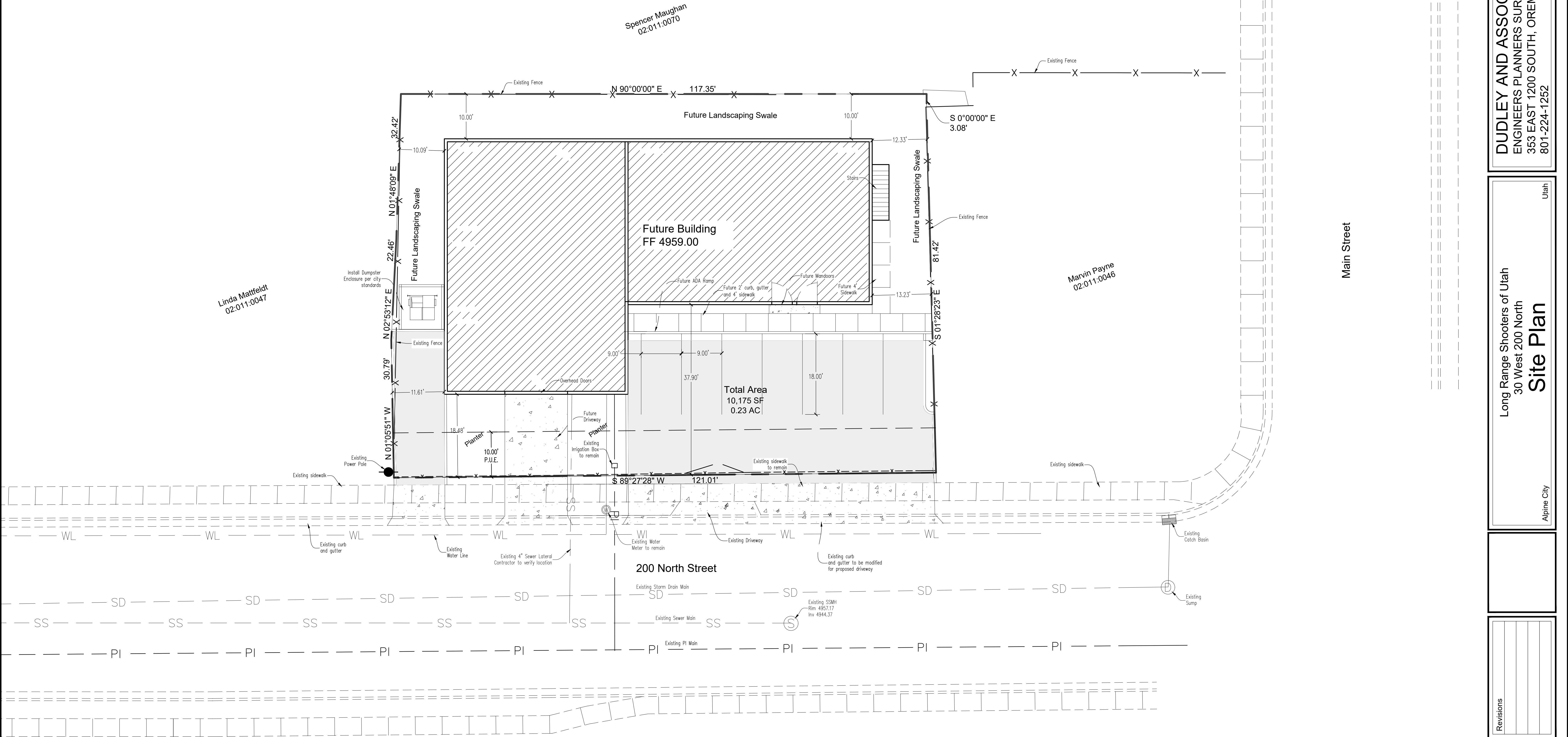
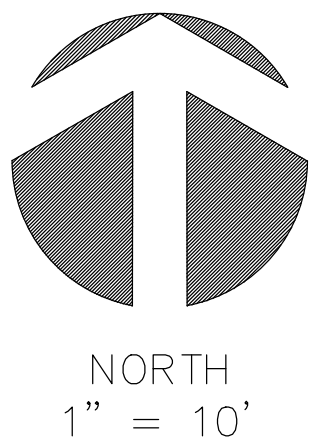
I move to table consideration of the proposed Long Range Shooters of Utah commercial site plan to a future meeting in order to allow additional time for revisions and/or additional information, including:

*Insert additional information needed.

Motion to Deny:

I move to recommend denial of the proposed site plan for the new Long Range Shooters of Utah commercial site plan based on the following findings:

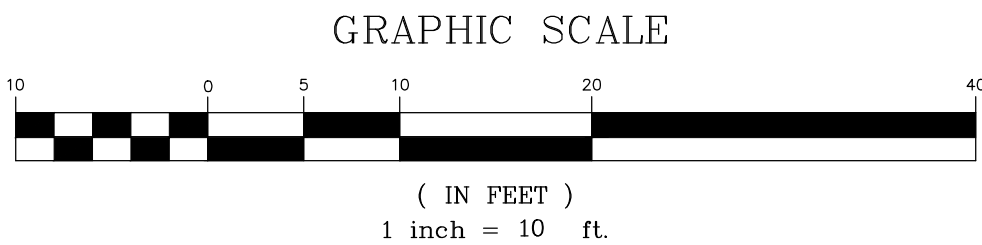
*Insert findings



Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

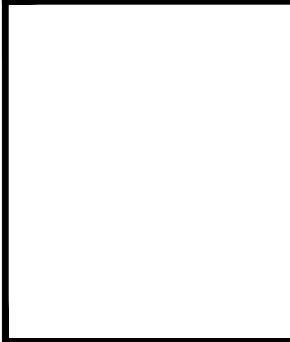
CAUTION!!! Notice to contractors

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 from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Long Range Shooters of Utah
30 West 200 North
Site Plan
Utah
Alpine City



Revisions

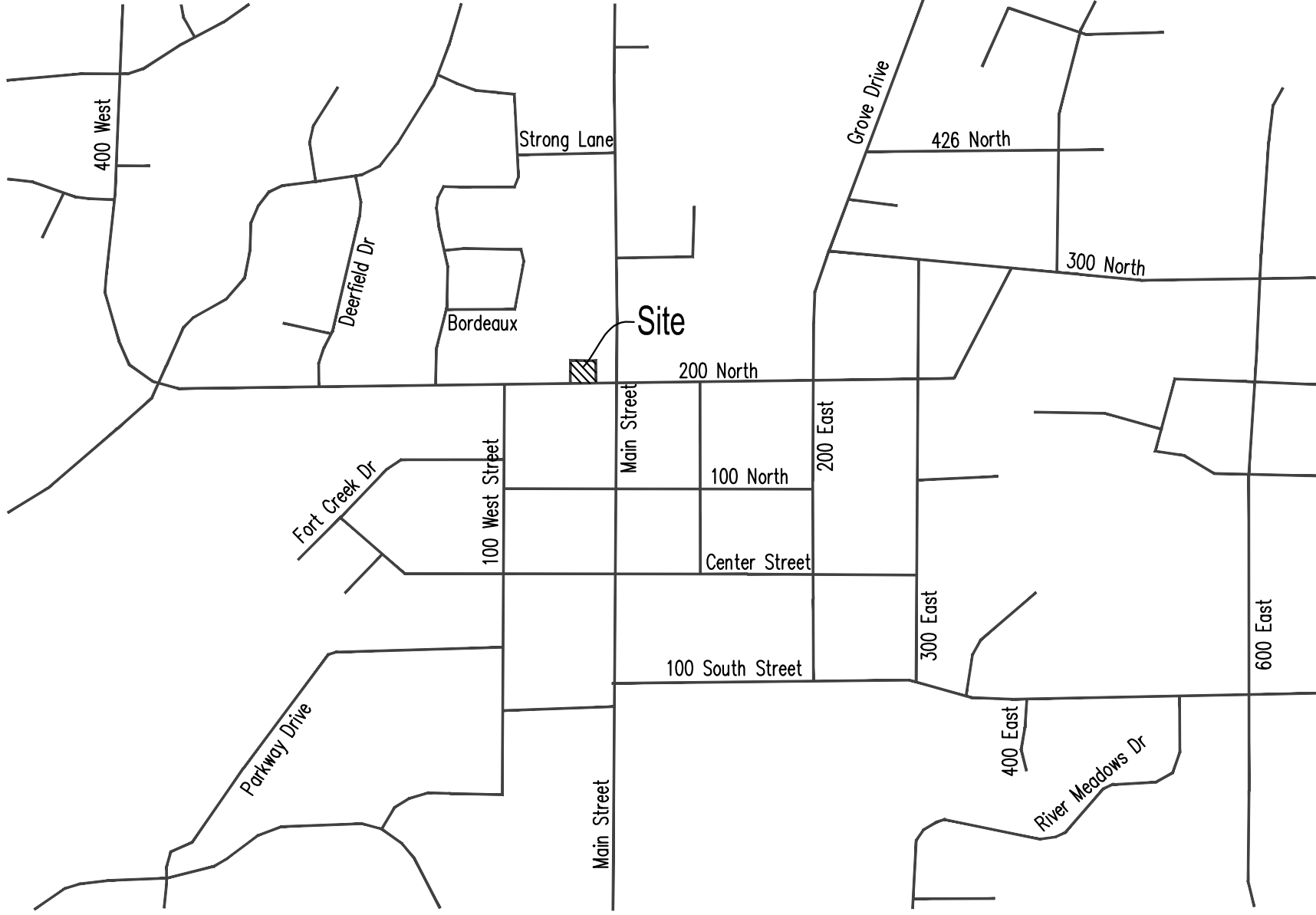
Date
2-2-2026
Scale
1"=10'
By
BHT
Tracing No.
L -

Sheet No.
C - 2



Long Range Shooters of Utah

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
to	top of asphalt
boc	top of sidewalk
bow	back of top of curb
SSMH	back of top of sidewalk
SDMH	Sanitary Sewer Manhole
WV	Storm Drain Manhole
GV	Water Valve
WM	Gas valve
eo	Water Meter
PUE	edge of existing asphalt
	Public Utility Easement



Developer:

Kathy Bergen
858 Healy Homestead Circle
Alpine Utah 84004
801 634-2301
kathyanbergen@gmail.com

Engineer:

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

Site Data

Zone = Business Commercial
Total Area = 10,175 SF
Parking Requirements =
Spaces required = 6 Spaces
Spaces provided = 6 Spaces

Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Grading and Drainage Plan
4.0	Detail Sheet

	Square Footage	Acreage	Percent of total
Total Area	10175	0.23	100
Total Building / Pad Area	4354	0.10	43
Total Hard Surface Area	3168	0.07	30
Total Impervious Area	7522	0.17	73
Total Landscaped Area	2653	0.06	27

Tabulation Table

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to the current City standards, specifications, and drawings.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are 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 appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify the necessary City inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines, any discrepancies found are to be communicated to the design engineer prior to installation.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities. It is the responsibility of the contractor to verify all existing utilities by means of 'blue stakes', 'pot-holing', and/or excavation.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
 2. All sanitary sewer construction shall be in conformance with the standards and specifications.
 3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
 4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
 5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
 6. All sanitary sewer main testing shall be accordance with the city standards and specifications. Copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
 7. Compaction of all trenches within the project site must be attained and compaction results submitted to the Public Works Department.
 8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
 9. The contractor is responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the City and engineer.
 - (E) All permitting, development, location, connecting and inspection.
 - (F) Verifying all standard details conform to the current standards and specifications.
 - (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
 - (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

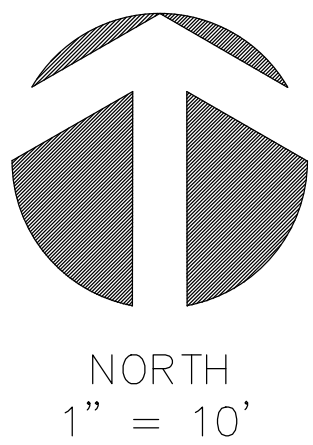
1. The contractor shall be responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the city and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
8. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction. Any discrepancies are to be reported to the design engineer prior to construction.
9. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished surface paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, no proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Where new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre-cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove dirt and debris.
20. Existing grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
21. Proposed grade contour intervals shown at 1 foot intervals unless otherwise noted on the plan.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.
32. All drainage from the subject site is to be contained on-site. No water shall be allowed to flow onto adjacent properties without drainage easements in place.
33. The Landscape contractor is to refer to the grading and drainage plan for the placement of drainage swales and LID facilities and ensure the design is maintained.

GENERAL NOTES

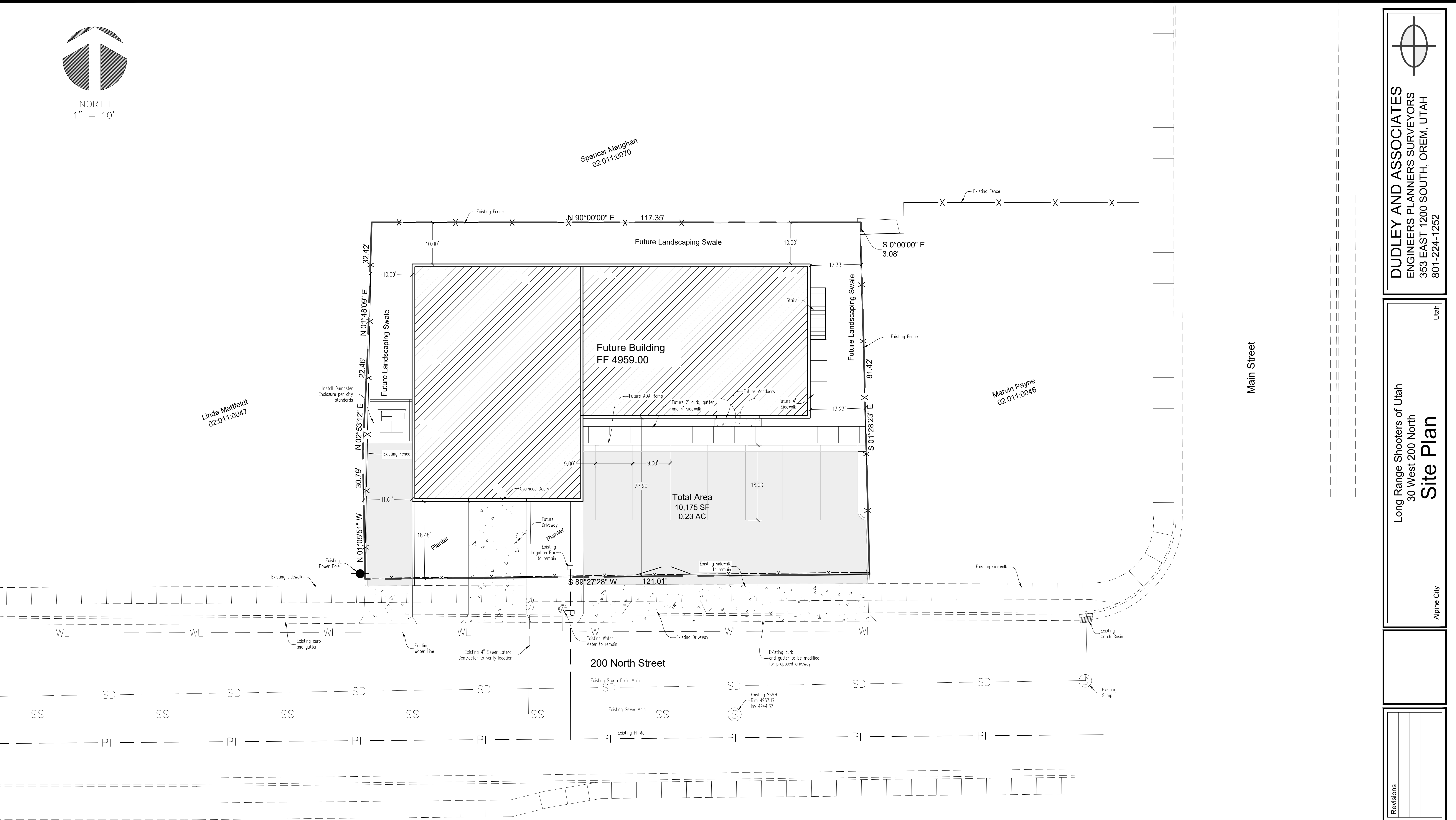
1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works Department, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT where applicable. Inspection services and construction certification to be provided by engineer of record.
2. 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 upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required buy the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warning up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.



