



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, July 28, 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 | Jessica Smuin |
| C. Pledge | Brent Rummier |

II. CONSENT CALENDAR

- A. Approval of Minutes of July 14th City Council Meeting**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. Parks Master Plan Update – Lisa Benson, Landmark Design**
- B. Sculpture Garden Report – Bob Hanson, Heritage Arts Foundation**
- C. Utah Growing Water Smart Workshop Report – Council Members Hannemann and Blackwell**
- D. Revenue Overview – Chrissy Hannemann**

V. ACTION ITEMS

- A. Clarification on Compensation for Municipal Executive Officers**
- B. Site Plan Approval – Long Range Shooters of Utah**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. CLOSED MEETING

Mayor Carla Merrill
July 23, 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

July 14, 2026

Mayor Carla Merrill called the meeting to order at 6:06 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 Jessica Smuin. Brent Rummmler was excused.

Staff: Shane Sorensen, Caden Lyon, Attorney Hyrum Bosserman, Jason Judd, Chief Brian Gwilliam, and DeAnn Parry

Others: Linda Mattfeldt, Anita Healey, Spencer Maughan, Emily Maughan, Landon Wallace, Jennie Wallace, Marla Fox, Trish & Joe Harwood, Mark Harris, Julie Peterson, Karl Clegg, Bryce & Kathy Bergen, Steve Burrows, Sullivan Love, Heidi Smith, Merlynne Heaps, Stephen Snyder, Travis Austin, Jaden Gull, Swazye Gull, Jerry Bitter, Laurie Bitter, Jenny Smith, Caitlin Payne, Julianne Rowley, David Rowley, Laurie Payne, Julee Clegg, Shellie Slade, Mike Schaumann, Mary Beth Schaumann, Scott Ross, Misty Ross, Rachelle Martin, Brian Crowley, Eve Crowley, Jen Wadsworth, June Wadsworth, Cory McArthur, April Cooper, John Magnusson, Jamie Cook, Dan Cook, John James

B. Prayer

Sarah Blackwell

C. Pledge

Andrew Young

II. CONSENT CALENDAR

A. Approval of Minutes from June 9th and June 23rd City Council meetings and the June 30th work session

Motion: Andrew Young moved to approve the Consent Calendar as proposed. Sarah Blackwell seconded the motion. The motion passed unanimously.

III. PUBLIC COMMENT

Jerry & Laurie Bitter – Alpine Drive, Alpine

Jerry and Laurie are interested in reducing the 'blasted' raccoon population. Raccoons live in the storm drains near their home. A city in California installed metals bars across their storm drains to discourage the animals. The Bitters had a brief discussion with Shane Sorensen this evening, and he suggested some alternative ideas for removable bars. They would like to have a pilot project on their street. Neighbors are fully in support and excited about the prospect because of the damage to their homes, property, and animals.

Mayor Carla Merrill explained that she also received public comment cards for staff salaries and the proposed commercial building. Because we are not holding public hearings on these tonight, in the interest of time, public comments on these topics will not be received. She said that residents are always welcome to email herself and the council with their comments.

IV. REPORTS & PRESENTATIONS

A. Monthly Financial Report

Shane Sorensen gave a brief report and said we have concluded FY2026 but will not receive the final financial report for the end of year until later, as we are still paying some invoices from June. We still have a couple of sales tax disbursements coming, with the final one around August 20th. Sales tax revenue is at +3.99 percent YOY.

Andrew Young asked why we are seeing growth in sales tax

Shane Sorensen explained that residents are spending more, which increases our revenue to sales tax, PARC tax, and the 5th/5th tax.

Chrissy Hannemann mentioned that they will do a deep dive into revenue in two weeks. In 2018 the Supreme Court made a ruling on interstate sales tax. If products are shipped from outside Utah to our homes, the tax gets attributed to our ZIP code. If it ships from somewhere else in Utah, then the state of Utah attributes it to the point of shipment. Alpine has a high proportion of sales tax from online sales, which is great for us.

V. PUBLIC HEARING

A. The Public Hearing with respect to the Issuance of Sales Tax Revenue Bonds has been postponed until the August 25, 2026, City Council meeting.

Mayor Carla Merrill explained that the State has certain notice requirements regarding bonds, so this public hearing will be held on August 25.

VI. ACTION ITEMS

A. Consider Approval of The FY2027 Wage Increases for City Staff

City Administrator Shane Sorensen said that included in the FY2027 tentative budget was a 5 percent placeholder for wage increases. When the final budget was presented and after considering increases by other cities and additional factors, Mayor Merrill proposed a 4.2 percent increase based on the CPI and a merit-based bonus of 0.8 percent.

As part of the motion approving the FY2027 final budget, all wage increases and a proposed staff position were removed pending a work session that would be held by June 30. The work session to discuss compensation was held on June 30, 2026. Based on the council motion approving the budget with all wages increases removed, a public hearing and budget amendment will be required to add any wage increases or other items back into the budget. Once we have the information, we will schedule the public hearing and bring it to council for approval.

Sarah Blackwell shared results from an informal survey she had conducted with city employees, providing insight into why staff chose to work for Alpine City and what they valued most. She reported that employee motivations were varied, including community, benefits, and job satisfaction, and emphasized that employees expressed a strong sense of belonging and commitment to the city. She reviewed a PowerPoint presentation including information provided by employees regarding these points and concluded the success of the city relies upon the quality of the employees that are working on the "front lines".

Motion: Chrissy Hannemann moved to: 1) replace the salary and benefits for a full-time position with a \$100,000 allocation for professional consulting related to planning, finance, or other consulting services including HR; 2) grant staff raises at 4 percent, split between a 2 percent COLA for every employee, and a 2 percent equity allocation at management discretion, based on salaries as of June 30, 2026 and effective July 1, 2026; and 3) give a 1 percent bonus upon completion of a performance review per the Alpine City Personnel Policy manual before the end of FY2027.

Chrissy commented that if we add the 2 percent COLA, the 2 percent equity allocation, and the 1 percent performance bonus, it is close to the original proposal with the 5 percent placeholder.

Sarah Blackwell seconded the motion.

Andrew Young expressed general support but raised an ongoing concern about aligning city staff priorities with resident-reported issues.

Mayor Merrill and others clarified that council's statutory role is limited to the legislative function and oversight of executive staff. Management of other staff falls under the City Administrator.

Chrissy Hannemann noted that the proper avenue for any changes to performance evaluation criteria would be a revision to the personnel policy.

Jessica Smuin suggested an amendment to the motion to include an additional average salary increase of 2 percent in FY2027 for a market-based salary adjustment for non-executive positions, with a specific percentage for each position based upon a minimum wage comparison of positions among Utah County Class 4 Cities, as well as Cedar Hills, together with other documented evidence of comparison equity considerations per management discretion.

Chrissy Hannemann did not accept the suggested amendment.

Jessica Smuin stated that her proposed amendment to the motion is based upon inequities in employee wages, some of which are \$30,000 to \$40,000.

Chrissy Hanneman stated her refusal to accept the motion amendment was based upon the cost and time required to gather the comparative data relative to the total amount, approximately \$38,000, being allocated across all staff.

Shane Sorensen explained that while it is not as easy to get the comparative data as it might seem, city administration would follow the correct procedures if more detailed information was needed. He described working with the mayor to assess compensation, and comparing with positions in other cities, when possible, to reasonably adjust equity among staff positions.

Mayor Merrill asked for a roll call vote. There were 4 yes votes and 0 no votes, and 1 excused, as recorded below. The motion passed unanimously.

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

B. Consider Approval of FY2027 Compensation Increases for Executive Municipal Officers

Shane Sorensen explained that the Legislature passed S.B. 91 in 2024, amending Utah Code Section 10-3-818 regarding compensation increases for executive municipal officers. This section of code requires that prior to a municipal executive officer receiving a compensation increase, the city must hold a public hearing outlining any increase in compensation and publish a notice at least seven days before the date of the public hearing which includes the time, place and purpose of the public hearing. This amendment went into effect May 1, 2024. The required public hearing was held by the City Council on June 23, 2026. A motion was made and approved by the council to table the item until after a work session was held to discuss compensation. The work session was held on June 30, 2026.

Ordinance 2026-13 outlines compensation increases for the City Administrator/Public Works Director and the Assistant City Administrator/City Planner. The budgeted increases include COLA and merit components, as well as a one-time 1.3 percent bonus (paid in quarterly installments) for URS Tier II employees to offset the additional cost of URS retirement contributions for this fiscal year. The total percent increase for executive municipal officers is found in Exhibit A attached to the ordinance. For the second year in a row, the URS contribution for both Tier I and II employees decreased by 1 percent for this fiscal year, which reduces the cost to the city.

Shane said that if the council makes changes to the proposed ordinance, staff will adjust the numbers in Exhibit A.

Andrew Young said his number one concern is incorporating resident requests and their resolutions into staff wages.

Shane Sorensen said the city is purchasing software to track resident requests and code compliance responses. The subscription will be \$8,000 for the first year and \$6,000 for subsequent years. Staff

generally just naturally take care of requests and questions. If they need to document every action, it will take away from accomplishing actual work. It may make sense to document larger projects, rather than every task, but staff will follow what the council decides. He asked Police Chief Gwilliam what percentage of time his officers spend on paperwork.

Police Chief Brian Gwilliam said he estimates his officers spend 50-60 percent of their time on reports.

Andrew Young clarified that he wants the priority to be resolving the residents' concerns.

Shane Sorensen explained that the city is basically a regulatory agency, and staff are required to enforce the ordinances passed by the City Council. When we cannot grant a request because of the ordinances on our books, residents can become unhappy with staff.

Motion: Jessica Smuin moved to pause the regular meeting and move into a closed meeting to be held in the Conference Room at City Hall to discuss the character, professional competence, or physical or mental health of an individual, and that at the end of the closed session the open City Council meeting will continue.

Andrew Young seconded the motion. The motion passed unanimously.

The public meeting was paused at 6:56 pm.

X. CLOSED MEETING

The regular meeting resumed at 7:18 pm

Mayor Carla Merrill reported that they held a lively discussion in the Conference Room.