Linda Mattfeldt
02:011:0047

Spencer Maughan
02:011:0070

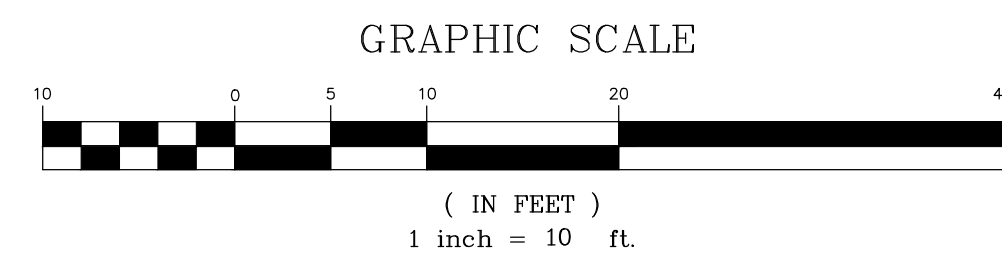
Marvin Payne
02:011:0046



Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

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 from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



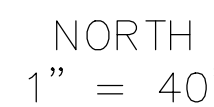
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Long Range Shooters of Utah
30 West 200 North
Site Plan
Utah
Alpine City

Revisions

Date
2-2-2026
Scale
1"=10'
By
BHT
Tracing No.
L -

Sheet No.
C - 2



NORTH
1" = 40

Spencer Maughan
02:011:0070

Linda Mattfeldt
02:011:0047

Marvin Payne
02:011:0046

200 North Street

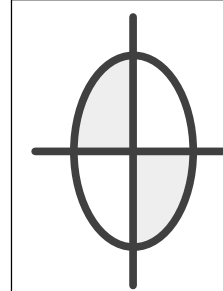
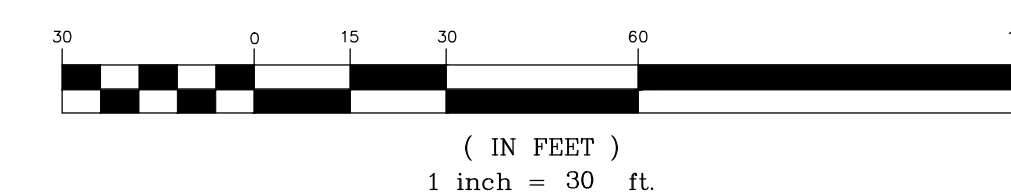
Main Street

Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Prior to construction, the plumbing plans must be coordinated with the engineer the final design locations for, Roof Drain locations, sewer lateral locations and sizing, water meter and water service lateral locations, power and gas locations. Any discrepancies with the approved plans are to be reported to the design engineer.

GRAPHIC SCALE



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Long Range Shooters of Utah

Grading and Drainage Plan

Alpine City

Revisions

Date	2-2-2026
Scale	1"=10'
By	BHT
Tracing No.	L -

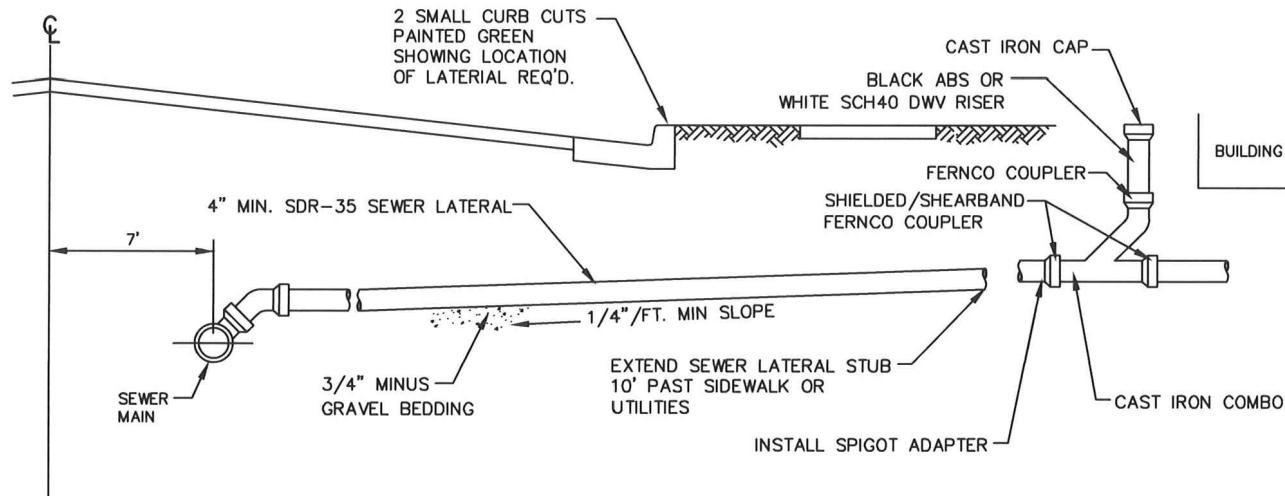
Sheet No.
C - 3



CAUTION!!! Notice to contractors

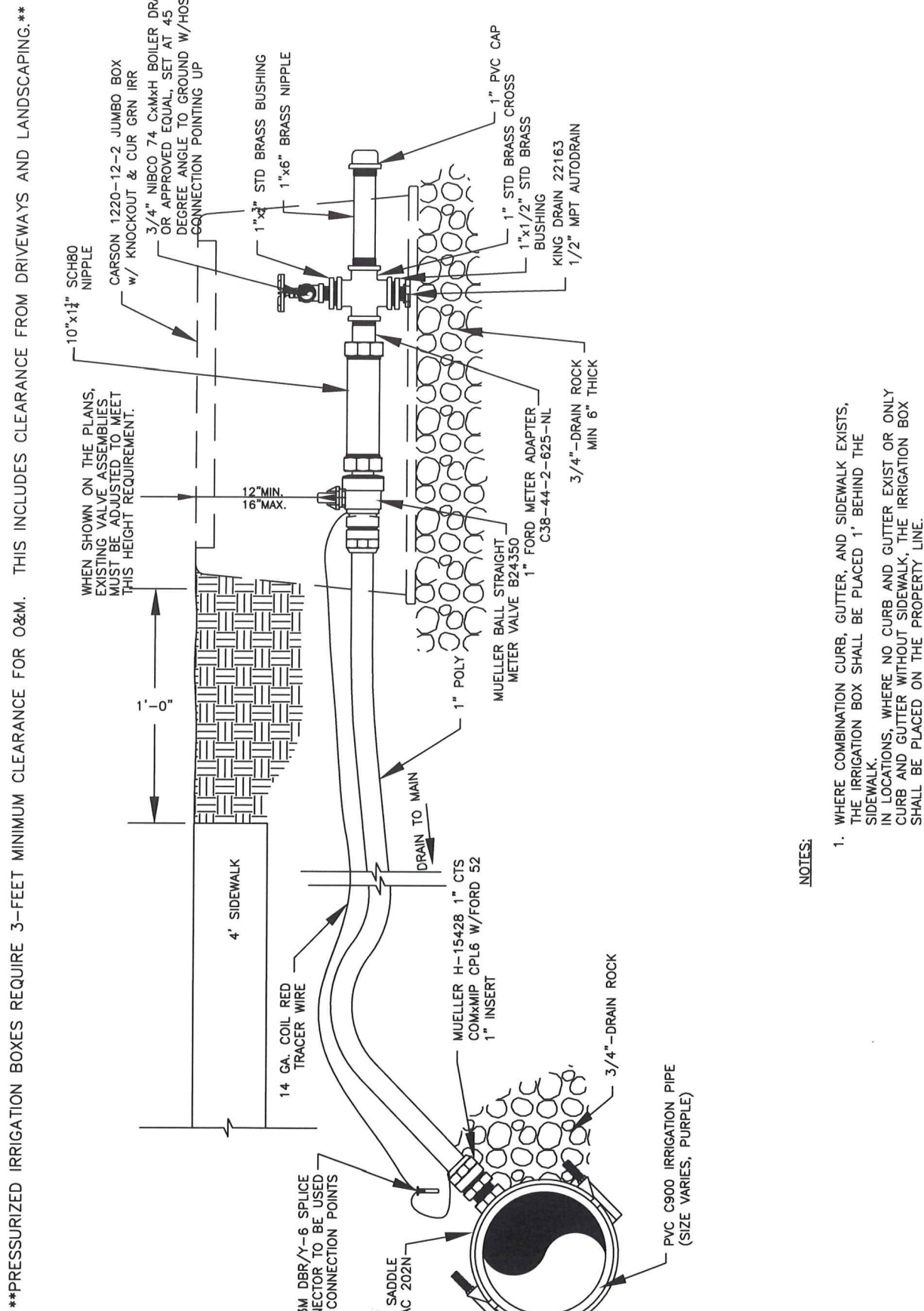
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

- NOTES:
1. A CLEANOUT IS REQUIRED NEXT TO THE BUILDING.
 2. ADDITIONAL CLEANOUTS REQUIRED BETWEEN THE BUILDING AND SEWER MAIN AT MAXIMUM 100 FOOT INTERVALS.
 3. THE COMBO SHALL CONSIST OF CAST IRON, ABS MATERIAL (OR WHITE SCH40 DWV) FOR RISER.
 4. FERNCO COUPLERS (AS SHOWN) SHALL BE USED WHEN CONNECTING CAST IRON TO RISER OR SDR-35 LATERAL PIPE.
 5. ALL CLEANOUTS SHALL HAVE CAST IRON CAPS.
 6. ALL SEWER LATERALS SHALL BE SDR-35 PIPE, BEING LAID WITH THE BELL END OF THE PIPE IN THE UP HILL DIRECTION.
 7. ALL SEWER LATERALS SHALL BE BEDDED WITH 3/4" MINUS GRAVEL.
 8. BACKFILL MATERIAL SHALL BE ENGINEERED FILL WITHIN CITY RIGHT OF WAY, AS CLASSIFIED IN ALPINE CITY STANDARDS AND SPECIFICATIONS.
 9. BACKFILL MATERIAL AROUND PIPE SHALL BE COMPACTED TO 95% OF DENSITY AS MEASURED BY AASHTO T-99.
 10. SEWER LATERAL MUST BE INSPECTED BY AN AUTHORIZED REPRESENTATIVE OF THE CITY PRIOR TO BACKFILLING TRENCH.
 11. A TIE SKETCH SHOWING THE LOCATION OF ALL SEWER LATERALS MUST BE SUBMITTED TO THE CITY.
 12. THE CITY SHALL BE NOTIFIED 24 HOURS PRIOR TO WHEN A SEWER LATERAL INSPECTION IS NEEDED.
 13. ALL APPROPRIATE EXCAVATION PERMITS MUST BE OBTAINED FROM THE CITY AND OTHER AGENCY PRIOR TO ANY EXCAVATION.
 14. ALL APPROPRIATE IMPACT FEES MUST BE PAID PRIOR TO CONNECTING TO THE SEWER.
 15. MARK END OF LATERAL STUB WITH 2x4 POST PAINTED GREEN. ALL OTHER MARKERS MUST BE PRE-APPROVED PRIOR TO USE.



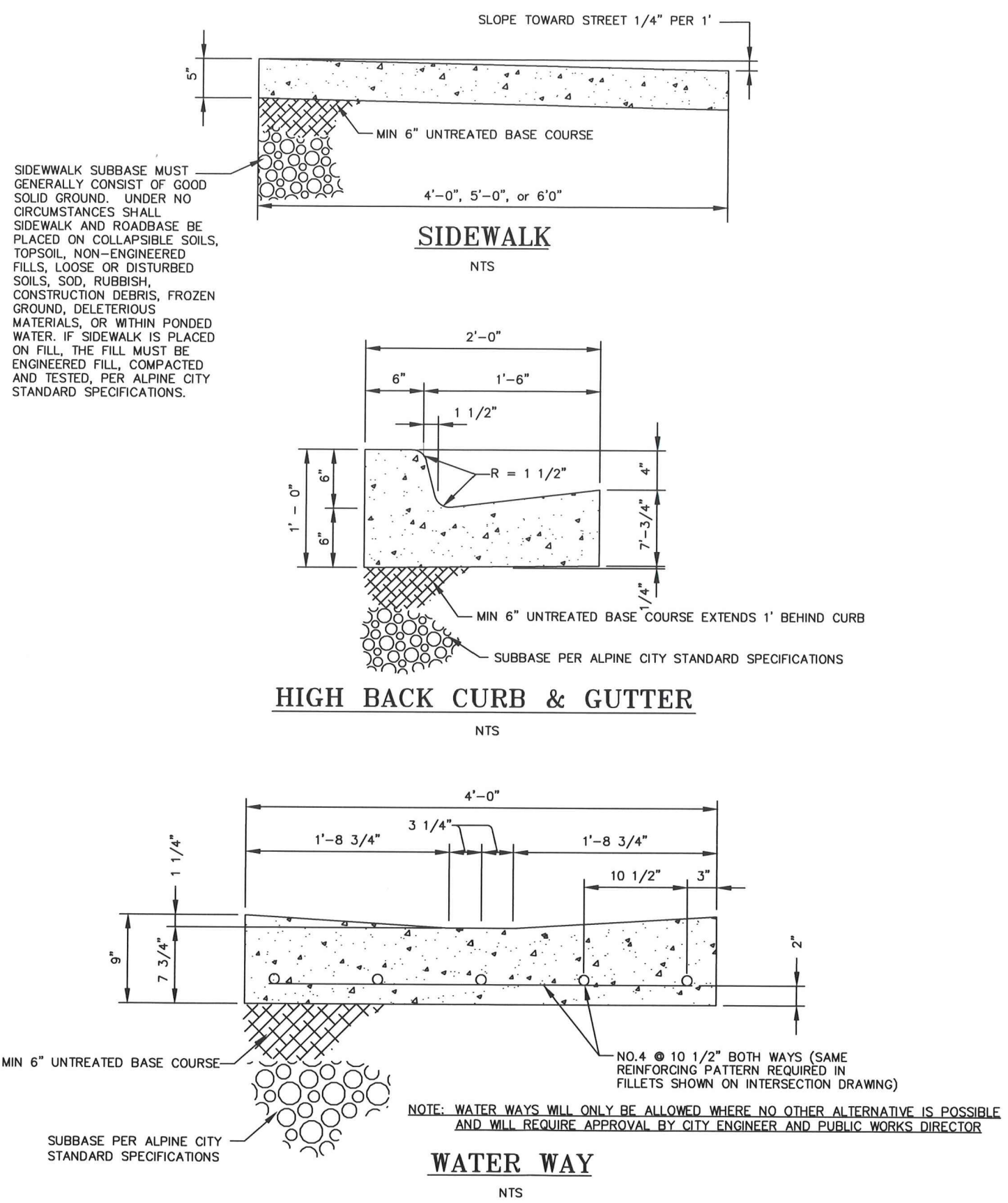
TYPICAL SEWER SERVICE CONN.
N.T.S.

STATEMENT OF USE				TYPICAL SEWER SERVICE CONN.		STANDARD DRAWING NUMBER	17a
THIS DOCUMENT AND ANY ILLUSTRATIONS THEREON ARE PROVIDED AS STANDARD CONSULTING DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.							
REVISION				ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004		DESIGNED BY	SKL
REVISION						DRAWN BY	WHL
REVISION						CHECKED BY	
REVISION						APPROVED DATE	04/04/04
CITY OF ALPINE, UTAH AND ITS ENGINEERS, ARCHITECTS, PLANNERS, AND OTHER PROFESSIONAL CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT OR THE RESULTS THEREOF. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT OR THE RESULTS THEREOF.							



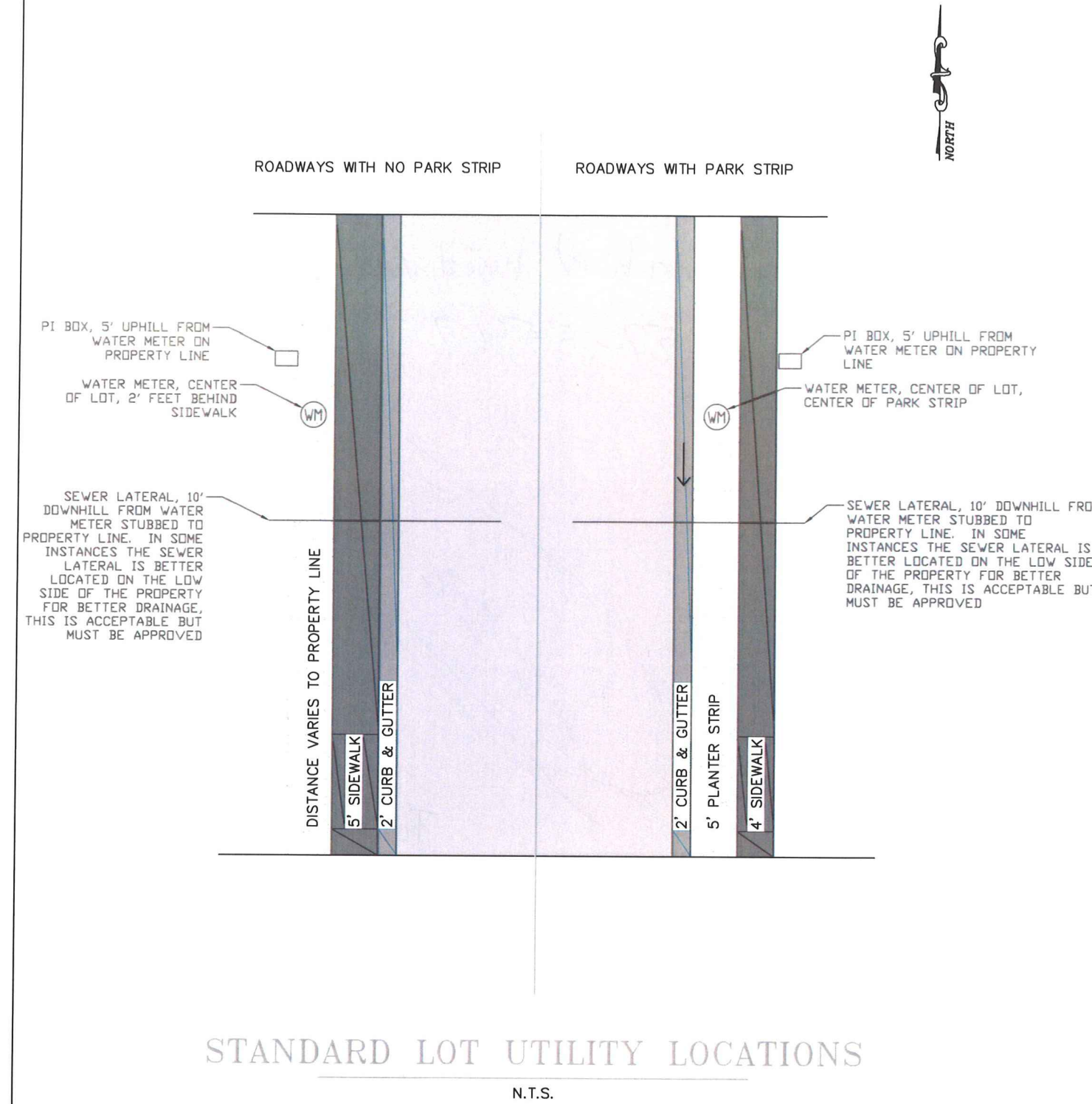
- NOTES:
1. WHERE COMBINATION CURB, GUTTER, AND SIDEWALK EXISTS, SIDEWALK AND GUTTER SHALL BE PLACED 1' BEHIND THE CURB AND GUTTER WITHOUT SIDEWALK. ONLY CURB AND GUTTER WITHOUT SIDEWALK SHALL BE PLACED ON THE PROPERTY LINE.

STATEMENT OF USE			Pressurized Irrigation Distribution System	STANDARD DRAWING NUMBER: 24	
THIS DOCUMENT AND ANY ILLUSTRATIONS THEREON ARE PROVIDED AS STANDARD CONSULTING DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.					
REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	APPROVED DATE: 01/04/04		
REVISION					
NO.	DATE	DESCRIPTION	BY	CHECKED	DATE
1	01/04/04	1. CANCELLED & REDESIGNED FOR THE CITY OF ALPINE. SEE ALPINE CITY STANDARD DRAWING NUMBER 24 FOR THE CITY OF ALPINE.	ALPINE CITY	ALPINE CITY	01/04/04



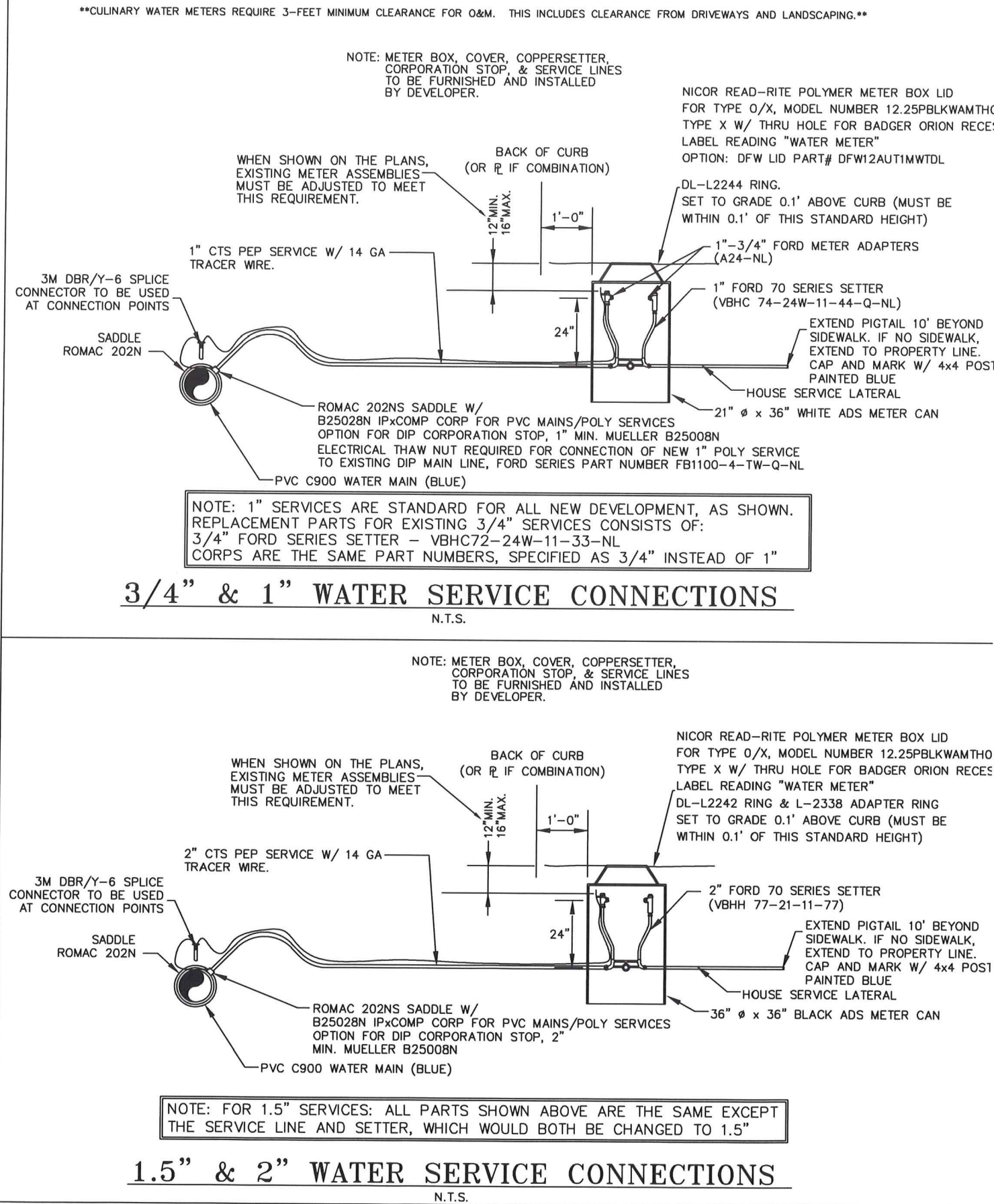
HIGH BACK CURB & GUTTER
N.T.S.

STATEMENT OF USE			SIDEWALK, CURB & GUTTER, WATER WAY	STANDARD DRAWING NUMBER: 4
THIS DOCUMENT AND ANY ILLUSTRATIONS THEREON PROVIDED AS STANDARD CONSULTING DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.				
REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	APPROVED DATE: 01/04/04	
REVISION				
BY: CPTG (2/12)	DATE: 10/13	APPROVED BY: A SIGNATURE OF AN ALPINE CITY EMPLOYEE OR AN INDIVIDUAL WITH AUTHORITY TO SIGN FOR THE CITY		



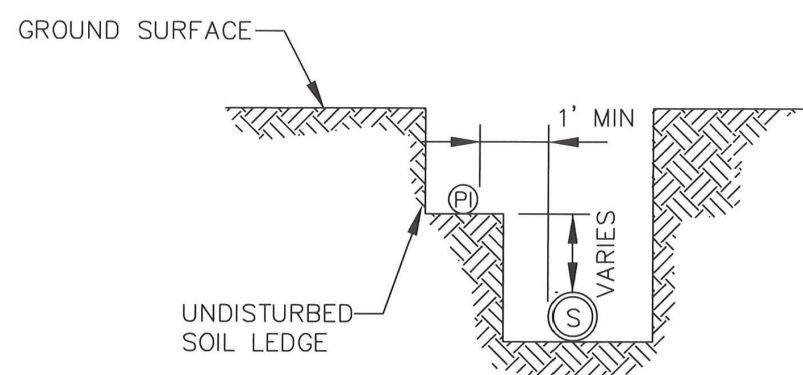
STANDARD LOT UTILITY LOCATIONS
N.T.S.

STATEMENT OF USE			STANDARD LOT UTILITY LOCATIONS	STANDARD DRAWING NUMBER: 12
THIS DOCUMENT AND ANY ILLUSTRATIONS THEREON ARE PROVIDED AS STANDARD CONSULTING DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.				
REVISION		ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	APPROVED DATE: 01/04/04	APPROVED BY: JTB
REVISION				
001	001	001	001	001



3/4" & 1" WATER SERVICE CONNECTIONS
N.T.S.

STATEMENT OF USE										WATER SERVICE CONNECTION DETAIL		STANDARD DRAWING NUMBER: 27	
THIS DOCUMENT AND ANY ILLUSTRATIONS THEREON ARE PROVIDED AS STANDARD CONSULTING DETAILS WITHIN ALPINE CITY. DEVIATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CORPORATION CANNOT BE HELD LIABLE FOR MISUSE OR CHANGES REGARDING THIS DOCUMENT.												PROJECT NO.: 000	
										ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004		SHEET NO.: 001	
REVISION										REVISION		REVISION	
NO.	DATE	BY	DATE	DESCRIPTION						APPROVED DATE: 01/04/04			
1	01/04/04	001	01/04/04	001						APPROVED DATE: 01/04/04			



SEWER & PI LATERALS IN COMMON TRENCH

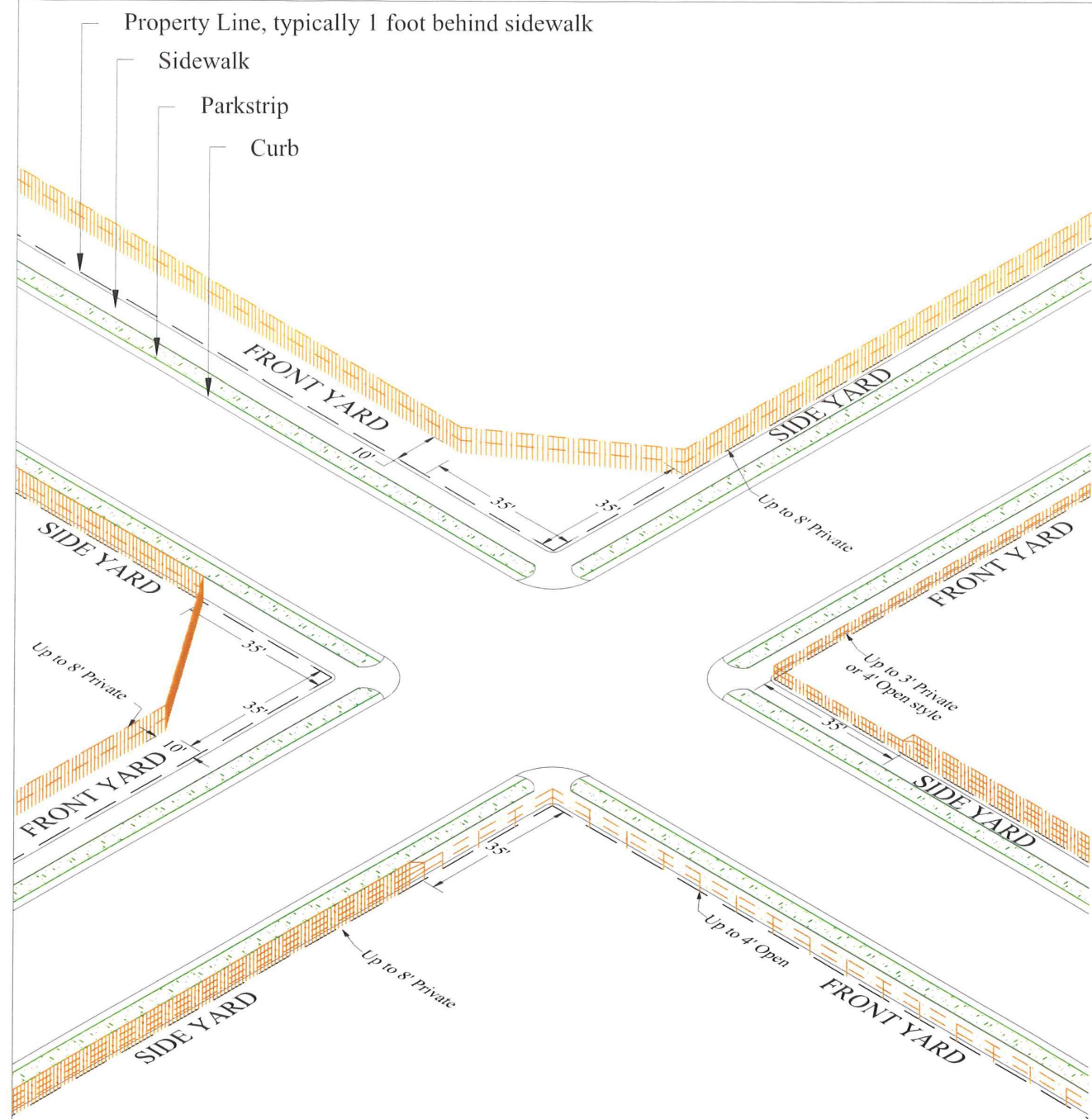
N.T.S.

STATEMENT OF USE	
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS A GENERAL GUIDE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.	
REVISION	



CITY UTILITY LATERALS
IN SAME TRENCH

STANDARD DRAWING NUMBER	14
DATE	11/1/2025
DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM



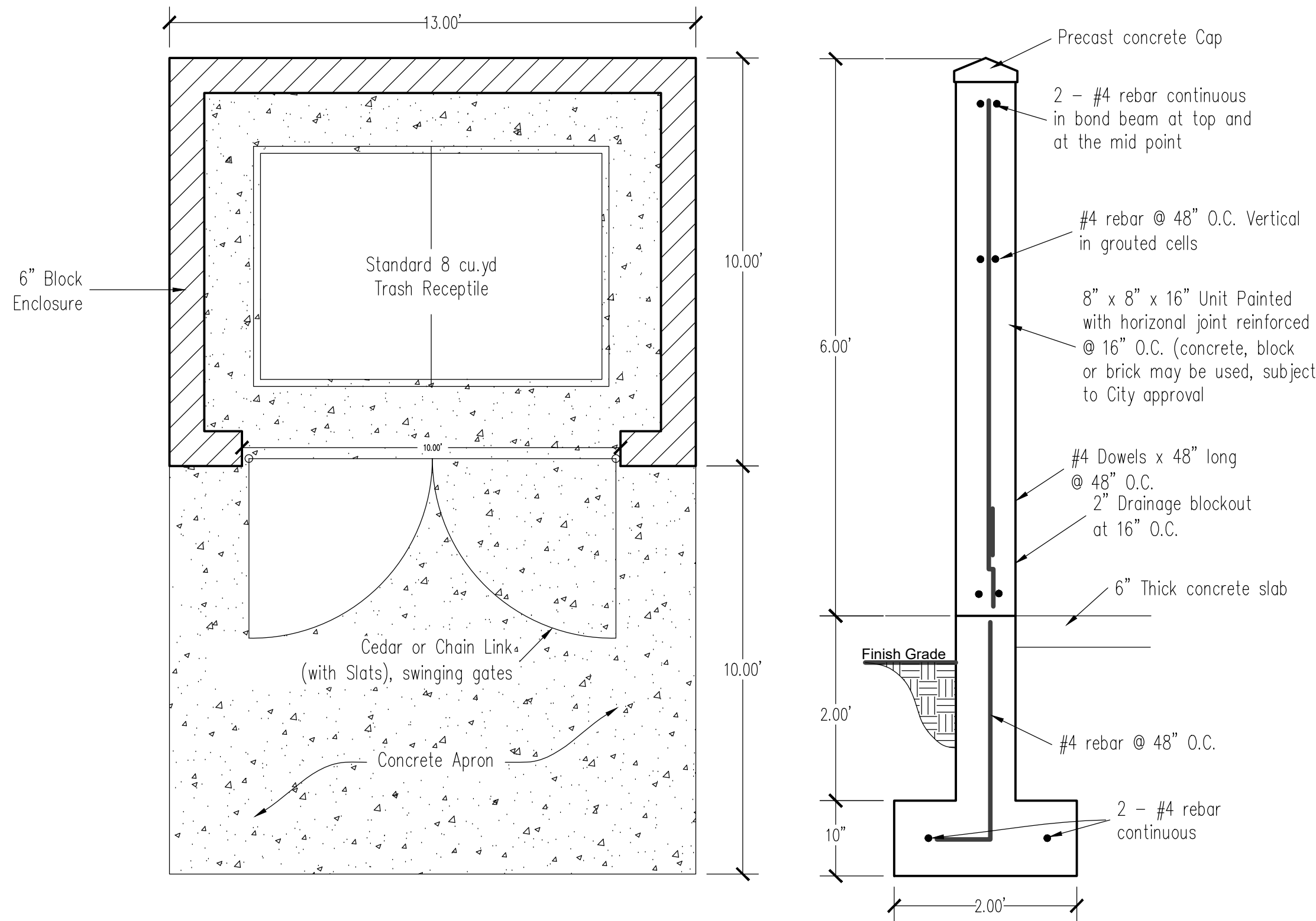
NOTE: SEE DEVELOPMENT CODE SECTION 3.21.060
ALL PARTS OF THE FENCE TO BE PLACED NO CLOSER THAN
1 FOOT BEHIND SIDEWALK (OR ON PROPERTY LINES) WITH
HEIGHTS AS SHOWN. FREE FENCE PERMIT
REQUIRED.