Motion: Sarah Blackwell moved to approve a 2 percent COLA and a 1 percent retention bonus calculated with base salary in FY2026. The bonus is to be paid upon completion of the annual performance review. The timing and context of the review is at the discretion of the mayor, with the advice and consent of the City Council. The Assistant City Manager will match staff compensation adjustments on an annual basis. This is calculated to be a 2 percent increase in salary, and a 4 percent increase at 50 percent length of employment, effective September 1, 2026. The Assistant City Manager is eligible for a 1 percent bonus upon completion of a performance review on or before March 31, 2027.

Jessica Smuin seconded the motion.

Chrissy Hannemann explained that bonuses were not included in the original proposal. Understanding that Alpine's policy involves performance reviews, the council wants the 1 percent bonus to motivate employees to be engaged in the process. They want assurance that the reviews are happening and that they are worthwhile.

Chrissy said they are pleased to have Caden Lyon working for Alpine City and tried to calculate his compensation based on the months he has been here. The wage study was helpful and showed that Shane Sorensen is aligned with other city leaders in the area. There is great value in Shane's vast experience, and it is appreciated.

Shane Sorensen said that staff will study the motion and get back to the mayor if they have questions.

Andrew Young said, referring to a brief discussion about racoons with residents that included Shane Sorensen before the meeting, he really appreciated how Shane listened and helped them, comparing it to an early Christmas.

The mayor called for a vote. There were 4 yes votes and 0 no votes, and 1 excused, as recorded below. The motion passed unanimously.

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

C. Site Plan Approval – Long Range Shooters

City Planner Caden Lyon said that the Long Range Shooters of Utah commercial site plan is proposed for parcel number 02:011:0045 off 200 North and Main Street in Alpine. The building is to provide space for a small retail gun shop (rifles, accessories, bipods, etc.), a warehouse, space for an office, and a space in which to film content for the shop. The building will also include a one-bedroom apartment above the office area.

The City Council tabled the item at the last meeting to provide time for the applicant to modify the site plan and address concerns for parking and building design. The applicant has provided an updated site plan that meets the code requirements for §3.07 Business Commercial Zone and §3.11 Gateway/Historic Zone. The exterior materials and design of the building have been updated to conform more completely to the Gateway/Historic Design Guidelines. A combination of brick, wood, and other materials are used, and these materials meet the design guidelines.

Parking requirements for the retail shop are met with 3.5 stalls needed per 1000 sq ft, including parking for an employee and 2 spots inside the building for the apartment. In §3.07.080, exiting a site requires vehicles pulling out to be front-first, meaning that all ingress and egress from the parking lot must be done by forward motion only. The site plan has been updated to include 20 feet before the curb and 22 feet before touching the sidewalk. The site allows cars to enter through the ingress ramp on the east side of the front property line, follow the traffic flow arrows, and exit through the egress ramp on the west side using the driveway (see site plan). This permits vehicles to enter and exit the site in a forward motion.

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.

Caden Lyon said the applicant presented two revised parking configurations: (1) a 60-degree angled stall layout with one-way traffic flow, which staff recommended as the most code-compliant option; and (2) an updated 90-degree layout with one stall removed.

Responding to questions from Sarah Blackwell, Caden reported the building footprint had been reduced, allowing more space for parking. The site meets the 20 percent landscaping requirement and the code-required traffic flow for vehicles to enter and exit in a forward motion.

Bryce Bergen, speaking as the applicant, noted two options have been presented and he prefers option one; however, he emphasized his willingness to work with the community, stating they aimed to create a building that fits the historic design guidelines and community needs. He mentioned they have made extensive changes to the building's design and are committed to ensuring it aligns well aesthetically with Alpine's vision. They have worked tirelessly to ensure that adjustments were made based on feedback. He also highlighted their commitment to maintaining good relationships within the community, promising to uphold a high standard of appearance. He expressed gratitude for the support and collaboration with the city and noted that their goal remains to create a lasting positive impact both visually and economically within Alpine City.

Andrew Young mentioned that, alongside the importance of adhering to building codes, he values the community's overall feel and character. He expressed concern that Alpine seems to be moving towards a prevalent use of brick exteriors in building designs, which might not reflect the authentic heritage of Alpine or align with the town's traditional aesthetic rooted in its natural mountain surroundings dominated by timber and stone. While tastes and preferences vary, he urged consideration of the materials to ensure they reflect Alpine's unique ambiance and historical roots.

Bryce Bergen reiterated his efforts to adjust the design of the building to be responsive to community and council feedback. He stressed that his proposal meets the city code standards and thanked the staff for their willingness to work with him on this project.

Discussion among the council focused primarily on parking stall number 1, located adjacent to the garage and oriented at 90 degrees with a one-way aisle.

Jessica Smuin raised a concern that this configuration does not align with any of the six parking diagrams approved in city code (section 3.24.020), as the only 90-degree diagram in code requires a two-way aisle. She argued that the appropriate path forward was to seek a formal parking exception per code section 3.24.030, which requires a Planning Commission recommendation before council approval.

Attorney Hyrum Bosserman weighed in, noting that under Utah law, ambiguity in land use code must be interpreted in favor of the applicant. However, he acknowledged that a reasonable reading of the code's six diagrams could support the position that a deviation exists, making an exception process appropriate.

Chrissy Hannemann expressed concern about unnecessary delay, noting that the site plan was otherwise compliant and that Planning Commission ultimately makes a recommendation, with council retaining final authority on exceptions.

Attorney Bosserman clarified that the Planning Commission should initially recommend the exception before the council makes a final decision. Although the council retains final authority on exceptions, the proper procedure is to first obtain a recommendation from the Planning Commission.

Motion: Chrissy Hannemann moved to approve the proposed site plan for the new Long Range Shooters of Utah commercial site plan subject to the following condition: that the applicant receive approval to the exception for parking stall 1 after a recommendation of the Planning Commission.

Without a second, the motion failed.

Substitute Motion: Sarah Blackwell moved to approve the proposed site plan for the Long Range Shooters of Utah commercial site plan subject to the following conditions: that the applicant receives approval for parking stall 1 from the Planning Commission, and that approval is also based on a swept path analysis and site references for determining results.

Mayor Carla Merrill asked if Jason Judd would do that study or if we would contract it out.

Jason Judd, City Engineer, said that we would contract it out to Horrocks Engineers, and it would take them about 15 minutes to complete.

Shane Sorensen said it might cost \$50 for the study.

Chrissy Hannemann seconded the motion.

Shane Sorensen said that because Attorney Bosserman mentioned including the word approval, part of that approval would be the Planning Commission making a recommendation on the exception, and then it would come back to the City Council.

Attorney Bosserman agreed that we are not giving the Planning Commission the authority to make the final decision.

Mayor Merrill asked that even though we do not have anything specifically in our ordinance for a 90-degree unidirectional parking stall, they would still need to obtain an exception because it is something we have not considered before?

Attorney Bosserman said you can read the code to say that we allow these six types of parking scenarios.

Jessica Smuin asked if Sarah Blackwell would be willing to remove the word 'exception' and add "swept path analysis" to ensure that 3.080.3 is met."

Sarah Blackwell accepted the amendments.

Chrissy Hannemann also accepted the amendments.

Andrew Young said we still have uncertainties. Why not just send it back so they can come with a proper design?

Mayor Merrill instructed council that we already have an amendment to the motion which has been approved. There is an option for a second amendment, or they could propose a substitute motion or table. She asked Attorney Bosserman how to vote on the substitute and original motions.

Attorney Bosserman said the council would vote on the substitute motion first and then the original.

Chrissy Hannemann commented that we have dealt with 90 percent of the criteria and we are down to the last 10 percent. She would like to limit the scope and move forward with 90 percent.

Motion: Andrew Young moved to deny the proposed site plan for the new Long Range Shooters of Utah commercial site plan based on the following findings: there are still parking design elements and Alpine City code procedure regarding exceptions that need to be followed.

With no second, the motion failed.

Motion: Jessica Smuin moved to table consideration of the proposed Long Range Shooters of Utah commercial site plan to allow the applicant a review of the exceptions to code 3.24.030 governing parking lots, and to require a swept path analysis of 3.07.080. Sarah Blackwell seconded the motion.

Mayor Carla Merrill called for a vote. There were 2 yes votes and 2 no votes, and 1 excused, as recorded below. Mayor Merrill voted to break the tie. The motion to table failed.

Yes

Sarah Blackwell
Andrew Young

No

Chrissy Hannemann
Jessica Smuin
Mayor Carla Merrill

Excused

Brent Rummeler

Motion: Jessica Smuin moved to table the consideration of the proposed Long Range Shooters of Utah commercial site plan allow the applicant a review of Development Code 3.24.030 governing parking lot exceptions,

and to provide a swept path analysis for 3.07.080.3. Once the applicant completes the evaluation, staff will return the application to the Planning Commission for recommendation. The applicant shall then come back to City Council upon receipt of the Planning Commission supplemental motion in adherence to Alpine City Development Code.

Sarah Blackwell seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

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

D. Public Hearing – Consideration for Approval: Silverleaf Plat B Amendment

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

The applicant is requesting that the City Council approve Silverleaf Plat B Amended. 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 and 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 (City Council) based on the specific facts and circumstances of each request. The land use authority retains the 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.
- This action could help resolve long-standing ownership questions.
- This action 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 as a 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 because all the signatures have not yet been obtained.

STAFF RECOMMENDATION:

Staff recommend 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 the City Council approves the amended plat, staff recommend that the recorded plat includes a note for a 20ft municipal utility easement with the proposed public utility easement on the east side property line of Lot 28 for continued city access.

Andrew Young asked for clarification regarding the city's access needs within the area adjacent to lot 28 where a city water line and storm drain exist. He wanted to protect areas where the city needs access.

Shane Sorensen mentioned that when the power was installed for the Silverleaf Well, it was aligned with the trail area near lot 28 on the amended plat. This power line is not owned by the city but is essential for operating the well by providing electricity. A public utility easement on the plat would cover the power service to the well, ensuring continued access.

Mayor Carla Merrill responded that with the proposed amendment, the city would maintain access to this infrastructure through an easement that would be recorded. She reassured Andrew Young that the proposed amendment would not affect other areas of city access.

Public Hearing

Mayor Carla Merrill opened the public hearing for comments at 8:20 pm.

Mark Harris, Wood Drive, Alpine (Lot 30)

Mark supported the amendment, describing the trail as heavily overgrown, unusable, and a fire hazard. He noted that motorized vehicles have been using the trail corridor at late hours, and that the homeowners abutting the trail were uniformly in support of reverting the land to adjacent owners.

Jennifer Smith, Silverleaf drive (Lot 44)

Her purpose was to explain that the platted common area does not align with where the trail was historically located, and that a fence installed by a new homeowner has now physically blocked the previously used trail path. She expressed support for the amendment so that the unusable corridor could be absorbed into adjacent properties.

Scott Ross, Wood Drive, Alpine

Scott provided historical context, noting that the community had worked for years to resolve the ambiguity around the corridor's ownership, and that all lot owners within Plat B had agreed to the transfer. He described the corridor as encumbered by overgrowth, encroachments, and storm drainage issues. Scott inquired about whether the city had a written easement for Lot 28. He wanted clarity on easement rights regarding water line, storm drain, and city access areas of Lot 28.

Mayor Carla Merrill said she believed the city already maintained what is known as a "prescriptive easement" for executing services and responsibilities related to essential infrastructure access, such as water lines. However, she suggested a written and recorded approach would fortify that access right

and add a further legal guarantee of communication and cooperation between city partners and private owners.

Shane Sorensen confirmed that city facilities include plumbing and water resources but initially thought the trail area fell under city possession.

Attorney Bosserman affirmed the assessment. A recorded easement would reinstate mutual responsibility and certainty on both ends concerning utility service areas. For shared public-private space where utilities transverse or interact, a formal written approach is best.

Scott Ross continued his comments by explaining the process and challenges involved in addressing the common area trail. He shared that the community worked extensively to clarify ownership and resolve any inconsistencies about the common area. He noted that discussions took place among all the properties in the subdivision, and everyone was on board with the proposal to incorporate the common area into private lots. Maintaining the common area for all proved difficult, mainly due to its condition and management challenges.

Mayor Carla Merrill stated she had walked the trail last summer and agreed there were sections that were impassible.

John Manuson – 280 South, Alpine

John is a property owner whose land abuts the subdivision. He stated that his property actually extends across a portion of the corridor, and that despite verbal agreements with neighboring lot owners, two neighbors had since sent a legal letter demanding removal of improvements and threatening trespass action. He requested mediation.

With no further public comments, the mayor closed the public hearing at 8:34 p.m.

There was extensive discussion among the mayor, council, and staff surrounding the history of the trail and the property in question.

Jessica Smuin said that, per Utah law, a trail used continuously by the public for more than 10 years may establish a public right of way. She noted the trail had been on Alpine's Trail Master Plan from 2004 to 2020—a 16-year period—and argued this may give the city a legal basis to claim a right of way as the highway authority.

Chrissy Hannemann and Sarah Blackwell acknowledged the potential legal avenue but expressed concern about the practical and financial costs of clearing the overgrown path, which does not follow the plat alignment, to create a usable trail.

Mayor Merrill noted that the city had previously attempted to secure the corridor through the county and was unsuccessful.

Attorney Bosserman noted that the city had recently received a letter from an attorney representing an outside property owner regarding the common area land.

Andrew Young stated his general support for deferring to the residents most directly impacted, given their sustained exposure to the issues and their unified position in favor of the amendment.

Jessica Smuin, however, noted Alpine's identity as a trail-oriented community and expressed reluctance to vacate a corridor connecting two public spaces, particularly in light of the difficulty of reestablishing trail corridors once they are vacated.

Motion: Jessica Smuin moved to table the Silverleaf Amended Plat B until a future meeting for the following: 1) to look into the requirements to see if this is a public trail that the city can claim legally because it has

been used for more than 10 years; 2) to allow time for more due diligence to speak with other property owners adjacent to the trail, 3) to understand if the fence encroachment cuts off the trail or if there is a way the trail could be improved; and 4) to plan for implementation costs or volunteer hours associated with trail improvement.

Sarah Blackwell seconded the motion.

Chrissy Hannemann suggested an amendment to add: 5) investigate to retain public access between Ridge Drive to the Silverleaf open space east of Lot 28.

Jessica Smuin accepted the suggestion and offered an amended motion.

Amended Motion: Jessica Smuin moved to table the Silverleaf Amended Plat B until a future meeting for the following: 1) to look into the requirements to see if this is a public trail that the city can claim legally because it has been used for more than 10 years; 2) to allow time for more due diligence to speak with other property owners adjacent to the trail; 3) to understand if the fence encroachment cuts off the trail or if there is a way the trail could be improved; 4) to plan for implementation costs or volunteer hours associated with trail improvement, and 5) to investigate a way to retain public access between Ridge Drive to the Silverleaf open space east of Lot 28.

The council voted. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion to table passed.

Yes

Sarah Blackwell
Chrissy Hannemann
Jessica Smuin

No

Andrew Young

Excused

Brent Rummier

Motion: Chrissy Hannemann moved to extend the meeting no later than 10:00 pm. Andrew Young seconded the motion. The motion passed unanimously.

E. Site Plan Approval – Five.12 Building Addition

Caden Lyon said that the Five.12 commercial site plan is for the address of 168 S. Main Street and proposes a new commercial building. The building is to support their ongoing operational needs and provide more space for their non-profit ventures which are focused on feeding children.

Statement from the applicant: *“Elementary school students in the United States are going home from school on Friday and coming back to school hungry on Monday. Five.12 provides weekend backpacks full of food for those students in need.”*

The applicant has met with the Planning Commission and worked to meet the Gateway/Historic Design Guidelines. After deliberation and collaboration, the Planning Commission has determined that the applicant meets these guidelines and has sent a positive recommendation to the City Council for the site plan.

The applicant has provided a site plan that meets the code requirements for §3.07 Business Commercial Zone and §3.11 Gateway/Historic Zone. The building takes on an industrial look with dark brick and black metal trims and accents to complement the main material. A water tower was proposed near the front of the site, but the Planning Commission moved to remove the tower until it can be considered more fully at a later date. There are two benches proposed near the sidewalk to meet the streetscaping requirements of the Gateway/Historic Zone, though additional benches might be needed to fully meet this requirement of one installed element every 30 ft.

There is a desire to have an office building near the front setback of the site at some point in the future, but that area will only be landscaped for now. The landscaping requirement of 20 percent coverage of the

1 site, found in DCA §3.07.080, is currently being met and will still be met if the office building is
 2 constructed on the site at a future date.

3
 4 The parking requirement for this application is found in §3.24.040 under the use category of “Industrial
 5 and wholesale establishments,” which requires that the parking can meet the needs of the site for every
 6 two employees during the largest shift. Since there are 75 employees during the largest shift, 38 stalls
 7 were deemed necessary. The parking lot exceeds that number because they are providing for the parking
 8 for the future office building at the same time.

9
 10 The following is the Planning Commission motion and recommendation:

11
 12 **Motion:** Planning Commissioner Greg Butterfield moved to recommend to the City Council the
 13 proposed site plan for the new Five.12 commercial building located at 168 S. Main Street with the
 14 following conditions:

- 15 1. Remove the water tower as part of the approval process to be presented with specificity and details
 16 at a future date.
- 17 2. If the second building is not completed within a three-year time frame, the landscape company will
 18 landscape per the design that is proposed in the space by the sidewalk in front of the entire property.

19
 20 Troy Slade seconded the motion. A discussion followed.

21
 22 Planning Commissioner John MacKay proposed an amendment to the second condition of the motion:

- 23 2. Strike the three-year time frame for establishing landscaping and require the entire building envelope
 24 to be landscaped as proposed with native grasses and flowers, with enough watering to establish
 25 vegetation for a one-year period.

26
 27 Greg Butterfield accepted the amendment to the motion. The motion passed unanimously.

28 29 GENERAL PLAN REFERENCE

- 30 • General Plan Land Use Goal #2 Policy 2.2 – Business Commercial Zone should have commercial
 31 uses that serve the community. Staff feel that this use meets the requirement.

32 33 CITY CODE REFERENCE:

- 34 • Alpine Development Code 3.07
- 35 • Alpine Development Code 3.11
- 36 • Alpine Development Code 4.07
- 37 • Alpine Development Code 4.08
- 38 • Alpine Development Code 4.10

39 40 PUBLIC NOTICE:

41 This item does not require a public hearing but will be posted as an agenda item on the Planning
 42 Commission and City Council agendas, where applicable.

43 44 STAFF RECOMMENDATION:

45 Staff recommend that the City Council consider approving the proposed site plan for the new Five.12
 46 commercial building at 168 S. Main Street with the condition that the streetscaping requirement is met.

47
 48 Sarah Blackwell raised a question about whether a warehouse is a permitted use in the Business
 49 Commercial Zone.

50
 51 Caden Lyon clarified that the applicant acknowledged the term "warehouse" may be a misnomer—the
 52 addition is not designed with loading docks, dock doors, or high-clearance access associated with
 53 commercial warehousing, and is intended solely for the nonprofit's operational needs.

54
 55 Chrissy Hannemann, who is familiar with the property and the organization, expressed support for the
 56 project but raised a concern about the long-term classification of the use. She noted that the existing
 57 building functions similarly to a nonprofit food bank, that receives and distributes commercial food

products at no cost. A food bank is not a named permitted use in the BC zone. She wanted to formally designate the use as a food bank or charitable organization, so that a future change of ownership could not result in the building being used as a commercial warehouse without going through a new approval process.

Attorney Bosserman noted that the Planning Commission has authority under code section 3.07.020, Item 10, to approve uses not explicitly listed in the permitted use table that are "in harmony with the intent of the zone." He confirmed that the Planning Commission had exercised that authority here. He also noted that council could request the Planning Commission to make a more specific finding regarding the use designation but clarified that any deviation from an approved use in the future would require a new approval process regardless.

Shane Sorensen commented that he does not recall ever receiving a complaint about the activities at Five.12, so we have a history that shows things are going well.