STATEMENT OF USE	
THIS DOCUMENT AND ANY ILLUSTRATIONS HEREON ARE PROVIDED AS A GENERAL GUIDE ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREON.	
REVISION	



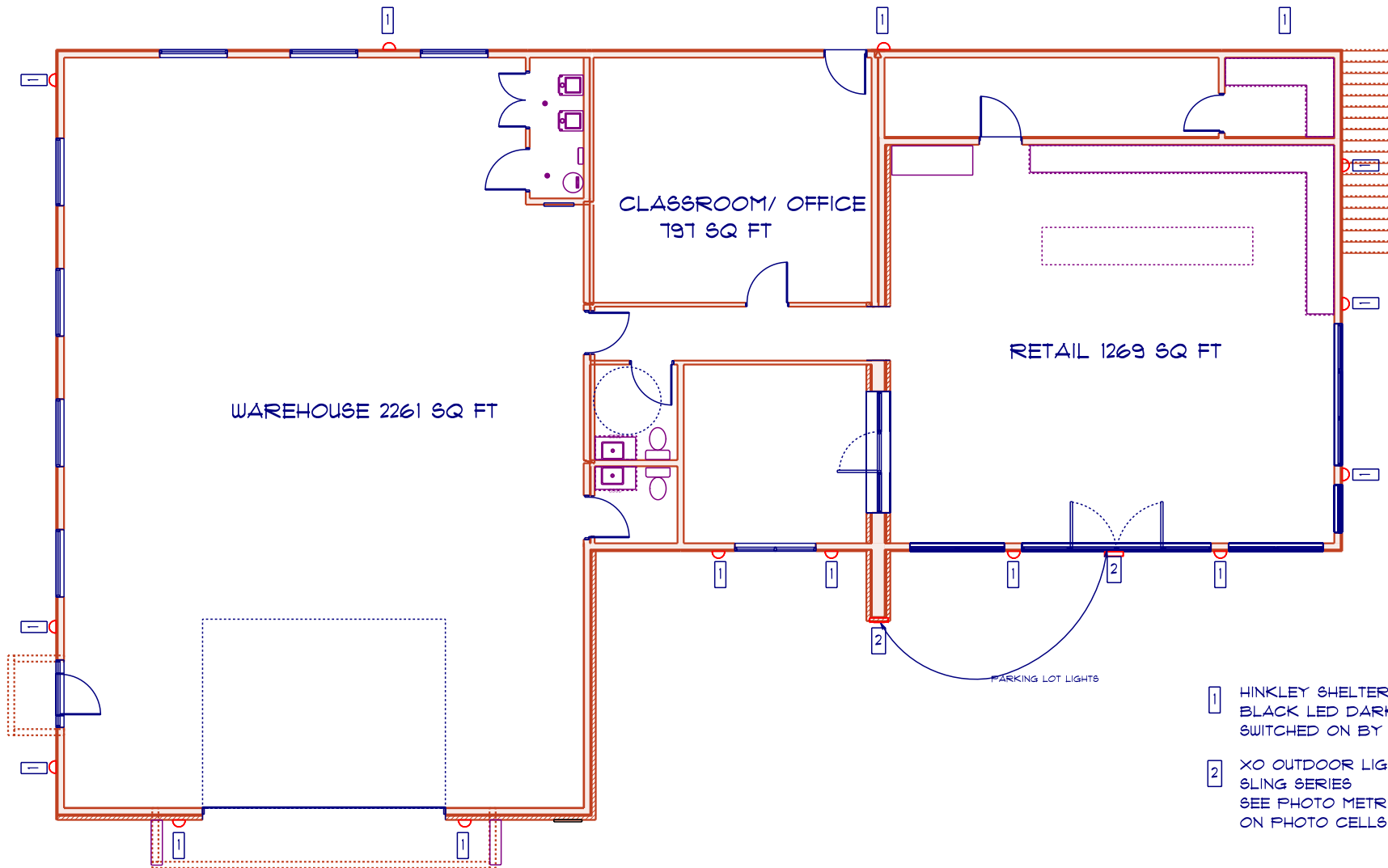
FENCING REGULATIONS

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DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	MM
APPROVED BY	MM

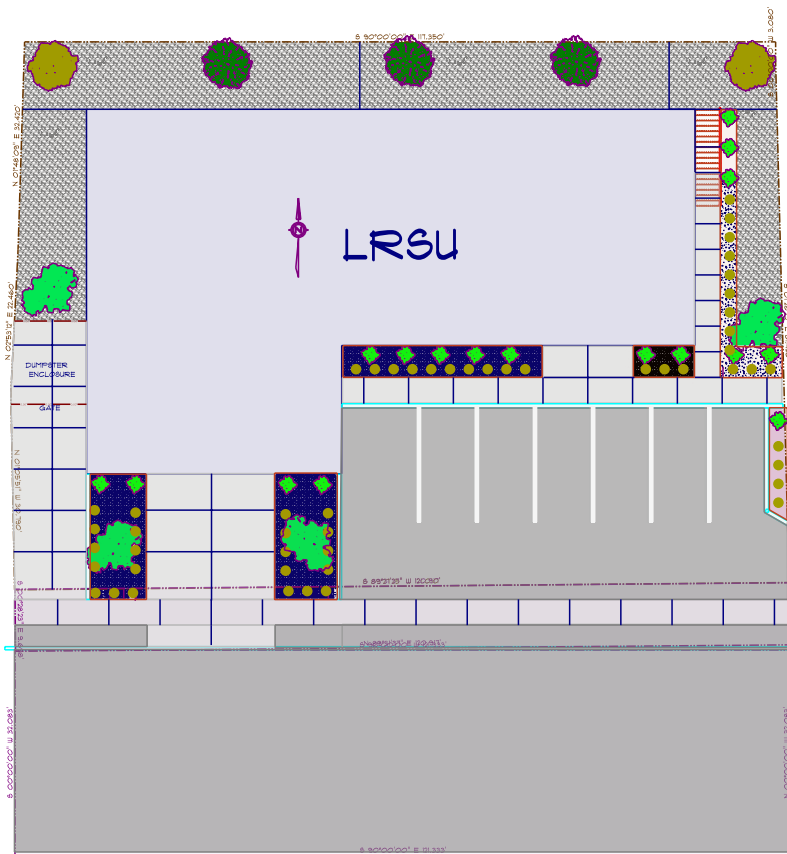


Trash Enclosure Detail

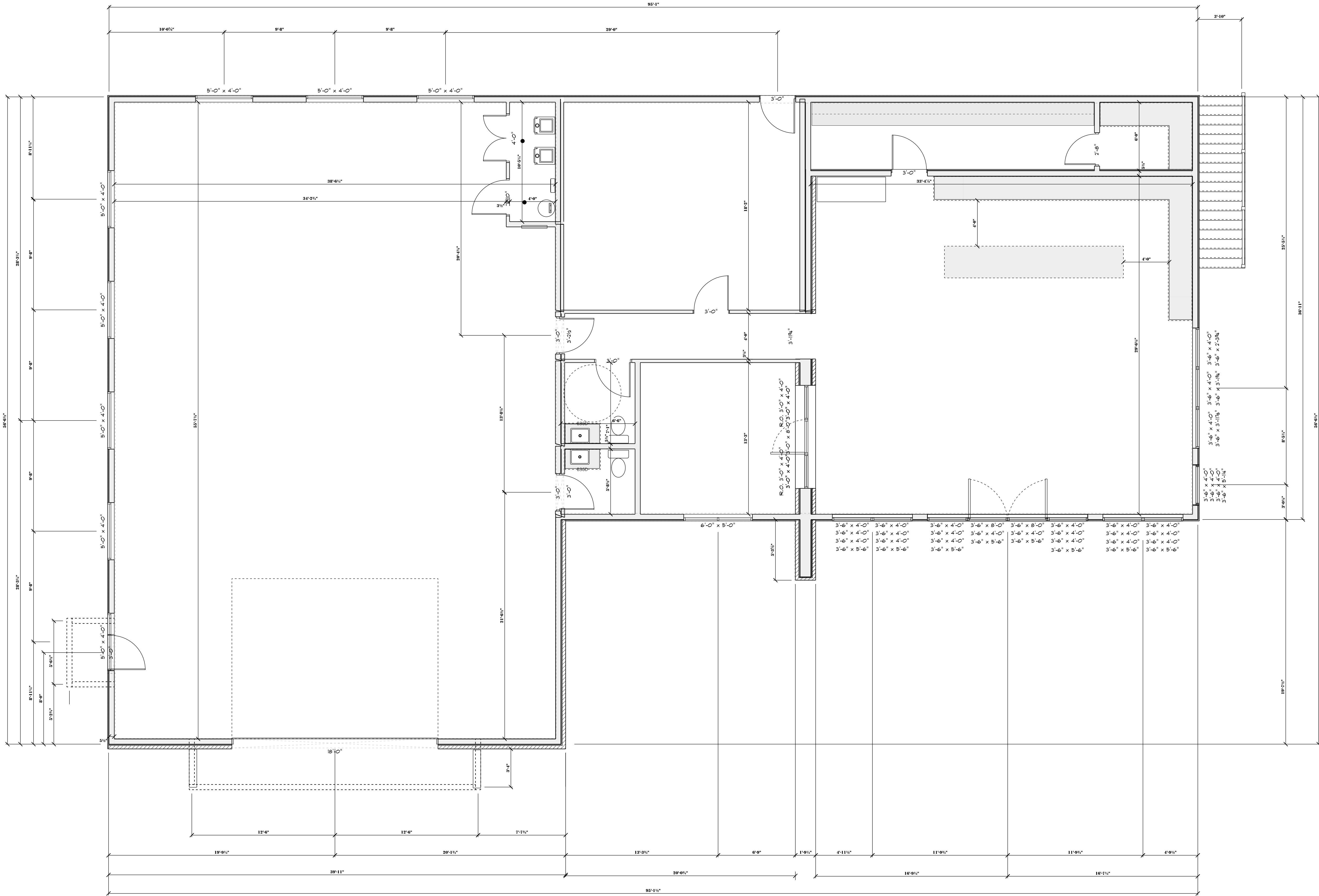
Trash Enclosure
Wall Detail



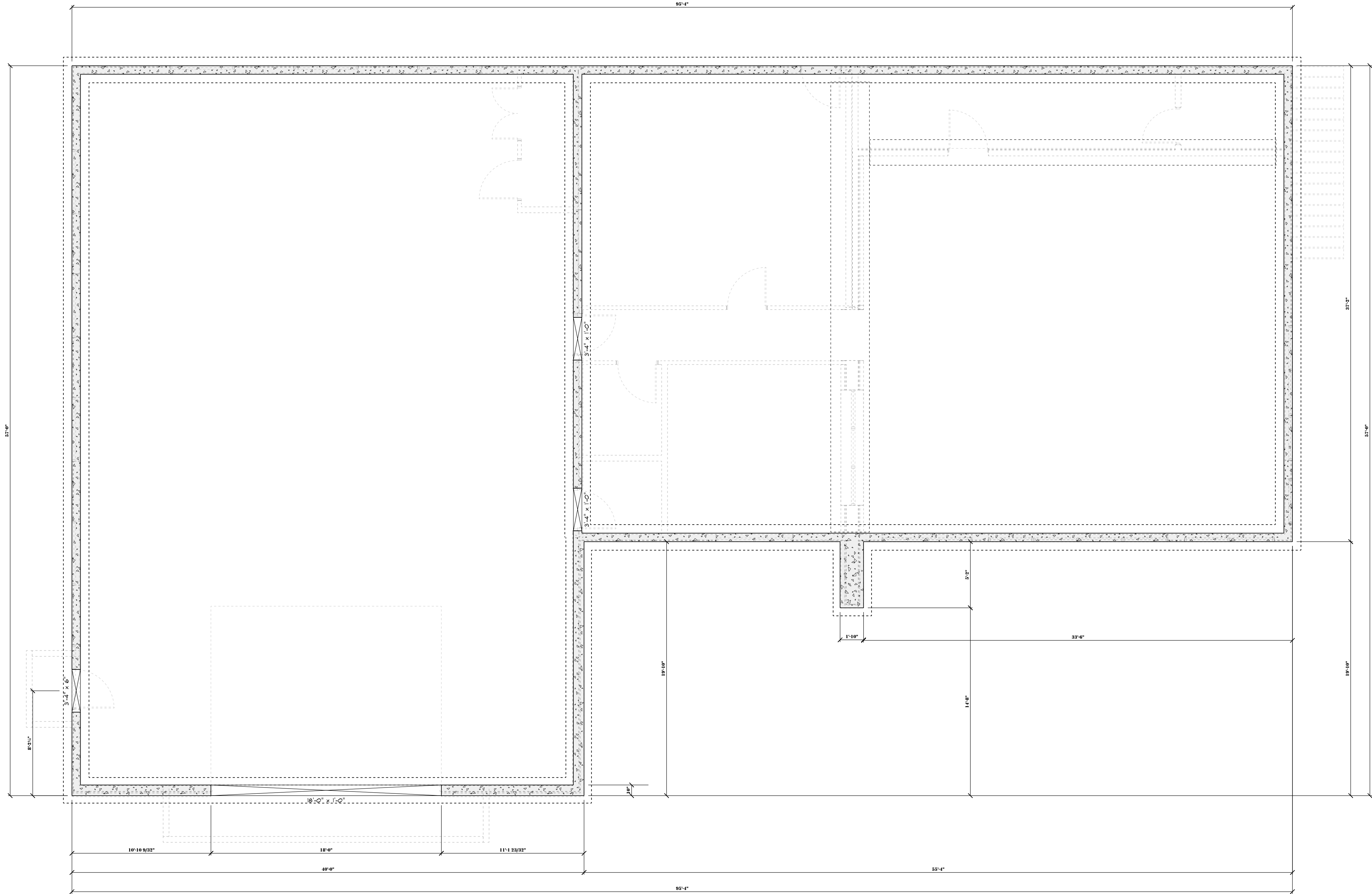
- 1 HINKLEY SHELTER 12"
BLACK LED DARK SKY
SWITCHED ON BY OWNERS DISCRETION
- 2 XO OUTDOOR LIGHTING
SLING SERIES
SEE PHOTO METRIC DESIGN
ON PHOTO CELLS



-  MAPLE
-  WHITE SPRUCE
-  FLOWERING PLUM
-  2 GAL BOXWOODS
-  3 GAL DREAM CLOUD HYDRANGEA
-  1 1/2" AGGREGATE
-  3/4" LAVA ROCK



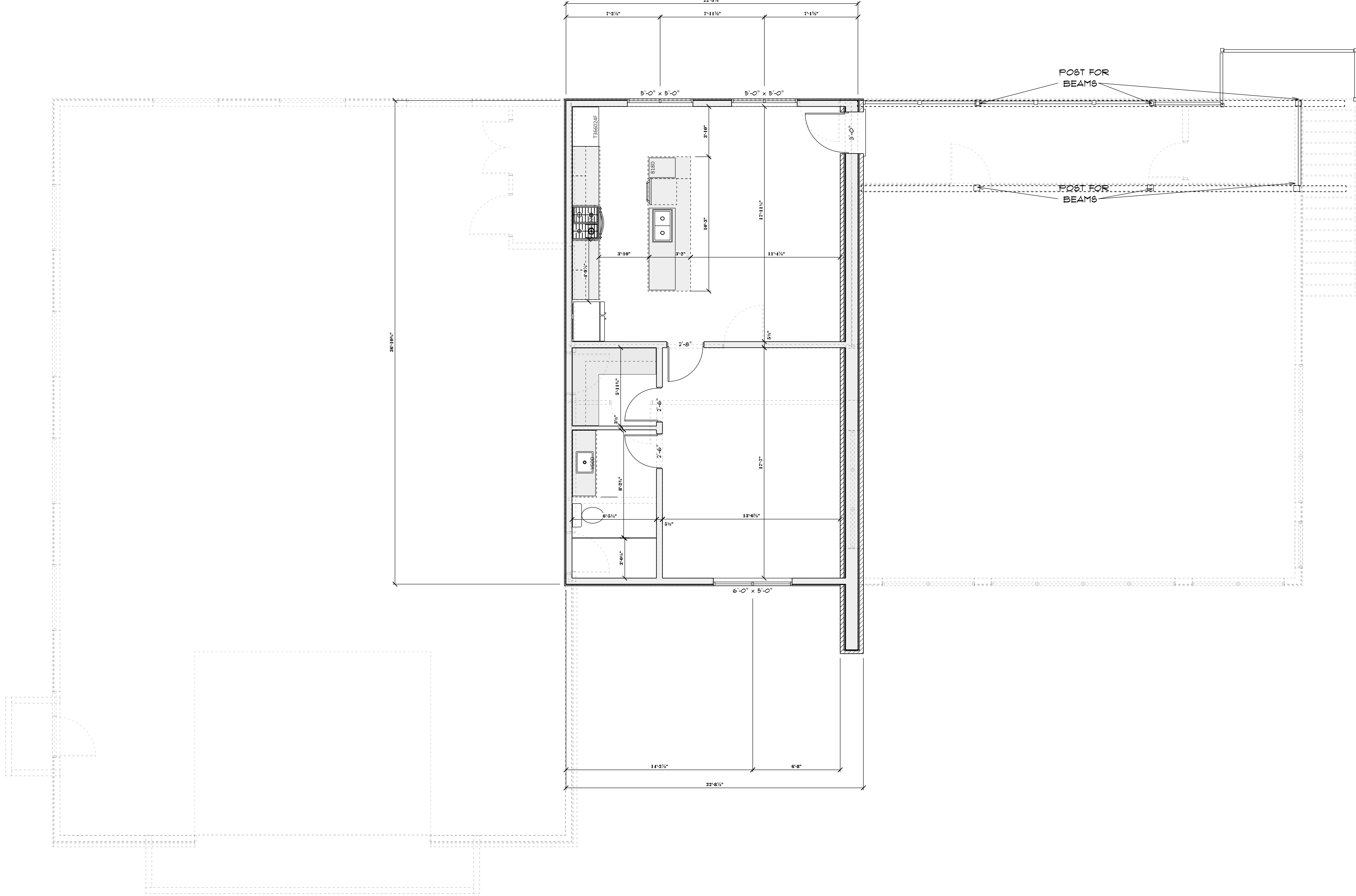
MAIN FLOOR
SCALE: 1/4" = 1'-0"



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

2ND FLOOR

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



LRSU Build

PHONE: 801 632574
FAX: 801 632574
MOBILE: 801 632574

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Bent Nail Construction & Design
4891 West Camellia Lane
Cedar Hills
Utah
84062
PHONE: 801 632574
FAX: 801 632574
MOBILE: 801 632574
rickbull@gmail.com

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Thursday, February 26, 2026

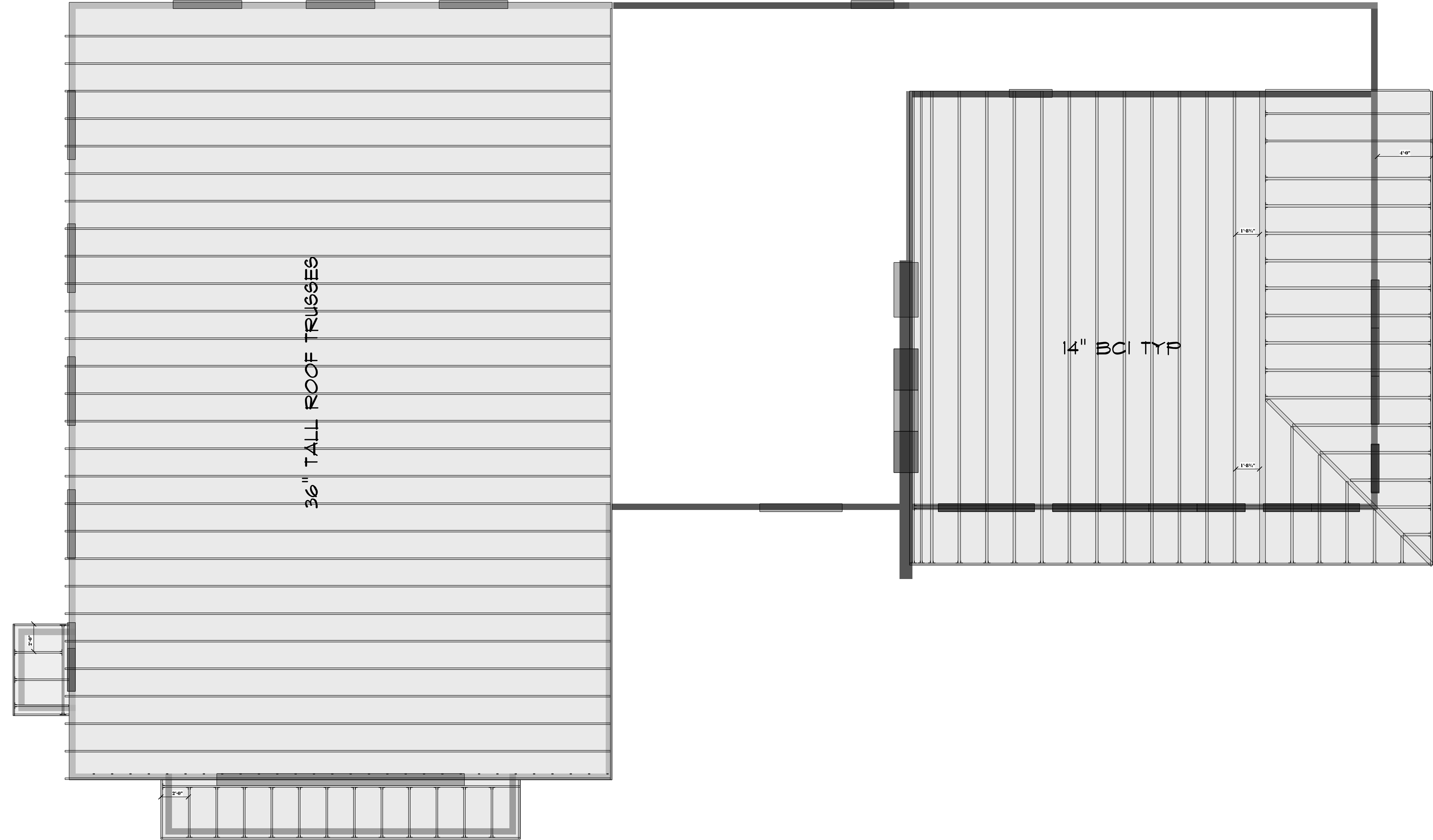
SECTION
LETTER
A
PAGE
NUMBERS
11

APPROVED:
CHECKED BY:

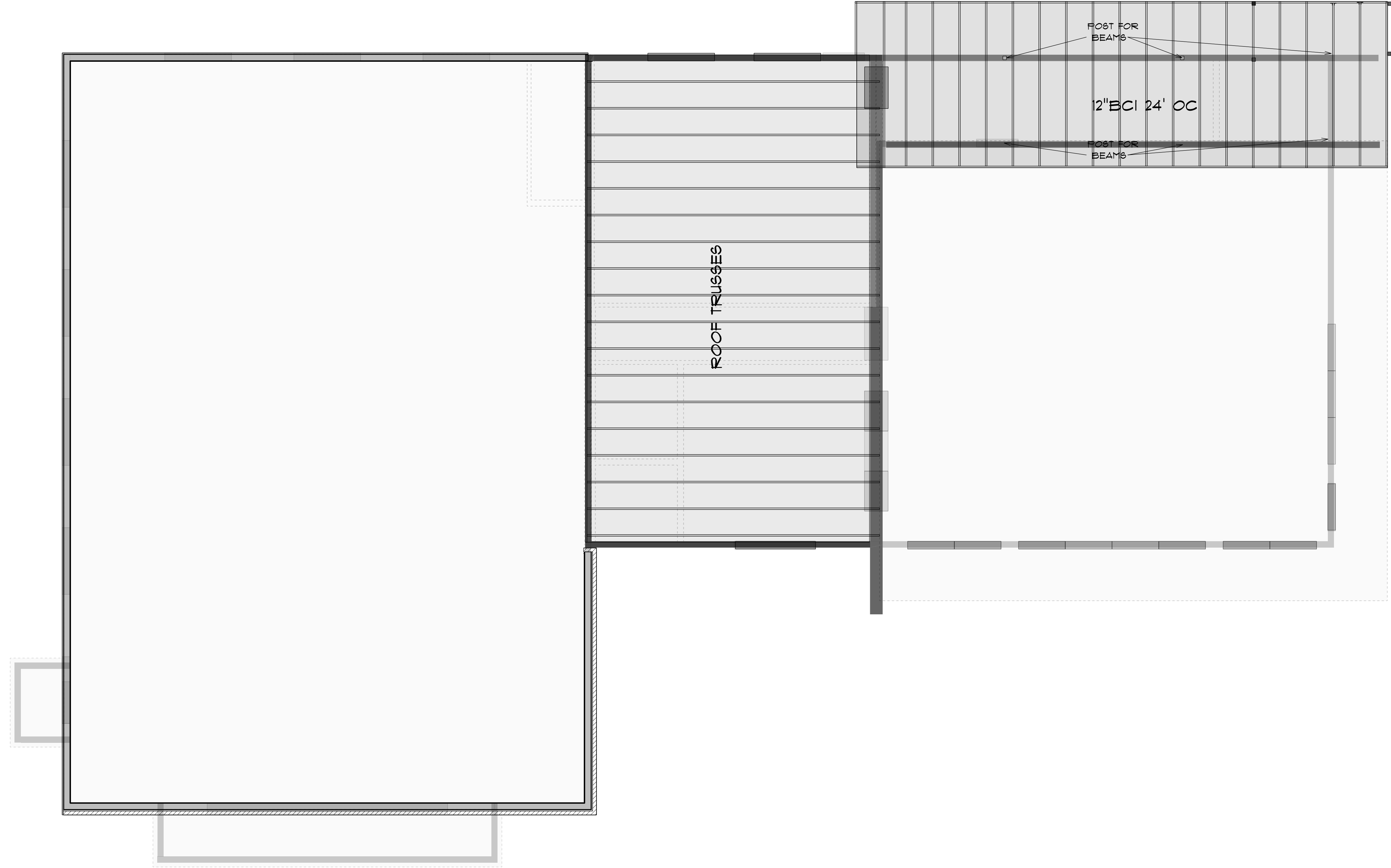
PAGE: A3/ 9
2ND FLOOR



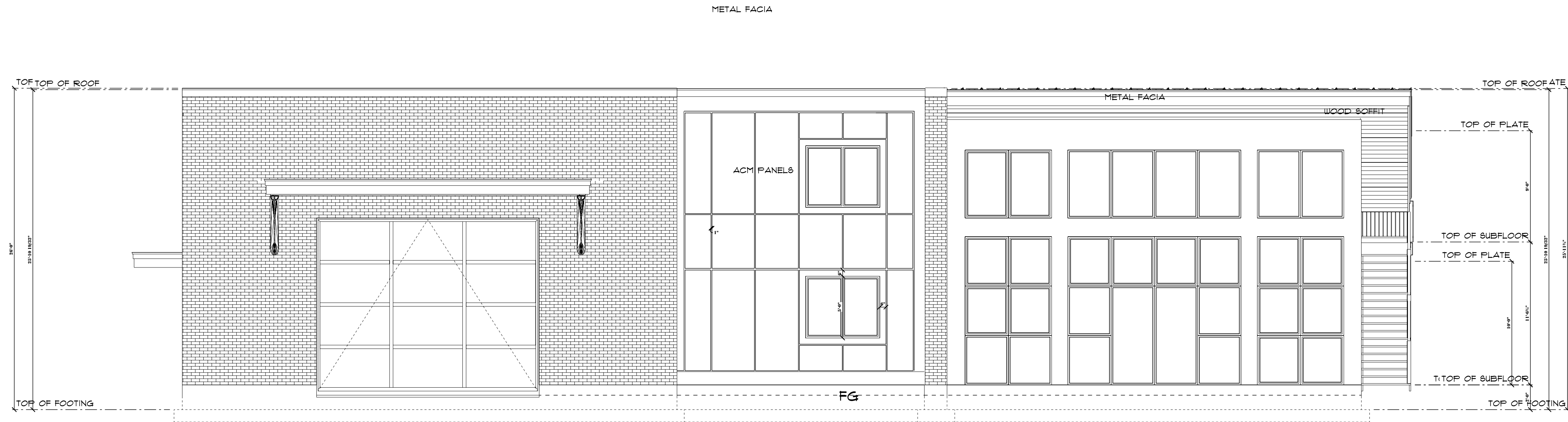
2ND FLOOR FRAMING - FLOOR SYSTEM
SCALE: 1/4" = 1'-0"



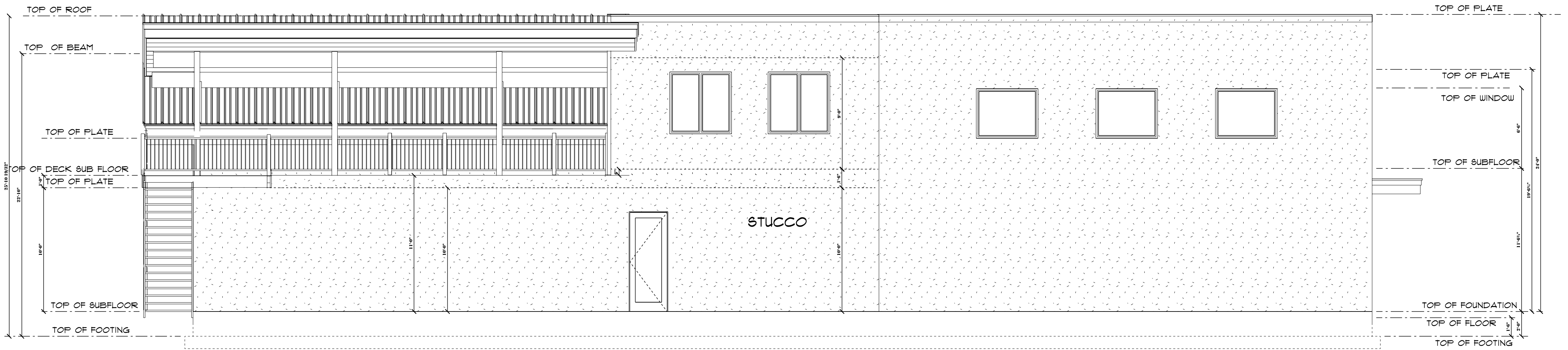
MAIN FLOOR ROOF FRAMING - ROOF
SCALE: 1/4" = 1'-0"