Andrew Young read the code that said: the Business Commercial Zone is for retail and other commercial uses serving the immediate needs of Alpine residents and situated within an environment which is safe and aesthetically pleasing. The zone is also intended to serve as the commercial core of the city.

Jessica Smuin cited code section 3.07.020(8), which permits storage as an axillary use to office and retail operations.

Andrew Young raised concerns about the traffic impacts on Main Street. He mentioned the numerous parking spots at Five.12 and wondered how the traffic would be handled. He also did not think that the all-brick exterior reflects Alpine's heritage.

Mayor Carla Merrill mentioned that the Wednesday evening sessions represent most of the activity with youth groups, which do not coincide with school or daytime traffic. She suggested volunteering to help with a session. She has not received any complaints about Five.12 parking from residents, and this will improve the current informal parking situation.

Applicant representative JD Heiner of Silver Fox Construction confirmed the organization distributes backpacks primarily through volunteers using personal vehicles for delivery to schools. There are no large-scale outbound shipping operations.

A discussion ensued about what still needed to be accomplished and the need to finish the review of the Main Street Plan and hold an additional closed meeting.

Motion: Jessica Smuin moved to extend the meeting until 11:00 pm and to limit council comments to three minutes. The motion was seconded by Sarah Blackwell. The motion passed unanimously.

Motion: Chrissy Hannemann moved to approve the proposed site plan for the new Five.12 non-profit organization commercial building at 168 S. Main Street. Sarah Blackwell seconded the motion.

Jessca Smuin asked if Chrissy would amend the motion to include the Planning Commission's recommendation that the owner plant grass and wildflowers where the future commercial building is planned and to water them for the first year.

Chrisy Hannemann accepted the amendment. Sarah Blackwell also accepted the amendment.

Andrew Young suggested an amendment to require a traffic mitigation plan as part of the approval.

Chrissy Hannemann did not accept his suggestion.

Amended Motion: Chrissy Hannemann moved to approve the proposed site plan for the new Five.12 non-profit organization commercial building at 168 S. Main Street, and that the applicant will plant grass and

wildflowers where the future commercial building is planned and water them for the first year. Sarah Blackwell seconded the motion.

The council voted. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

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

Motion Jessica Smuin moved to go into a closed meeting to be held in the Conference Room at City Hall to discuss pending or reasonably eminent litigation, the purchase, exchange, sale, or lease of real property, and that at the end of the closed meeting the open City Council meeting will continue. Andrew Young seconded the motion. The motion passed unanimously.

The public meeting was paused at 10:04 pm.

X. CLOSED MEETING

The closed meeting ended at 10:35 pm and the open meeting resumed at 10:37 pm.

VII. DISCUSSION ITEMS

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

Caden Lyon briefly introduced the final sections of the Main Street and Gateway Corridor Small Area Plan for Council review. They were the Land Acquisition Policy, the Implementation Matrix, and the Traffic Management Plan. He noted that the Planning Commission had included a motion with its review of the traffic section for council's consideration. The city does not currently have a land acquisition policy. The proposed policy would establish a structured, prioritized approach to securing parcels within the Small Area Plan boundaries, using a weighted criteria matrix to score parcels by desirability.

Sarah Blackwell conveyed Brent Rummeler's feedback that any land acquisition decision should be accompanied by a clear intended use for the parcel. No objections were raised to the policy concept.

Caden Lyon described the implementation matrix section as a priority framework, similar to the city's budget project prioritization matrix, designed to move the plan from vision to adopted ordinance. Near-term action items include adopting a land use acquisition program and updating the historic Main Street design guidelines.

Pertaining to the Traffic Management Plan, Caden summarized the plan's recommendations for each gateway corridor. Key points included:

- Main Street: A shared-use path on the east side, parking restricted to the east side, curb extensions, and a target speed reduction from 30 mph to 20–25 mph. He cautioned that reliance on rectangular rapid flashing beacons (RRFBs) may signal a lack of pedestrian-scale street design and encouraged prioritizing good street design over signal-based solutions.
- Alpine Highway: Buffered bike lanes with a possible vertical barrier to separate cyclists from vehicle traffic, and speed reduction from 45 mph to 40 mph recommended.

Jessica Smuin asked about having the UDOT-controlled Alpine Highway deeded back to the city in order to exercise greater control over speed limits and road design.

Mayor Carla Merrill noted that UDOT has been receptive to ideas in previous meetings and expressed a preference for working collaboratively with UDOT before pursuing ownership transfer.

- Canyon Crest Road: Speed reduction from 35 mph to 30 mph recommended. A roundabout at Canyon Crest and Ridge Drive is included in the city's budget. The plan also presents interim options for that intersection.
- Westfield Road: Speed reduction from 35 mph to 30 mph and buffered bike lanes are recommended.

Andrew Young expressed support for all recommended speed reductions and suggested the council consider pushing reductions further, arguing that posted speed limits often result in drivers traveling approximately 10 mph over the limit. He suggested that reducing limits to lower thresholds (e.g., 25 mph on Canyon Crest and Westfield, 20 mph on Main Street) may produce actual travel speeds closer to current posted limits. He also offered to help organize volunteers to repaint faded crosswalks as a low-cost near-term improvement.

Chrissy Hannemann proposed that the council consolidate and submit feedback to the plan's consultants, suggesting that each of the four corridor areas be assigned to a small committee of one or two council members and at least one Planning Commission member. She proposed a September 1, 2026, deadline for committees to submit consolidated feedback to Caden for forwarding to the consultants.

Andrew Young expressed interest in participating in the traffic-focused group. Sarah Blackwell and Jessica Smuin indicated support for the approach.

No formal action was taken on the Main Street and Gateway Corridor Master Plan.

VIII. STAFF REPORTS & COUNCIL COMMUNICATION

In lieu of Staff Reports and Council Communication everyone agreed to email any important information.

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

The meeting was adjourned at 11:02 pm.