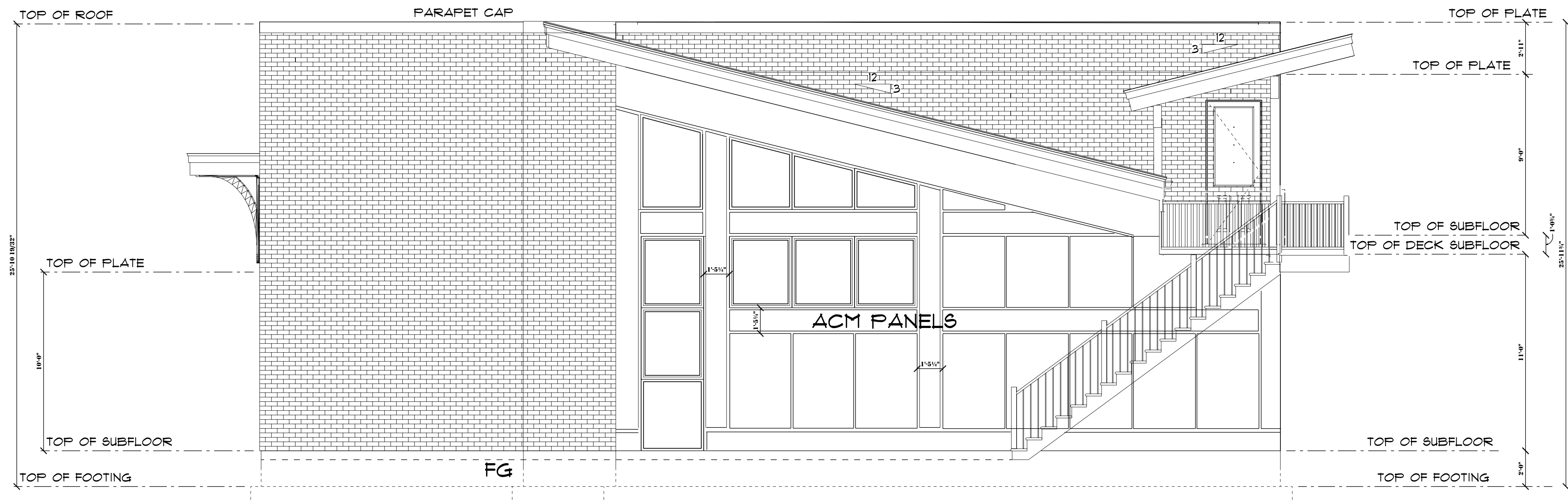
2ND FLOOR ROOF FRAMING - ROOF
SCALE: 1/4" = 1'-0"



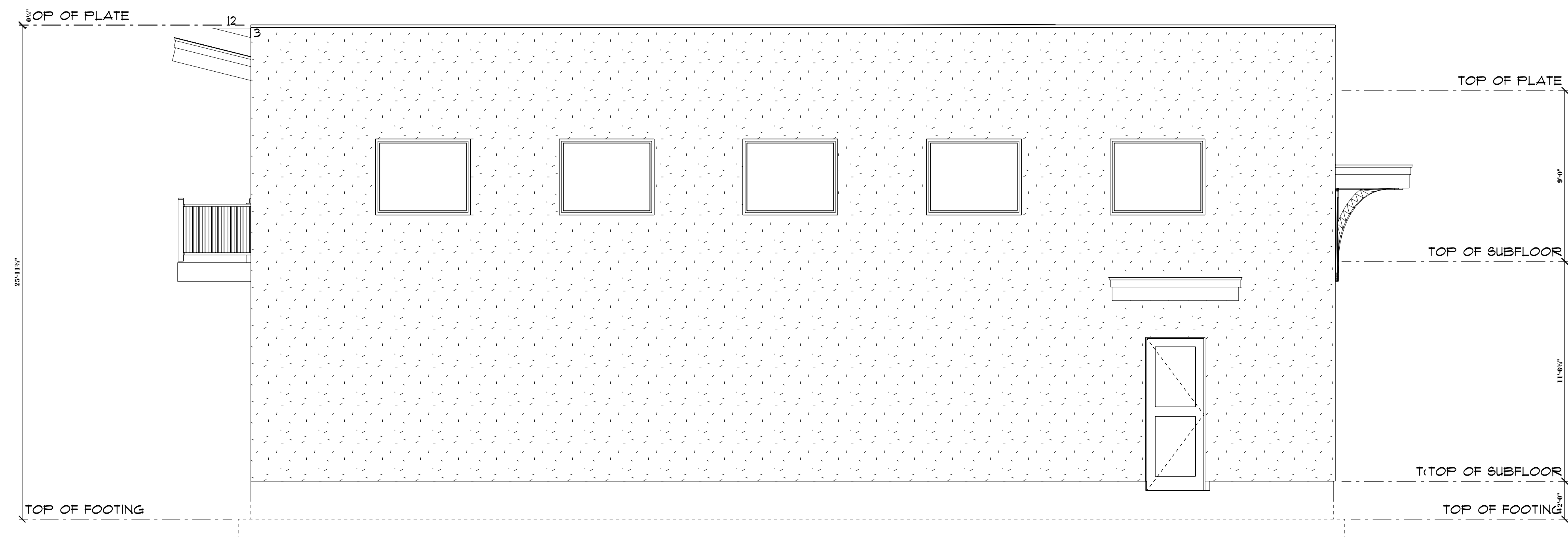
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



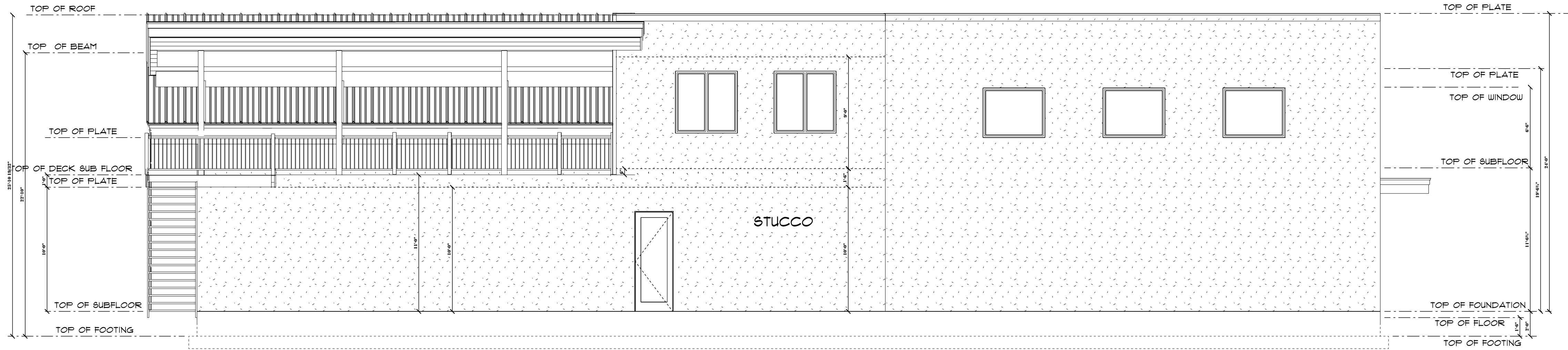
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



NORTH ELEVATION
SCALE: 1/4"=1'

LRSU Build
PHONE:
FAX:
MOBILE:

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

Bent Nail Construction & Design
4891 West Camellia Lane
Cedar Hills
Utah
84062
PHONE: 801 682574
FAX:
MOBILE: 801 682574
rickbull@gmail.com

SCALE: 1/4" = 1'
DRAWN BY:
DATE: Thursday, February 26, 2026

SECTION
LETTER
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PAGE
NUMBERS
11

APPROVED:
CHECKED BY:

PAGE:
A9/ 9
NORTH ELY

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposal of SilverLeaf Plat B Amended

FOR CONSIDERATION ON: June 23rd, 2026

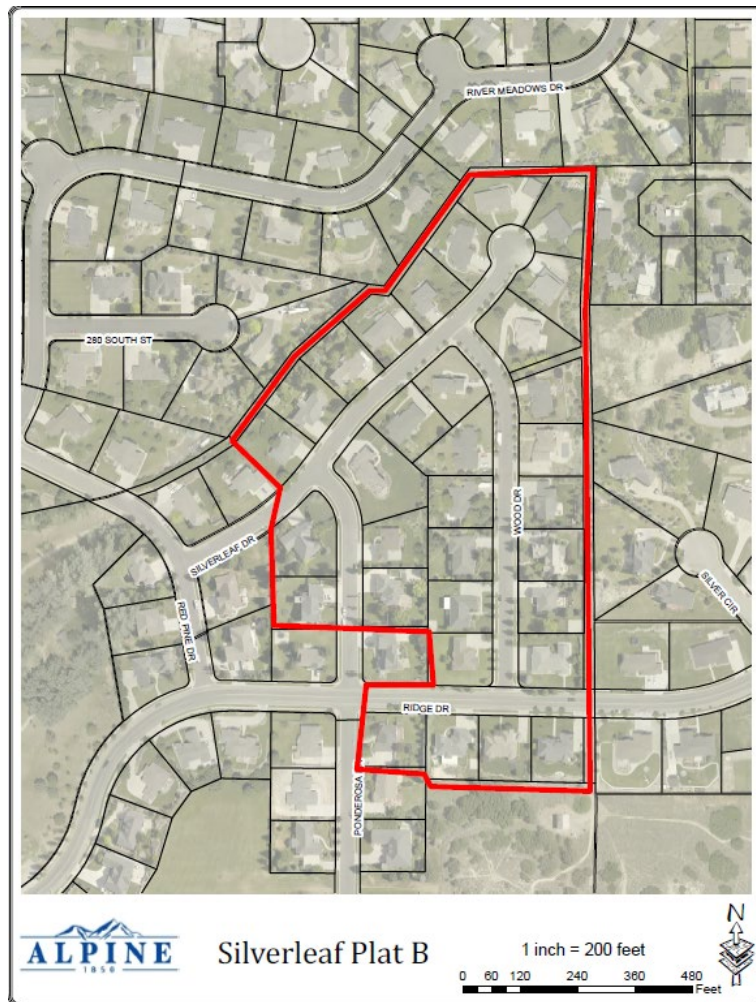
PETITIONER: Scott Ross – SilverLeaf Plat B Resident

ACTION REQUESTED BY PETITIONER: Approval of SilverLeaf Plat B Amended

Review Type: Administrative

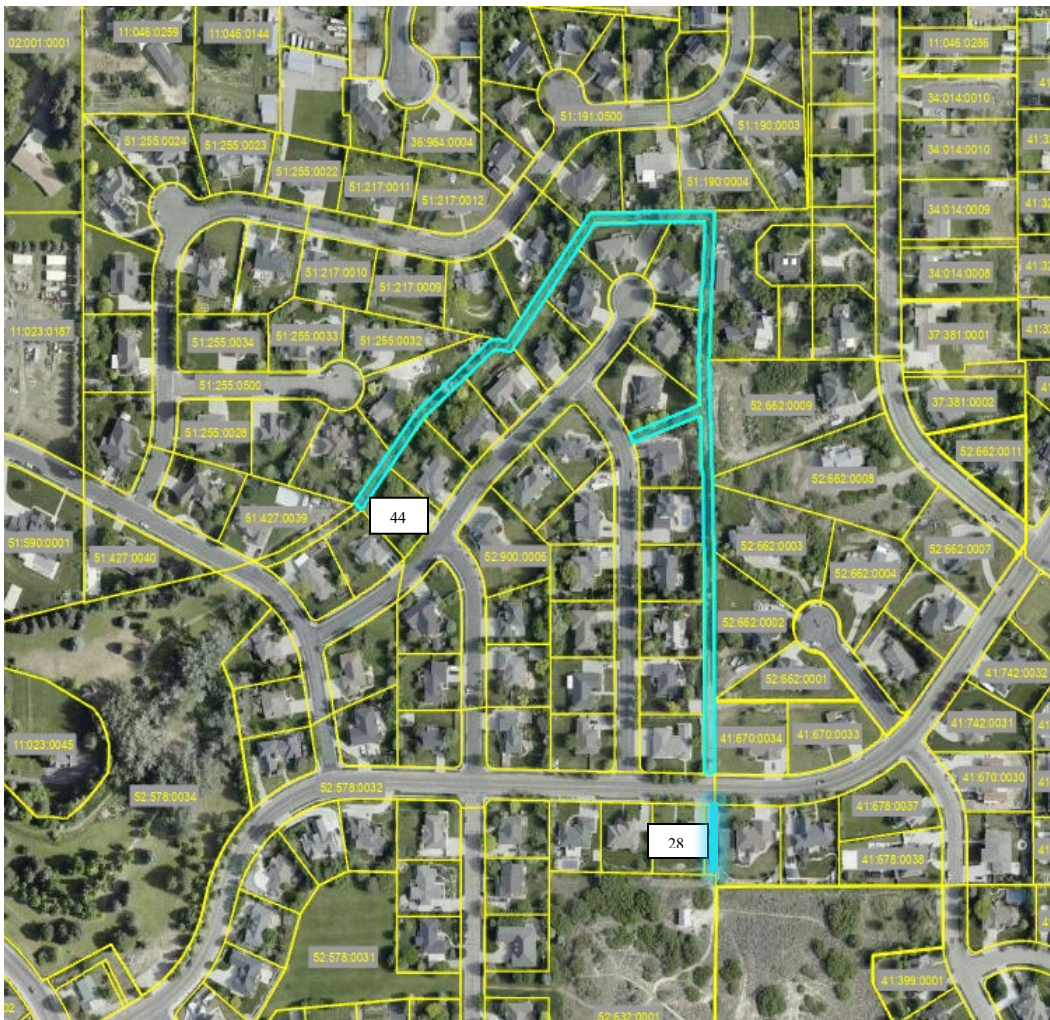
BACKGROUND INFORMATION:

SilverLeaf Plat B comprises lots 25-56 and is located off Red Pine Dr and Ridge Dr, to the north of Silverleaf Park and northeast of Peterson Park. The three roads that encompass Plat B are Silverleaf Dr, Ponderosa Dr and Wood Dr.



The applicant is requesting that the Alpine City Council approve a new plat, SilverLeaf Plat B Amended, as an amendment to SilverLeaf Plat B. This amended plat proposes to eliminate the common area that immediately abuts lots 28-44 of the plat, which was originally planned as a trail through the area for the benefit of all owners of record of SilverLeaf Plat B, and revert it to

the immediate adjacent property owners of lots 28-44, respectively. The highlighted blue area shows the common area described.



Under Utah Code §10-20-812, the City Council may approve the amendment of a plat if they find that:

- (a) There is good cause for the vacation or amendment; and
- (b) No public street or municipal utility easement has been vacated or amended.

In this case no public street has been vacated or amended. The common area on the east side of Lot 28 has a city waterline and storm drain line and is used by the City to access the Silverleaf Well. Therefore, the City would request that this area be dedicated as a municipal utility easement alongside being dedicated as a public utility easement so that the infrastructure can continue to be accessed.

Neither the Utah State Code nor the Alpine Development Code define the term “good cause” for purposes of a plat amendment. Therefore, whether good cause exists is determined on a case-by-case basis by the land use authority based on the specific facts and circumstances of each request. The land use authority retains discretion to evaluate each request and may consider any facts or circumstances it deems relevant in determining whether good cause has been established.

Reasons there might be good cause for the amendment:

- The existing common area trail is not very accessible due to overgrowth and lack of maintenance.
- Could help resolve long-standing ownership questions
- Could allow more practical use of the land

Reasons there might not be good cause for the amendment:

- The common area would be eliminated
- All lots on the plat would lose a granted amenity
- Lots 25-27, 45-56 would gain no real property

The reasons stated above are not meant to be comprehensive of the full list of reasons either for or against finding good cause for the amendment.

If approved, the amended plat may not be submitted to the county recorder for recording unless it is:

- (a) Signed by the land use authority; and
- (b) Signed and dedicated by each owner of record of SilverLeaf Plat B

STATE/CITY CODE SECTIONS:

- Utah State Code 10-20-811 Subdivision Amendments
- Utah State Code 10-20-812 Land use authority approval of vacation or amendment of plat – Recording the amended plat
- Alpine Development Code 4.04.100 Amendments to Recorded Plats; Vacation of Public Street
- Alpine Development Code 4.06.040 Subdivision Amendments

PUBLIC NOTICE:

A public hearing is required as part of this proposal for an amended subdivision plat

STAFF RECOMMENDATION:

Staff recommends that the City Council evaluate and consider the proposed subdivision amendment and determine if there is a finding of good cause for the amended plat. If City Council approves the amended plat, staff recommends that the recorded plat include a note for a 20 ft municipal utility easement with the proposed public utility easement on the east side property line of Lot 28 for City access.

Motion to Approve

I move to approve the amended subdivision plat, SilverLeaf Plat B Amended, as proposed.