ALPINE CITY
PARKS MASTER PLAN

LEADERSHIP BRIEFING
JULY 28, 2026



Public Input Approach



alpineparksplan.org

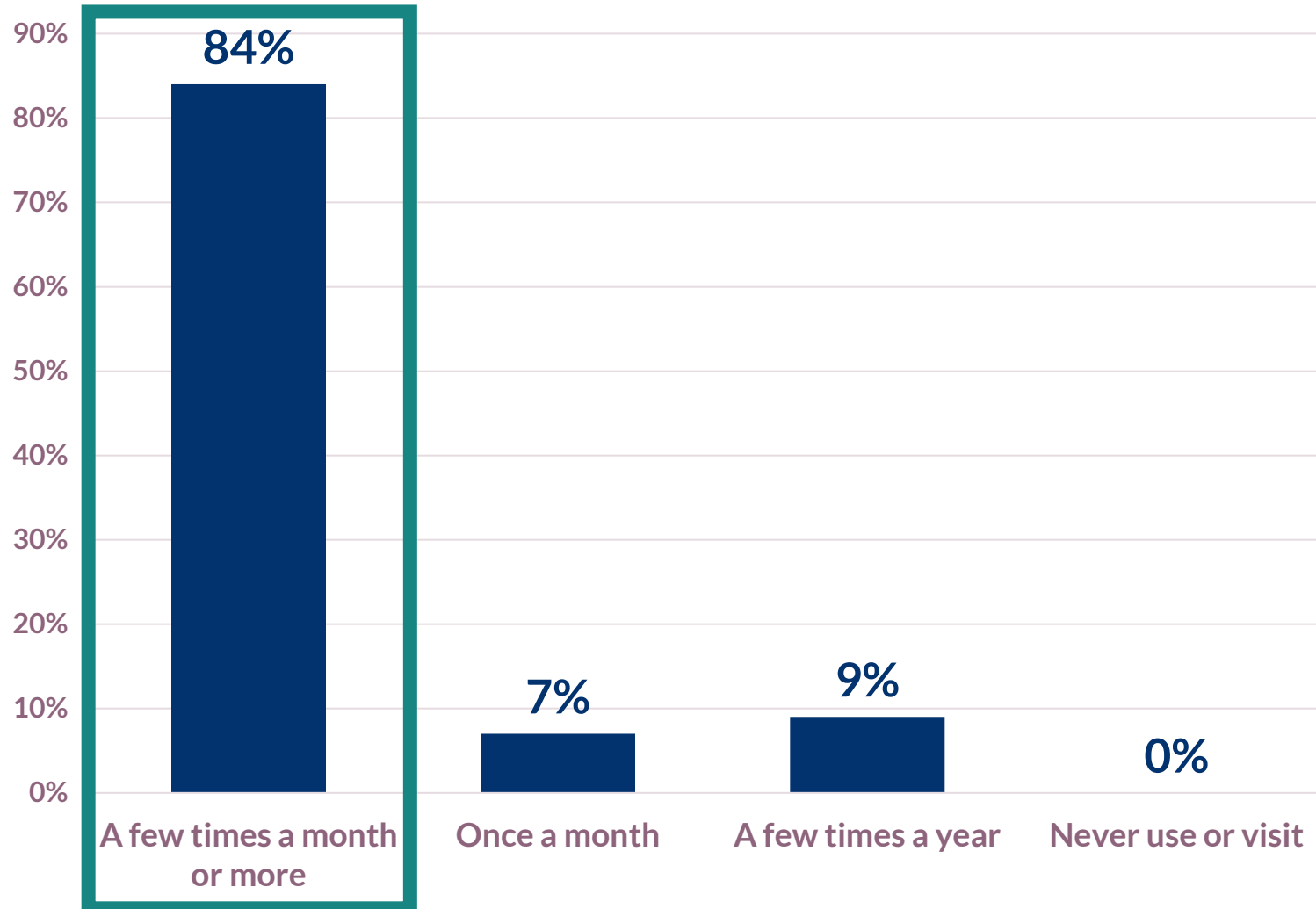


Public Survey Results

362 TOTAL RESPONSES

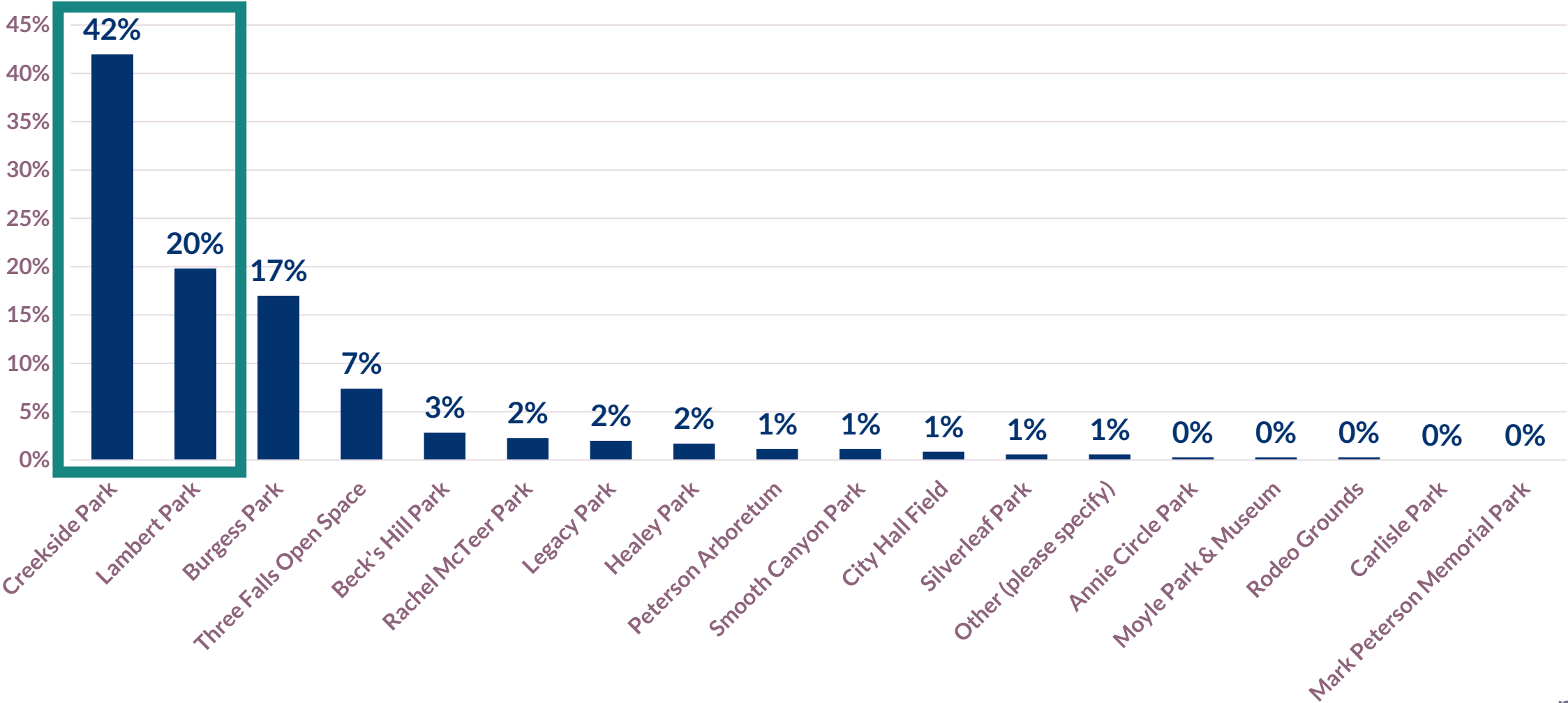
Community Survey - Parks

How often do you use or visit Alpine City's parks?



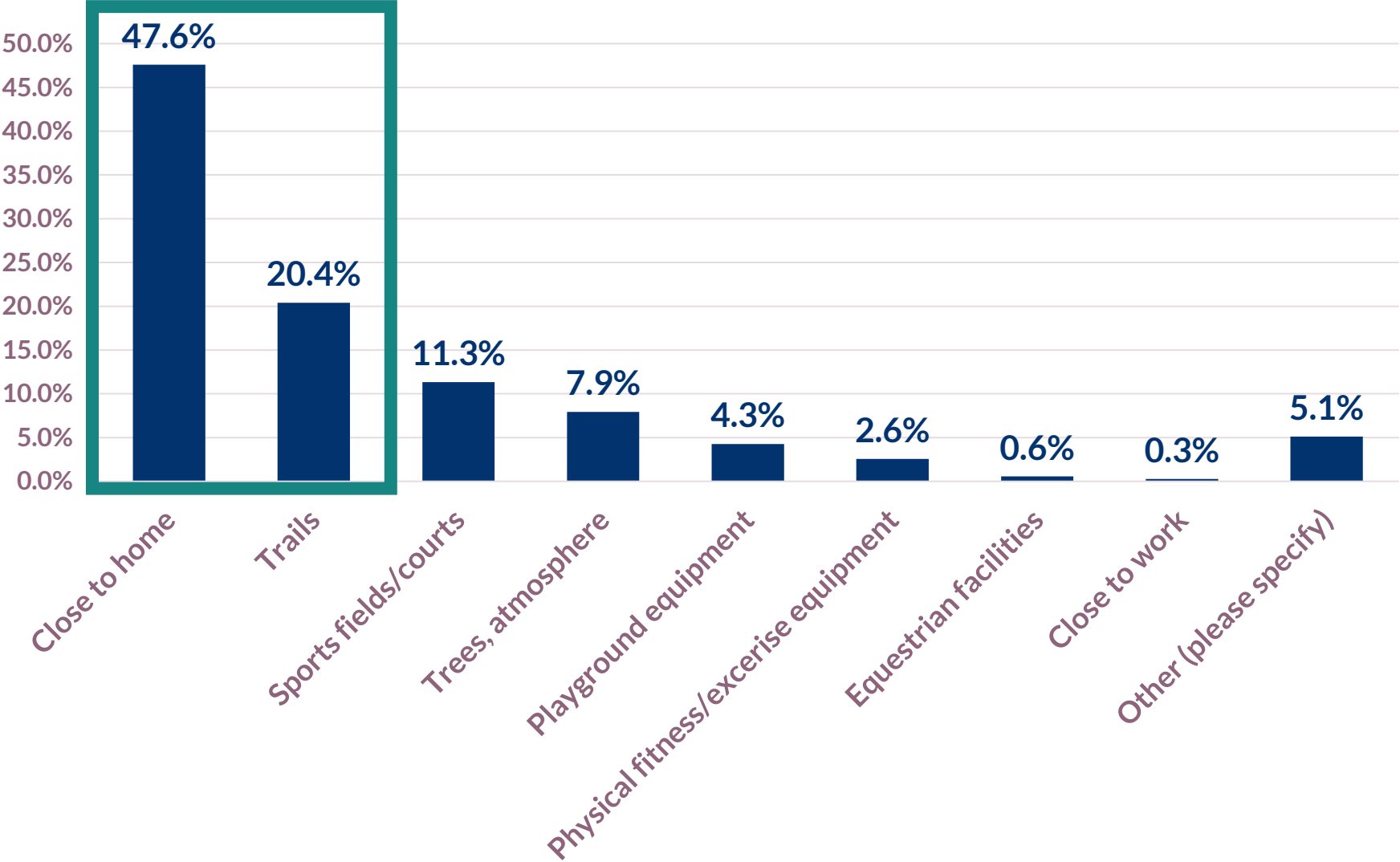
Community Survey - Parks

Which Alpine City park or field does your household use most often?



Community Survey - Parks

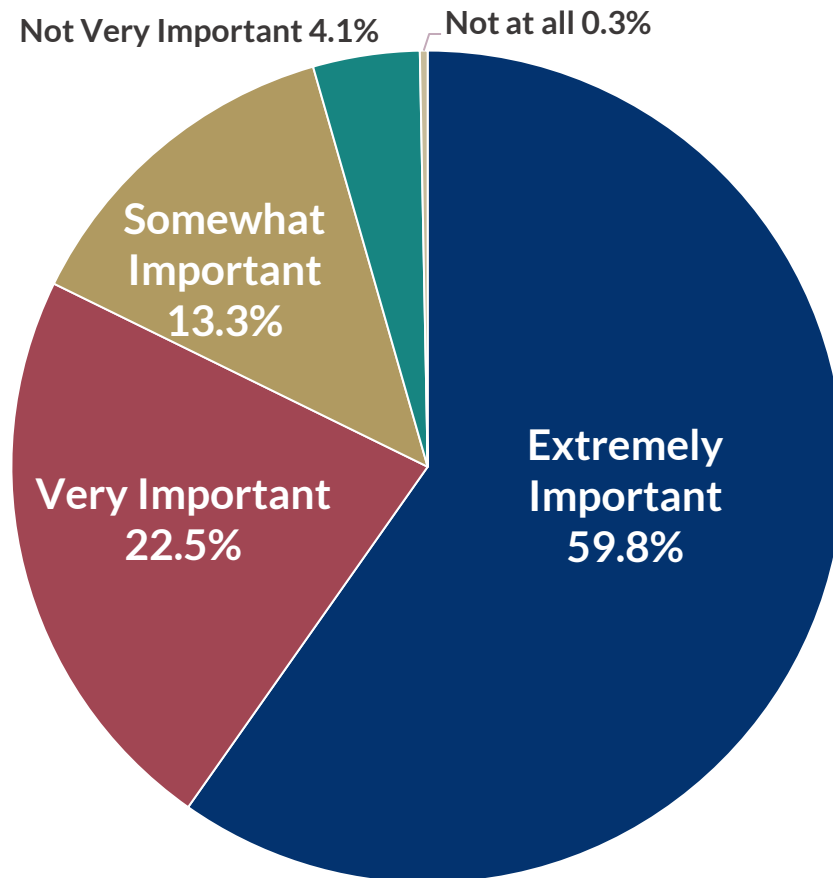
What is the main reason that you use your most used park?



Other (please specify)
Alpine Days
Events, festivals and community gatherings (x2)
Dogs (x2)
I use the Park for Physical fitness and the Pickelball Courts
LP Mountain bike team
Pickleball (x2)
Playground equipment and the trails
The variety of options here. Sports, feilds, walk/bike path, and playgrounds.
Trees, atmosphere, quiet, stream
Walking (x4), Walking with Dog

Community Survey - Parks

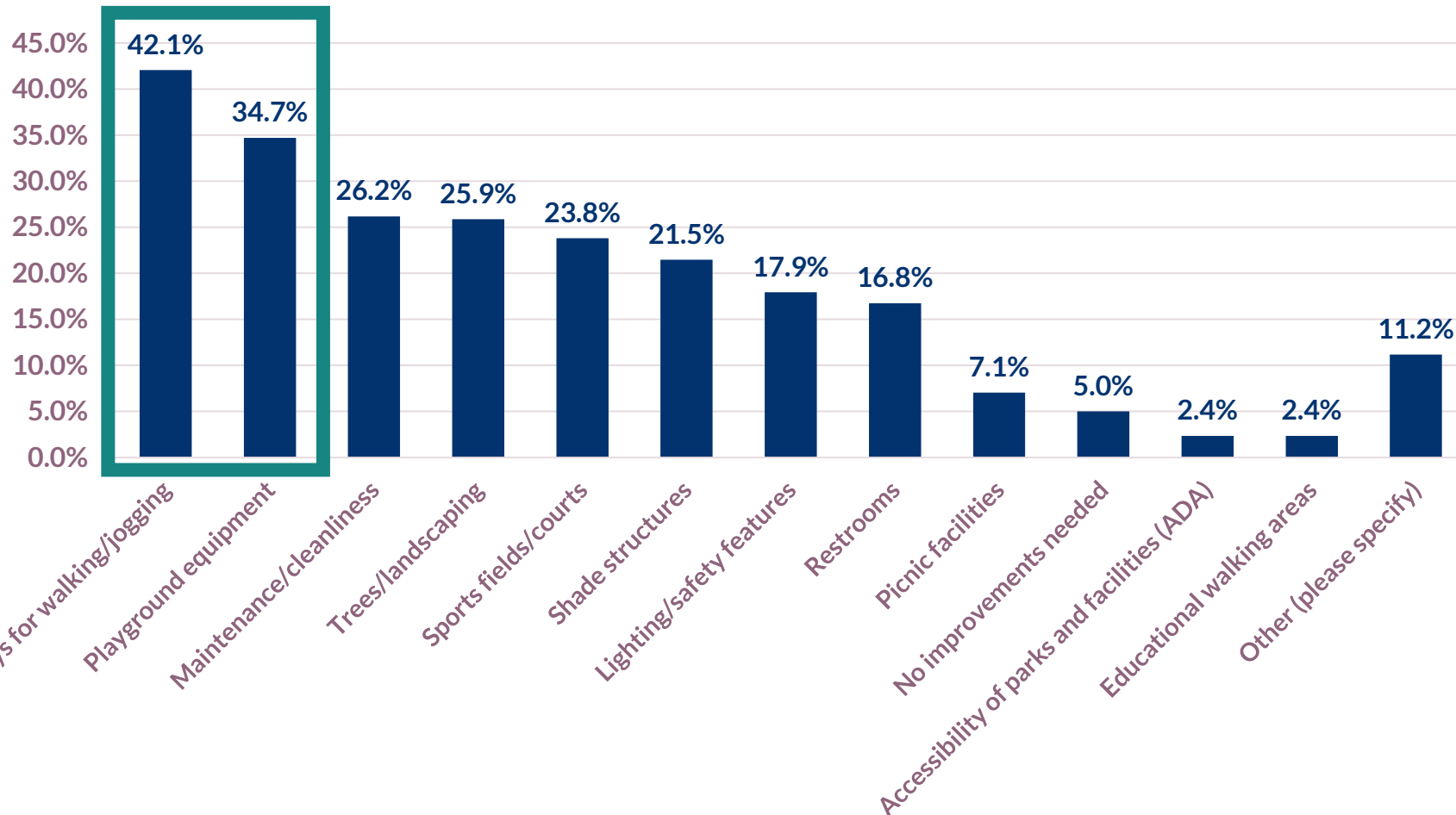
In your opinion, how important is it to have public parks within walking distance of your home (ex. within half a mile or 10 minutes)?



82.3%
**Extremely or
Very Important**

Community Survey - Parks

Which, if any, of the following improvements should be made to the parks in Alpine City? Select up to THREE of your most wanted improvements

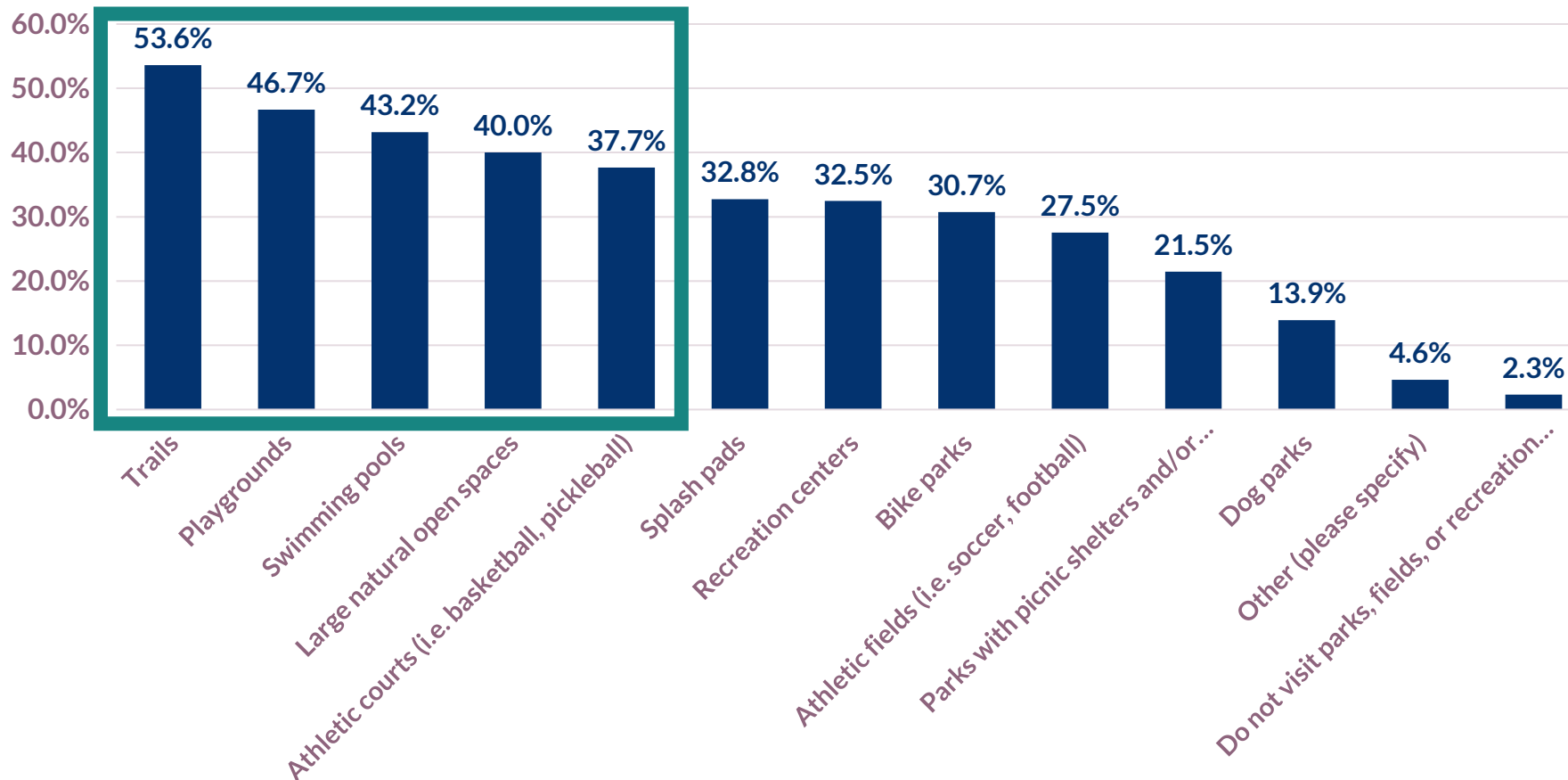


Other (please specify)

1) Better control of youth on motorcycles in park i.e. Creekside. 2) Parking at some parks
Automatic locks on restrooms at night.
Biking trails
Connection to Murdock Canal Trail
Dirt trails
Disc Golf (x2)
Dog Park (x3)
Gathering plazas with built-in seating and shade
I would increase the number of Pickleball courts at one of the parks so large groups and tournaments could be held in one location.
Lights at Creekside (x2)
Long term protection of trails against risk of housing development
More mountain bike trails & maintenance (x4)
Move gazebos that are practically touching houses on dry creek @ Creekside park
Pickleball
Protection from vandalism
Pump Track (x3)
Restrooms open all year (x2)
Shade structures next to courts
skate park (x2)
Splash pad/Swimming pool
To stop dumping city dirt spoils at Lambert Park.
Trees and more trees !!

Community Survey - Parks

Which of the following types of parks or fields, if any, do you or members of your household use or visit outside of Alpine?
Select all that apply.