Motion to Approve with Changes

I move to approve the amended subdivision plat, SilverLeaf Plat B Amended, as proposed, subject to the following conditions:

- INSERT CONDITIONS

Motion to Table

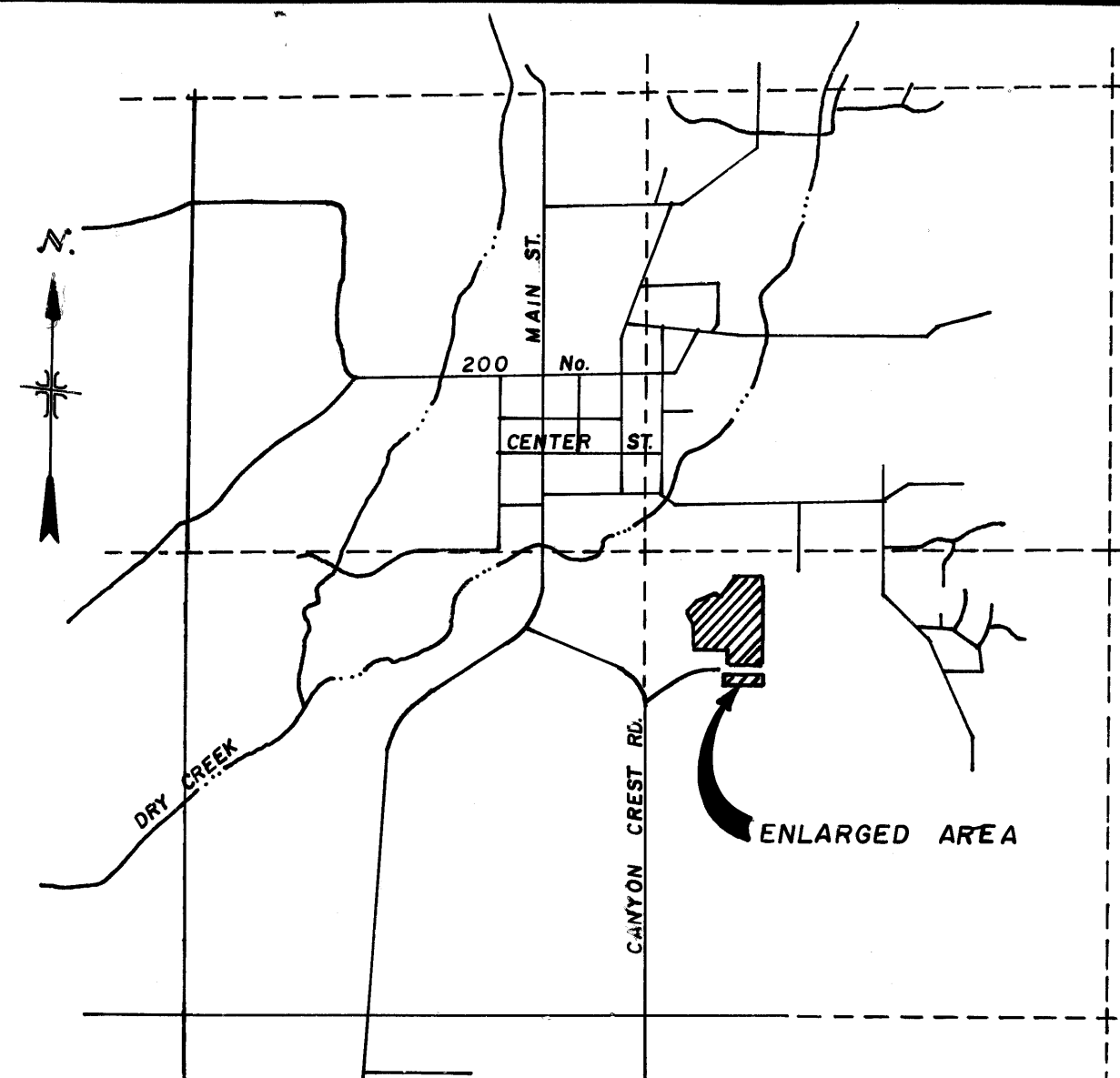
I move to table the amended subdivision plat, SilverLeaf Plat B Amended, to a future meeting based on the following findings:

- INSERT FINDINGS

Motion to Deny

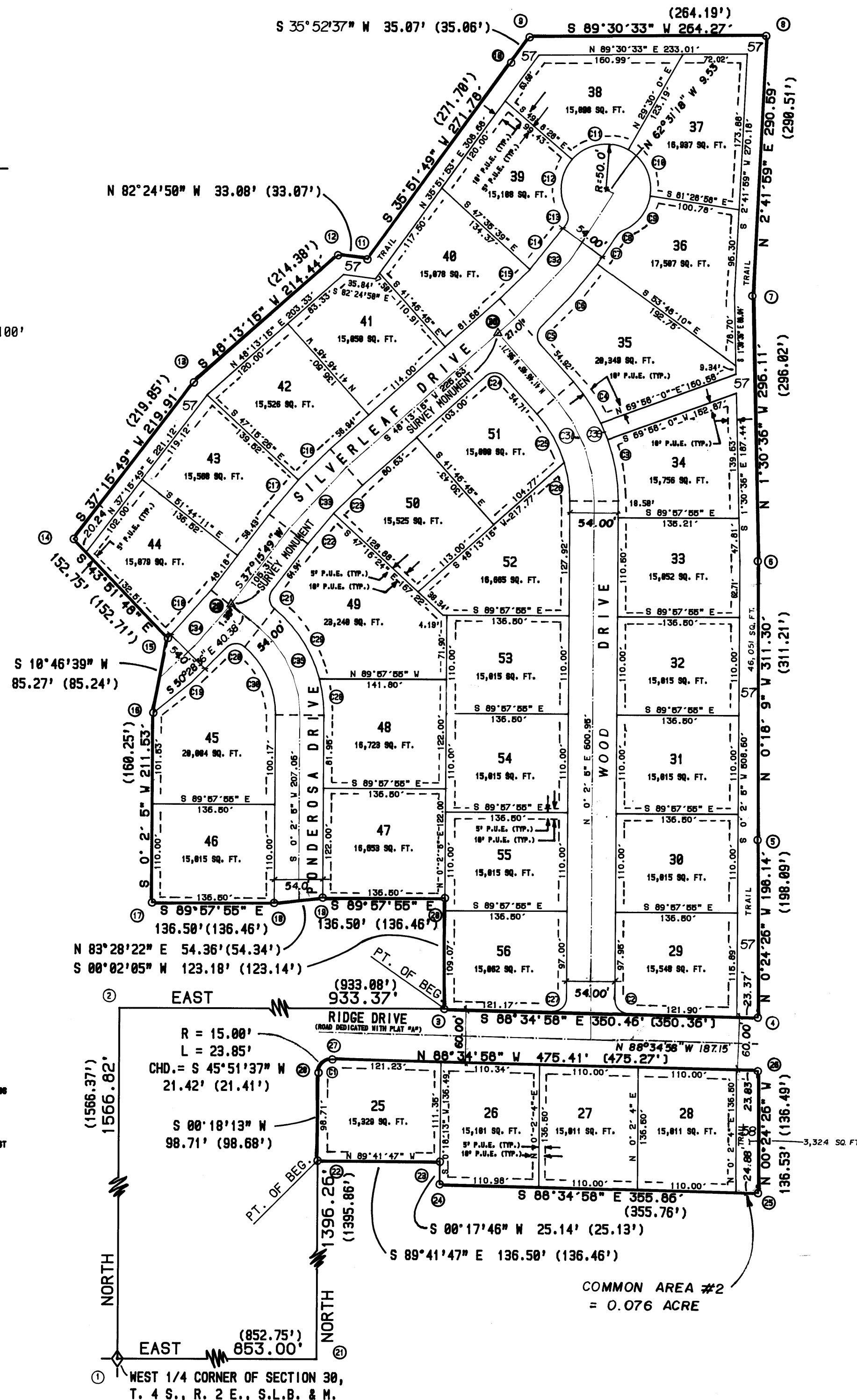
I move to deny the amended subdivision plat, SilverLeaf Plat B Amended, as proposed based on the following findings:

- INSERT FINDINGS



ALPINE CITY
VICINITY MAP
SCALE: 1" = 2000'

COMMON AREA #1
= 1.057 ACRES



STATE PLANE COORDINATES

STA.	NORTHING	EASTING
1	789,514.4488	1,824,861.0000
2	779,889.8132	1,824,861.0000
3	779,449.9132	1,825,084.0000
4	779,872.1488	1,825,084.0000
5	779,278.2816	1,825,452.8833
6	779,581.4298	1,825,451.2883
7	779,877.0573	1,825,452.0000
8	771,117.5406	1,825,451.1728
9	771,185.2086	1,825,172.3877
10	771,156.8759	1,825,152.4436
11	779,818.0848	1,824,862.2648
12	779,827.8988	1,824,860.4881
13	779,778.2186	1,824,860.9171
14	779,883.2482	1,824,867.5885
15	779,489.4475	1,824,757.3771
16	779,489.4875	1,824,757.3771
17	779,187.8411	1,824,757.2481
18	779,187.3684	1,824,860.7188
19	779,284.3658	1,824,867.8888
20	779,284.3658	1,824,867.8888
21	789,514.4488	1,824,843.7538
22	789,818.0848	1,824,843.7538
23	789,449.9132	1,825,080.2128
24	789,884.4484	1,825,080.8823
25	789,875.3485	1,825,451.7878
26	779,823.8818	1,824,855.8431
27	779,449.9132	1,824,844.2787
28	779,823.8818	1,824,844.2787
29	779,823.8818	1,824,844.2787
30	779,823.8818	1,824,844.2787

NOTE:
THE MAXIMUM AREA ON ANY LOT WHICH SHALL BE PLANTED IN GRASS OR OTHER SIMILAR VEGETATION REQUIRING ANY SIGNIFICANT MAINTENANCE SHALL NOT EXCEED 10,000 SQUARE FEET OF THE SURFACE AREA OF THE LOT. ANY ADDITIONAL LANDSCAPING MUST USE LOCALLY INDIGENOUS PLANTS, TREES AND SHRUBS AND AN IRRIGATION SYSTEM, SUCH AS DRIIP IRRIGATION, WHICH CONSERVES WATER.

LOT NO.	ADDRESS
25	445 S. PONDEROSA DR. 430 E. RIDGE DR.
26	450 E. RIDGE DR.
27	470 E. RIDGE DR.
28	504 E. RIDGE DR.
29	495 E. RIDGE DR. 415 S. WOOD DR.
30	395 S. WOOD DR.
31	375 S. WOOD DR.
32	355 S. WOOD DR.
33	335 S. WOOD DR.
34	315 S. WOOD DR.
35	295 S. WOOD DR. 480 E. SILVERLEAF DR.
36	490 E. SILVERLEAF DR.
37	496 E. SILVERLEAF DR.
38	485 E. SILVERLEAF DR.
39	475 E. SILVERLEAF DR.
40	455 E. SILVERLEAF DR.
41	435 E. SILVERLEAF DR.
42	425 E. SILVERLEAF DR.
43	415 E. SILVERLEAF DR.
44	395 E. SILVERLEAF DR.
45	380 E. SILVERLEAF DR. 370 S. PONDEROSA DR.
46	380 S. PONDEROSA DR.
47	385 S. PONDEROSA DR.
48	373 S. PONDEROSA DR.
49	345 S. PONDEROSA DR. 420 E. SILVERLEAF DR.
50	440 E. SILVERLEAF DR.
51	450 E. SILVERLEAF DR. 302 S. WOOD DR.
52	320 S. WOOD DR.
53	350 S. WOOD DR.
54	370 S. WOOD DR.
55	394 S. WOOD DR.
56	410 S. WOOD DR.

STA.	RADIUS	DELTA	ARC LENGTH	BEARING	CHORD	DISTANCE
C1	15.00'	91°06'49"	23.85'	N 45°51'37" E	21.42'	
C2	15.00'	88°37'03"	23.20'	S 44°16'26" E	20.96'	
C3	200.00'	20°04'05"	70.05'	S 09°59'57" E	69.69'	
C4	200.00'	16°00'24"	55.87'	S 33°46'33" E	55.69'	
C5	15.00'	88°22'41"	23.14'	S 02°24'35" E	20.91'	
C6	515.00'	10°24'06"	93.50'	S 41°23'54" W	93.37'	
C7	515.00'	04°12'35"	37.84'	S 34°05'33" W	37.83'	
C8	15.00'	35°21'44"	9.26'	S 40°48'00" W	9.11'	
C9	50.00'	58°49'58"	51.34'	S 37°56'01" W	49.12'	
C10	50.00'	69°01'02"	68.23'	S 25°59'29" E	56.65'	
C11	50.00'	78°38'27"	68.63'	N 08°10'46" E	63.37'	
C12	50.00'	69°58'31"	61.06'	N 05°52'17" E	57.34'	
C13	15.00'	63°34'58"	16.64'	N 02°40'30" E	15.88'	
C14	461.00'	07°56'21"	63.88'	N 38°26'10" E	63.83'	
C15	461.00'	05°48'54"	46.78'	N 45°18'48" E	46.77'	
C16	521.00'	05°28'42"	49.81'	N 45°28'54" E	49.80'	
C17	521.00'	05°28'44"	49.82'	N 40°00'11" E	49.80'	
C18	466.00'	08°52'23"	72.17'	N 41°42'01" E	72.10'	
C19	520.00'	12°01'07"	109.08'	S 47°48'16" W	108.88'	
C20	15.00'	88°49'20"	23.25'	S 86°12'52" W	20.99'	
C21	15.00'	87°44'25"	22.97'	N 08°36'24" W	20.79'	
C22	467.00'	05°27'47"	44.53'	N 39°59'43" E	44.51'	
C23	467.00'	05°28'30"	44.78'	S 45°28'25" W	44.76'	
C24	15.00'	90°00'00"	23.56'	N 86°46'45" W	21.21'	
C25	146.00'	24°34'37"	62.63'	N 29°29'26" W	62.15'	
C26	146.00'	17°14'13"	43.92'	N 08°35'01" W	43.76'	
C27	15.00'	91°22'57"	23.92'	N 45°43'33" E	21.47'	
C28	154.00'	15°04'21"	48.51'	S 07°30'05" E	48.40'	
C29	154.00'	35°26'20"	95.25'	N 32°45'26" W	93.74'	
C30	100.00'	49°24'33"	86.24'	N 24°40'11" W	83.59'	
C31	173.00'	41°48'50"	126.25'	N 20°52'20" W	123.47'	
C32	488.00'	20°44'33"	176.67'	N 37°50'58" E	175.70'	
C33	494.00'	10°57'26"	94.47'	S 42°44'32" W	94.33'	
C34	493.00'	13°04'53"	112.56'	S 43°48'15" W	112.31'	
C35	127.00'	58°30'41"	111.96'	S 25°13'15" E	108.37'	
C36	200.00'	05°44'21"	20.03'	S 22°04'09" E	20.03'	

SECOND BOUNDARY DESCRIPTION
COMMENCING EAST 853.00 FEET AND NORTH 1,396.26 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 89°41'47" E	136.50'	
S 08°17'46" W	25.14'	
S 88°34'58" E	355.86'	
N 08°24'26" W	136.53'	
N 88°34'58" W	475.48'	
SOUTHWESTERLY ARC = 23.85'		ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE LEFT, CHORD BEARS S 45°51'37" W - 21.42', Δ = 91°06'49"
S 08°18'13" W	98.71'	TO THE POINT OF BEGINNING.
		AREA = 1.464 ACRES.
BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE.		

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING NORTH 1566.82 FEET AND EAST 993.37 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 30, T. 4 S., R. 2 E.,
SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 88°34'58" E	350.46'	
N 00°24'26" W	198.14'	
N 00°18'09" W	311.30'	
N 00°30'36" W	296.11'	
N 02°41'58" E	290.89'	
S 89°30'33" W	264.27'	
S 35°52'37" W	35.07'	
S 35°51'49" W	271.78'	
N 82°24'50" W	33.08'	
S 48°13'15" W	214.44'	
S 37°15'49" W	219.91'	
S 43°51'48" E	152.75'	
S 09°49'53" W	65.27'	
S 00°02'05" W	211.53'	
S 89°57'55" E	136.50'	
N 83°28'22" E	54.36'	
S 89°57'55" E	136.50'	
S 00°02'05" W	123.18'	TO POINT OF BEGINNING.

AREA = 13.840 ACRES.

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE.

Nov. 8, 1995
DATE
Barry L. Prettyman
SURVEYOR
(See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 4th DAY OF MARCH, A.D. 1996.

Taylor/Turner Properties LLC, by Kim C. Turner, manager
Taylor Homes, Inc., by Kim C. Turner, president
Kim C. Turner, vice president

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 4th DAY OF MARCH, A.D. 1996, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
KARL HANSEN
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF ALPINE CITY
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 26th DAY OF March, A.D. 1996.