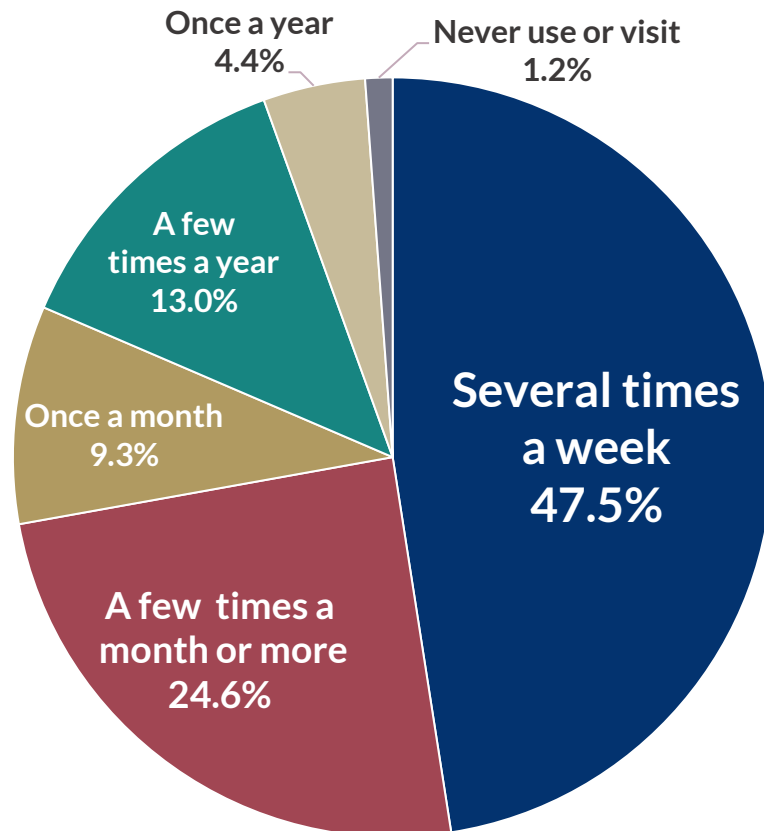


Other (please specify)

*Playgrounds with more features and soft clean artificial turfs
Baseball Fields
disc golf
Dog park os affordable to add a fence
Mostly bike routes.
Natural play areas, like CedarHills Heritage Park by Cedar Ridge Elementary
parks with lakes for kayaking, swimming, etc.
Ponds, lakes, reservoirs
Skate parks (x4)
Walking track
Walking trails (such a Murdock Trail)
Water Features - Manila pond, Utah Lake, Reservoirs
We need and updated park for the kids like 10 years ago! It's so sad

Community Survey - Trails

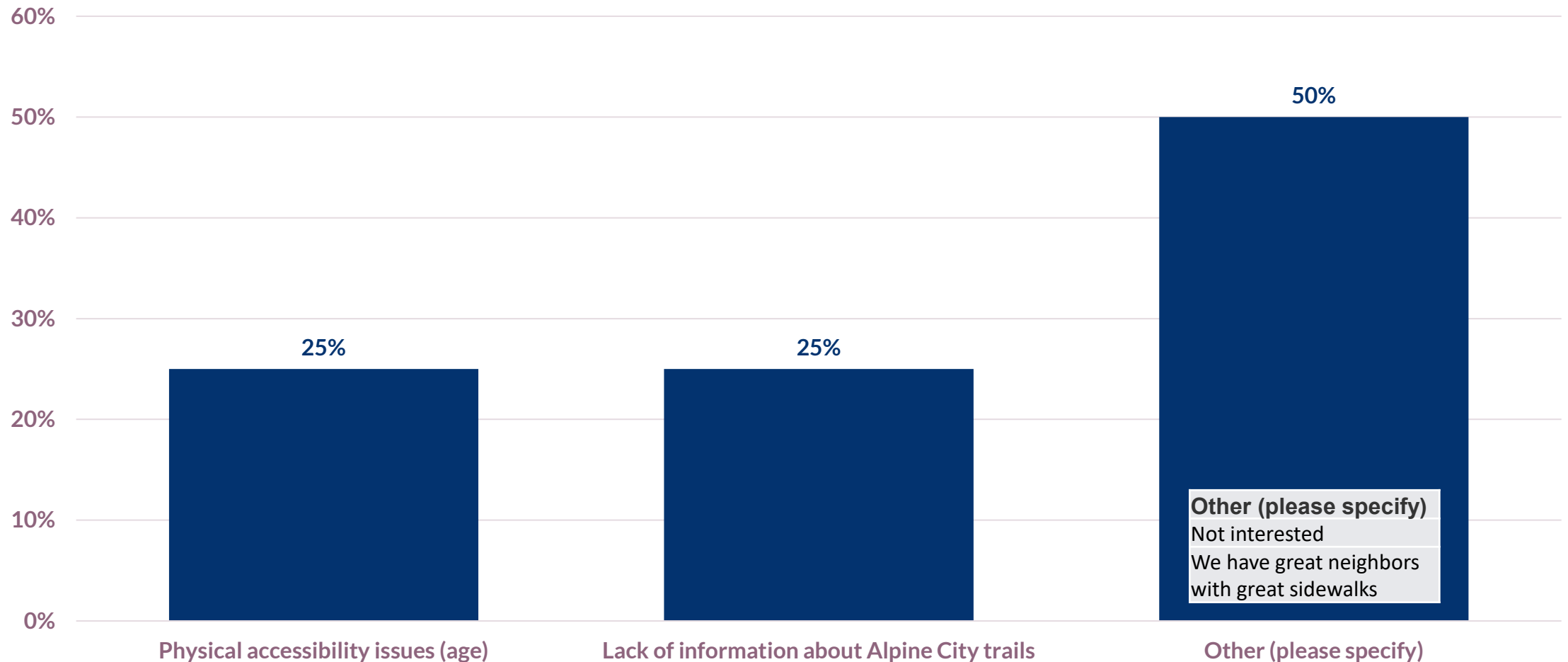
How often do you or members of your household use trail in Alpine?
(For the purpose of this question, trails includes established trails and walking trails in parks.)



72.1%
**A few times a
month or more**

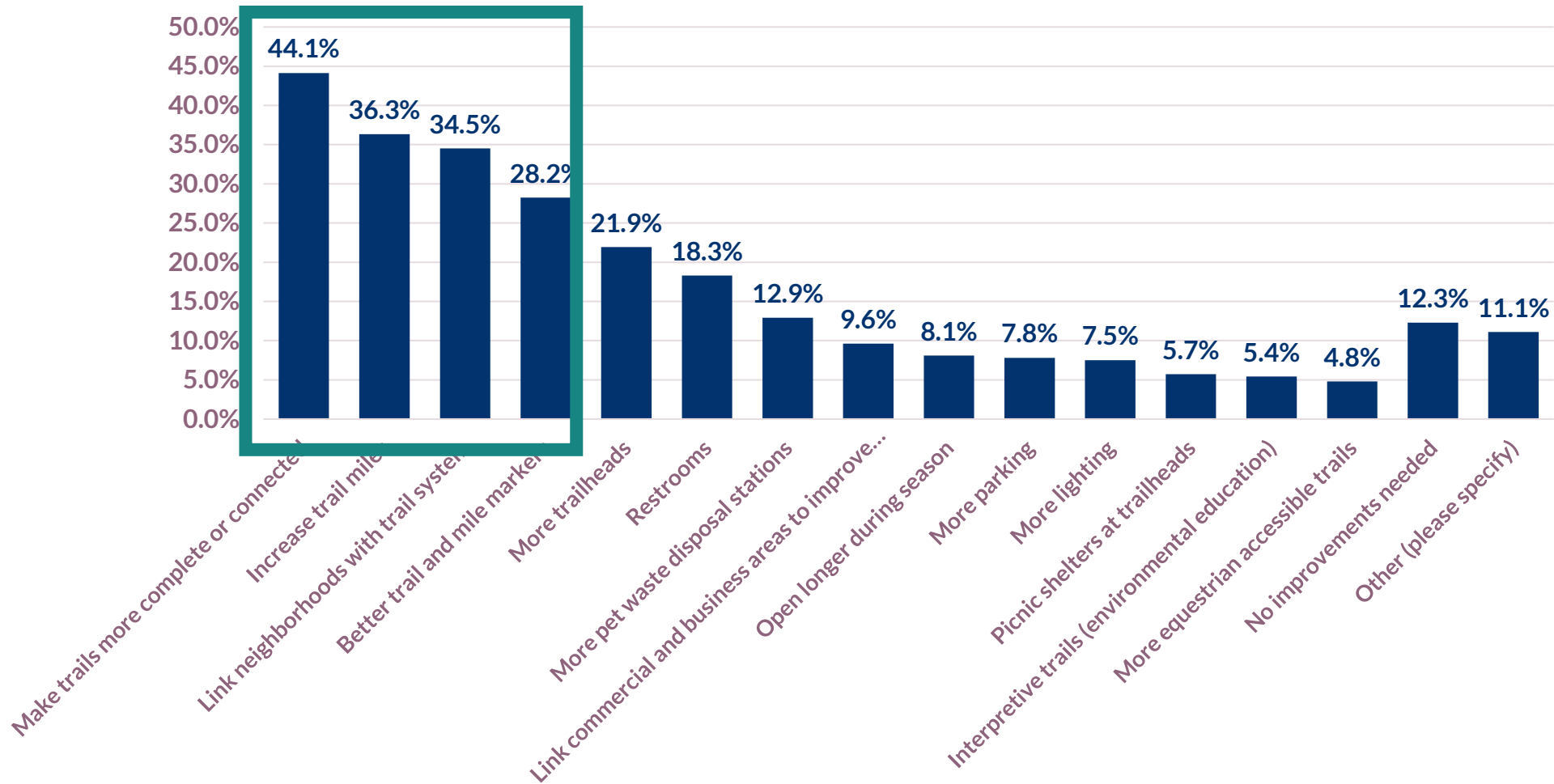
Community Survey - Trails

Which of the following reasons best explains why you do not use the trails in Alpine? Select up to THREE reasons.