James Hall, Mayor
Robert E. Bateman
Kurt Johnson
Phyllis Black
Don Watkins
Janice Williams
APPROVED BY THE CITY COUNCIL
ATTEST
(See Seal Below)

BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF December, A.D. 1995, BY THE ALPINE CITY PLANNING COMMISSION
DIRECTOR-SECRETARY
CHAIRMAN, PLANNING COMMISSION

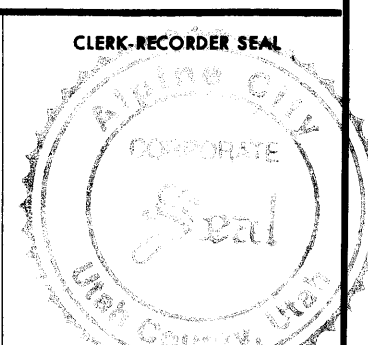
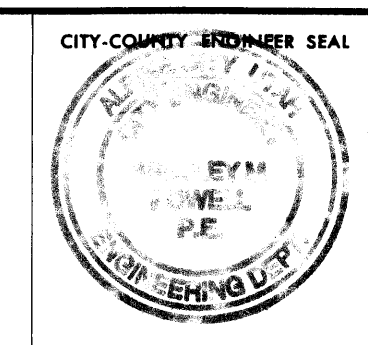
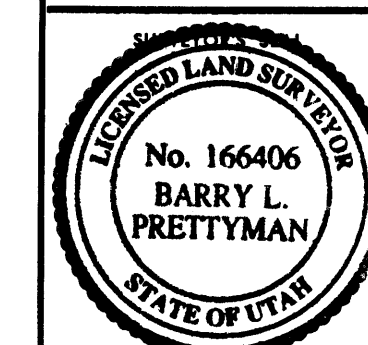
PLAT "B"

ENL 32431 80 16561

KIMBALL R. COVINGTON
UTAH COUNTY RECORDER
1996 APR 18 1:22 PM FEE \$2.00 BY 10

SILVERLEAF
A PLANNED RESIDENTIAL DEVELOPMENT

SUBDIVISION
ALPINE CITY
SCALE: 1" = 100 FEET
UTAH COUNTY, UTAH



This form approved by Utah County and the municipalities therein.

APPROVAL AS TO FORM

APPROVED THIS 27th DAY OF March, A.D. 1996

David Church
ALPINE CITY ATTORNEY

ACKNOWLEDGEMENT (CORPORATE)

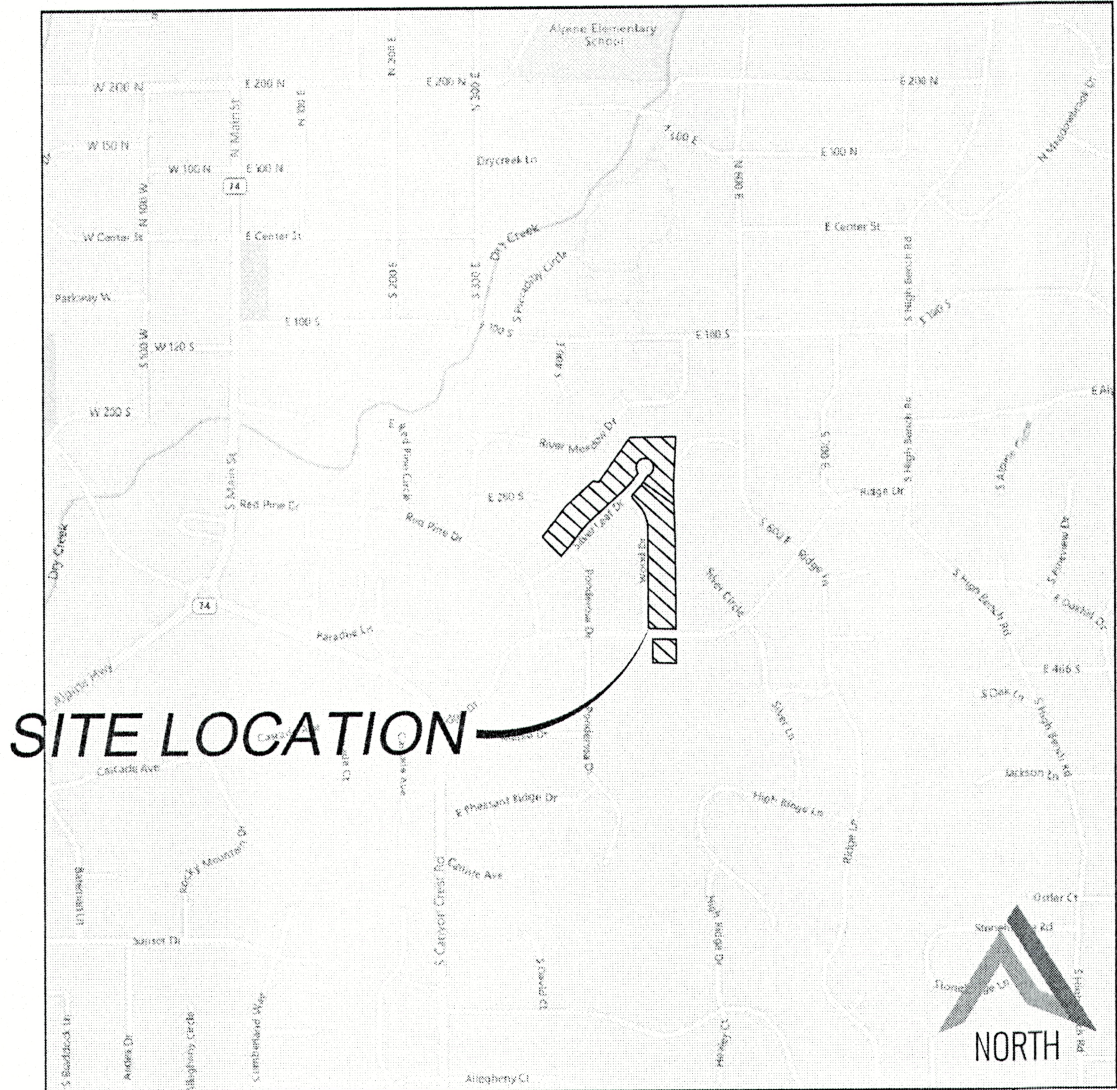
STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE 4th DAY OF March, 1996, PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN, DID SAY: EACH FOR HIMSELF, THAT HE, THE SAID _____ IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING AT: _____

CORPORATION SEAL

10561-78



VICINITY MAP

NORTHWEST CORNER SECTION 30
T. 4S., R. 2E., SLB&M
(FOUND UTAH COUNTY BRASS CAP)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.21'	15.00'	20.96'	S44°16'26"E	88°38'25"
C2	145.95'	200.00'	142.73'	N20°52'25"W	41°48'43"
C3	23.14'	15.00'	20.91'	S2°24'35"W	88°22'25"
C4	131.34'	515.00'	130.98'	N39°17'37"E	14°36'42"
C5	9.26'	15.00'	9.11'	S49°40'09"W	35°21'21"
C6	241.27'	50.00'	66.61'	N70°52'53"W	276°28'12"
C7	16.64'	15.00'	15.80'	N2°40'30"E	63°33'40"
C8	110.67'	461.00'	110.41'	N41°20'37"E	13°45'18"
C9	99.64'	521.00'	99.49'	S42°44'32"W	10°57'27"
C10	72.17'	466.00'	72.10'	N41°42'01"E	8°52'25"
C11	80.05'	200.00'	79.52'	N11°26'03"W	22°55'59"
C12	65.90'	200.00'	65.60'	N32°20'25"W	18°52'45"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C13	93.50'	515.00'	93.37'	N41°23'54"E	10°24'07"
C14	37.84'	515.00'	37.83'	N34°05'33"E	41°2'35"
C15	51.35'	50.00'	49.12'	N37°56'01"E	58°50'20"
C16	60.23'	50.00'	56.65'	N25°59'29"W	69°00'47"
C17	68.63'	50.00'	63.37'	S80°10'46"W	78°38'50"
C18	61.06'	50.00'	57.34'	S5°52'17"W	69°58'31"
C19	63.88'	461.00'	63.83'	N38°26'10"E	7°56'22"
C20	46.79'	461.00'	46.77'	N45°18'48"E	5°48'55"
C21	49.82'	521.00'	49.80'	S45°28'54"W	5°28'43"
C22	49.82'	521.00'	49.80'	S40°00'11"W	5°28'43"

NOTE:

THIS PLAT INCLUDES AN AMENDMENT TO LOTS 28 THROUGH 44 AND A VACATION OF THE COMMON AREA ADJACENT TO THOSE LOTS AS SHOWN ON PLAT "B", SILVERLEAF, A PLANNED RESIDENTIAL DEVELOPMENT, ON FILE AND OF RECORD AT THE UTAH COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS SILVERLEAF PLAT "B" AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

Matthew B Judd

5/21/2026
DATE

BOUNDARY DESCRIPTION

LOTS 29 THROUGH 44 DESCRIPTION:

BEGINNING AT A POINT WHICH LIES N 00°02'41" W ALONG THE SECTION LINE 2089.40 FEET AND EAST 578.19 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 37°15'49" E 219.91 FEET; THENCE N 48°13'15" E 214.44 FEET; THENCE S 82°24'50" E 33.08 FEET; THENCE N 35°51'49" E 271.78 FEET; THENCE N 35°52'37" E 35.07 FEET; THENCE N 89°30'33" E 264.27 FEET; THENCE S 02°41'59" W 290.59 FEET; THENCE S 01°30'36" E 296.11 FEET; THENCE S 00°18'09" E 311.30 FEET; THENCE S 00°24'26" E 198.14 FEET; THENCE N 88°34'58" W 145.28 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.20 FEET, CHORD OF WHICH BEARS N 44°15'46" W 20.96 FEET; THENCE N 00°02'05" E 556.95 FEET; THENCE ALONG A 200.00 FOOT RADIUS CURVE TO THE LEFT 145.95 FEET, CHORD OF WHICH BEARS N 20°52'25" W 142.73 FEET; THENCE N 41°46'45" W 54.92 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.14 FEET, CHORD OF WHICH BEARS N 02°24'35" E 20.91 FEET; THENCE ALONG A 515.00 FOOT RADIUS CURVE TO THE LEFT 131.34 FEET, CHORD OF WHICH BEARS N 39°17'37" E 130.98 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 9.26 FEET, CHORD OF WHICH BEARS N 49°40'09" E 9.11 FEET; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT 241.27 FEET, CHORD OF WHICH BEARS N 70°52'53" W 66.61 FEET; THENCE ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT 16.64 FEET, CHORD OF WHICH BEARS S 02°40'30" W 15.80 FEET; THENCE ALONG A 461.00 FOOT RADIUS CURVE TO THE RIGHT 110.67 FEET, CHORD OF WHICH BEARS S 41°20'37" W 110.41 FEET; THENCE S 48°13'15" W 252.62 FEET; THENCE ALONG A 521.00 FOOT RADIUS CURVE TO THE RIGHT 99.64 FEET, CHORD OF WHICH BEARS S 42°44'33" W 99.49 FEET; THENCE S 37°15'49" W 106.61 FEET; THENCE ALONG A 466.00 FOOT RADIUS CURVE TO THE RIGHT 72.17 FEET, CHORD OF WHICH BEARS S 41°42'00" W 72.10 FEET; THENCE N 43°51'48" W 152.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.86 ACRES.

LOT 28 DESCRIPTION:

BEGINNING AT A POINT WHICH LIES N 00°02'41" W ALONG THE SECTION LINE 1364.93 FEET AND EAST 1211.25 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N 00°02'04" E 136.50 FEET; THENCE S 88°34'58" E 133.83 FEET; THENCE S 00°24'26" E 136.53 FEET; THENCE N 88°34'58" W 134.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 18,334 SQUARE FEET OR 0.42 ACRES.

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2026.

APPROVED _____ APPROVED _____
MAYOR CITY ATTORNEY
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CITY-RECORDER
APPROVED _____
PLANNING COMMISSION CHAIR

SILVERLEAF PLAT "B" AMENDED A PLANNED RESIDENTIAL DEVELOPMENT ALPINE, UTAH

INCLUDES AN AMENDMENT OF LOTS 28 THROUGH 44 OF PLAT "B", SILVERLEAF PRD CONTAINING 17 LOTS AND 7.28 ACRES. LOCATED IN THE NW 1/4 OF SECTION 30, OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

COUNTY SURVEYOR	COUNTY TREASURER	CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL

[illegible]

C:\USERS\HUNTERSWENSON\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.2 - SURVEY\2026\226-33 SILVERLEAF PRD\04-DWGS\AMENDED PLAT.DWG



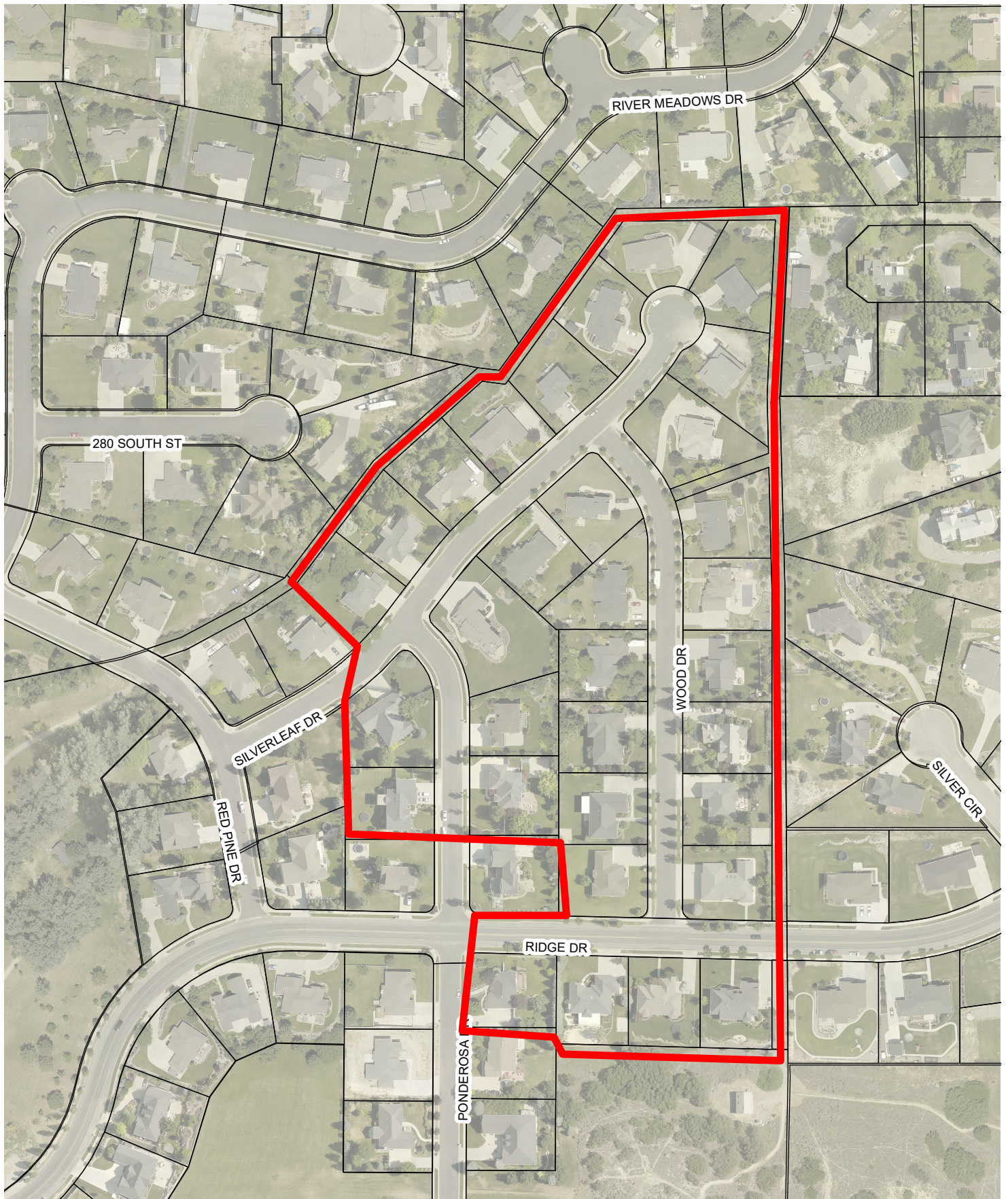
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

CONTAINING 17 LOTS AND 7.28 ACRES.
LOCATED IN THE NW 1/4 OF SECTION 30, OF TOWNSHIP 4 SOUTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

PLAT MAP

ALPINE, UTAH

SHEET
2 OF 2



Silverleaf Plat B