Community Survey - Trails

Which, if any, of the following improvements should be made to the trails in Alpine City? Select all that apply



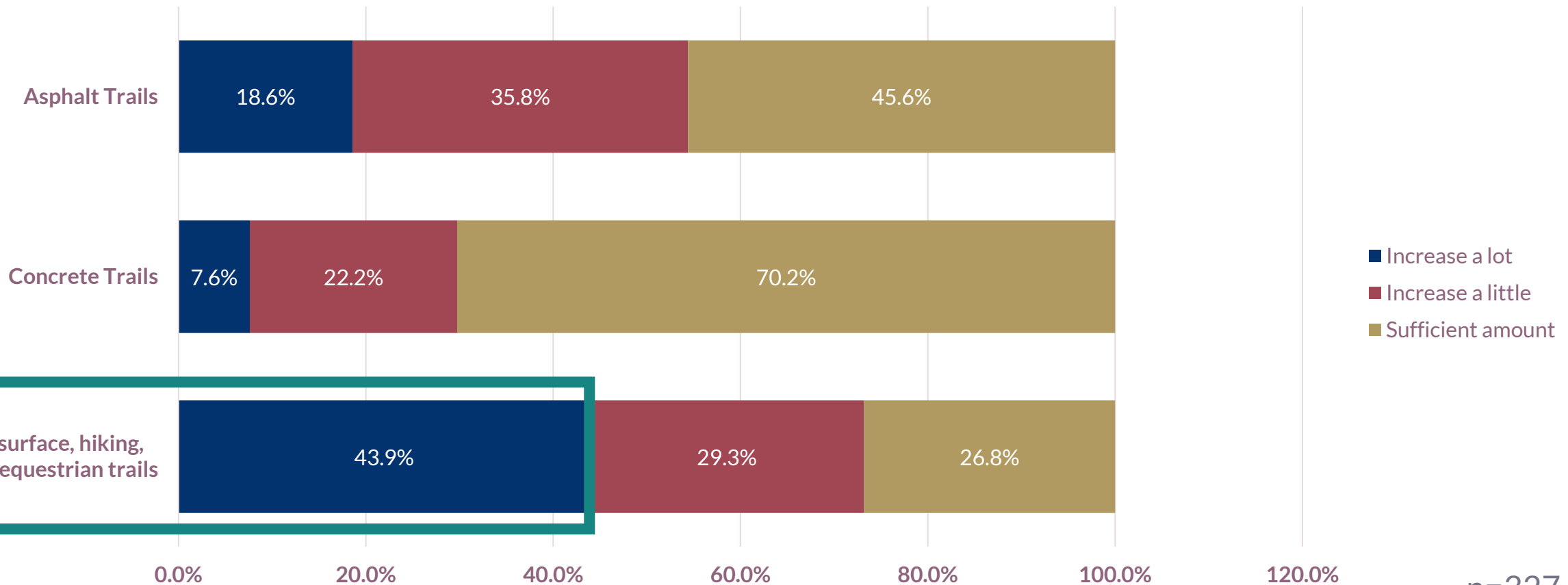
Other (please specify)

Access to Murdock canal (x4)
Actually maintain them. Most of the trails aren't maintained regularly and require extraordinary cleanups after many years of neglect.
Allow dirt bikes and e-bikes (x2)
Better signage warning not to use trails when wet.
Bike Pumptrack
Cleanliness and maintenance (x5)
I'd like more information about where to access these trails (2)
Keep building mountain bike trails!
Less motorcycle and electric bike use. (x2)
Maintain trees. Many are dying in Creekside park. More native trees need to be planted
Make sidewalk continuous along walking routes
More dedicated mountain bike trails
more off leash dog areas and walking trails
More pedestrians less bikes
Mountain bikers need to yield to pedestrians and be nicer
Not a big fan of trails near or through people's property as early morning and late night users can be loud.
Noxious weed removal (thistle)
Park ranger position, protection against vandalism, ecosystem conservation
Paved Walking trails
Road bike paths
To stop dumping city dirt spoils at Lambert park.
Trailhead access for Schoolhouse Springs
We have plenty of trails, they are just neglected

n=333

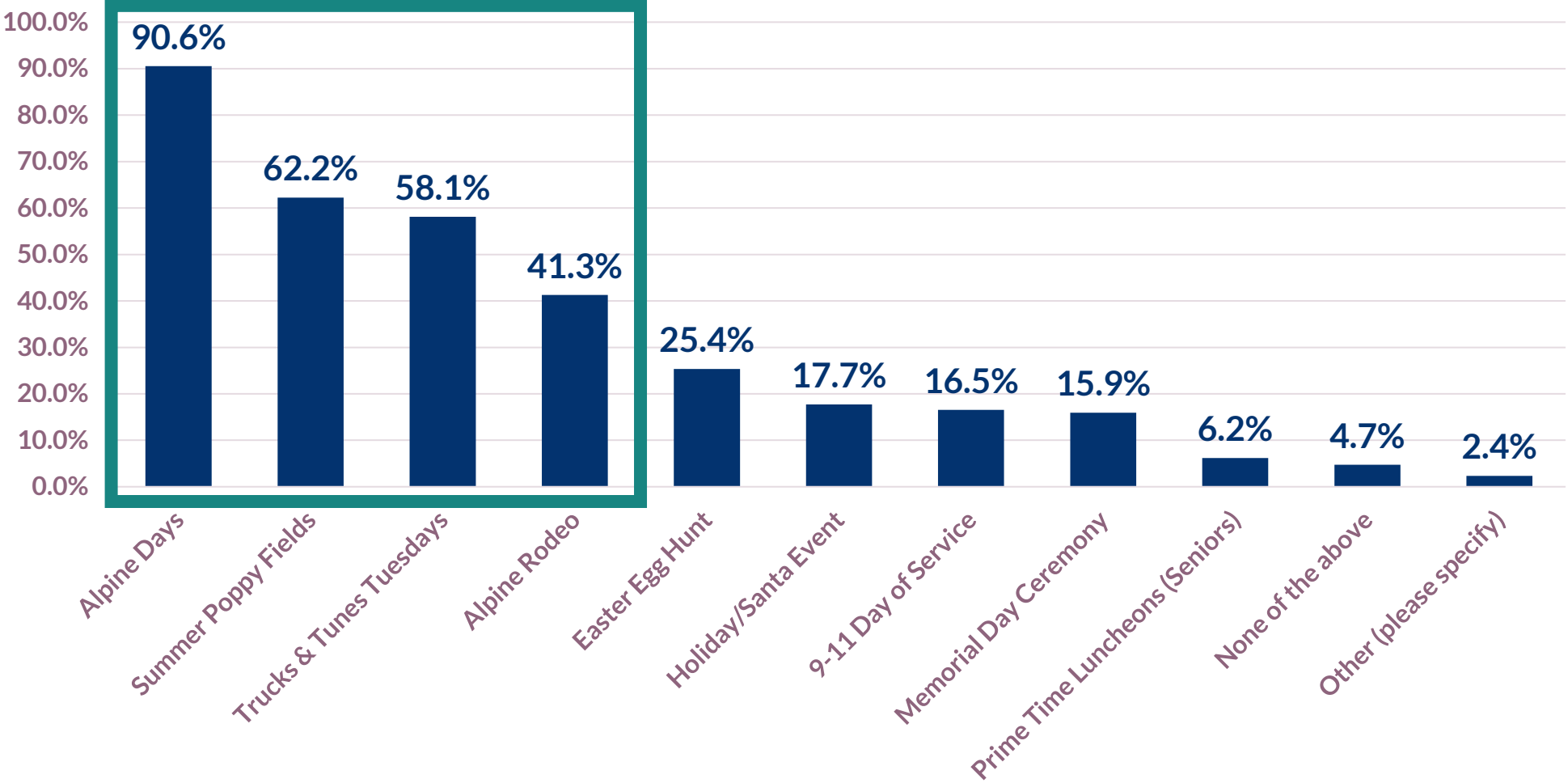
Community Survey - Trails

Please indicate whether you would like Alpine City to increase the number of each of the following types of trails in the city, or if you think the current number of each type of trails is sufficient.



Community Survey - Events

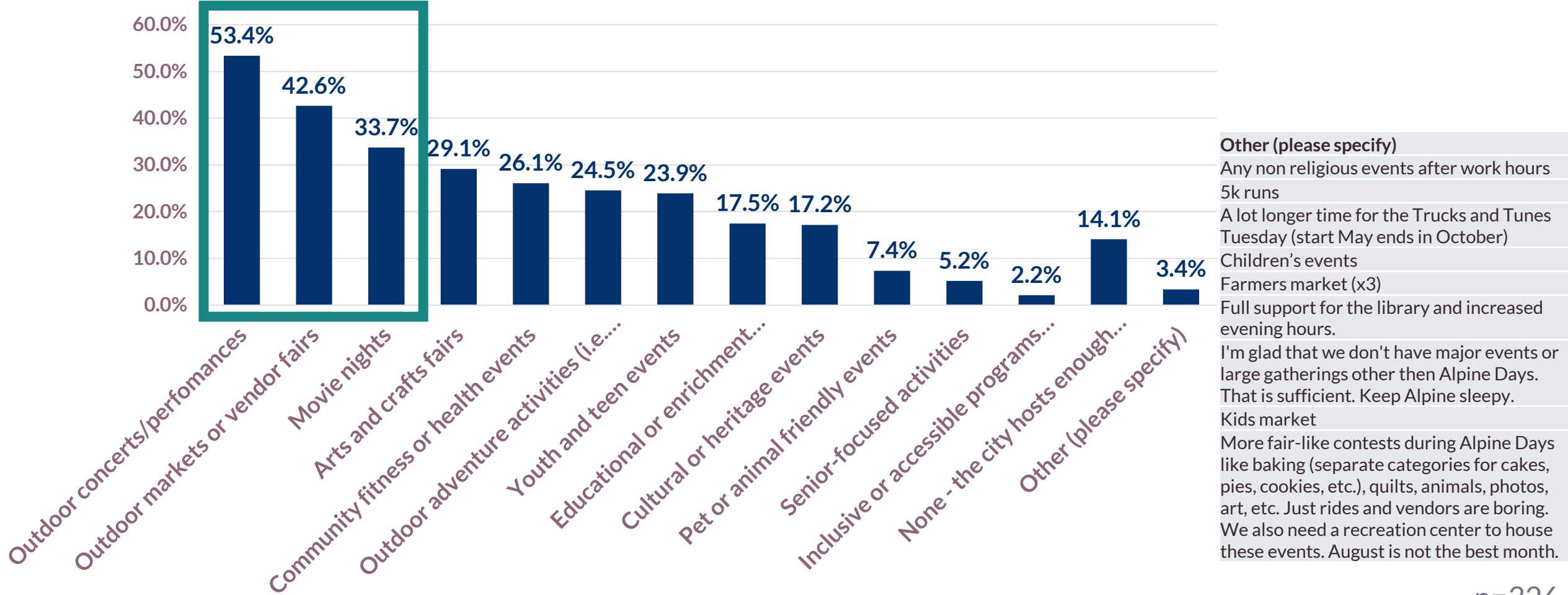
Which, if any, of the following Alpine City events or programs have you attended in the past year?



- Other (please specify)
- Independence Day activities
 - Joyful Christmas Sounds
 - Library
 - Love what's available
 - The Trail maintenance day event
 - Trail improvements day
 - Trick or treat
 - Trick or treat Main Street

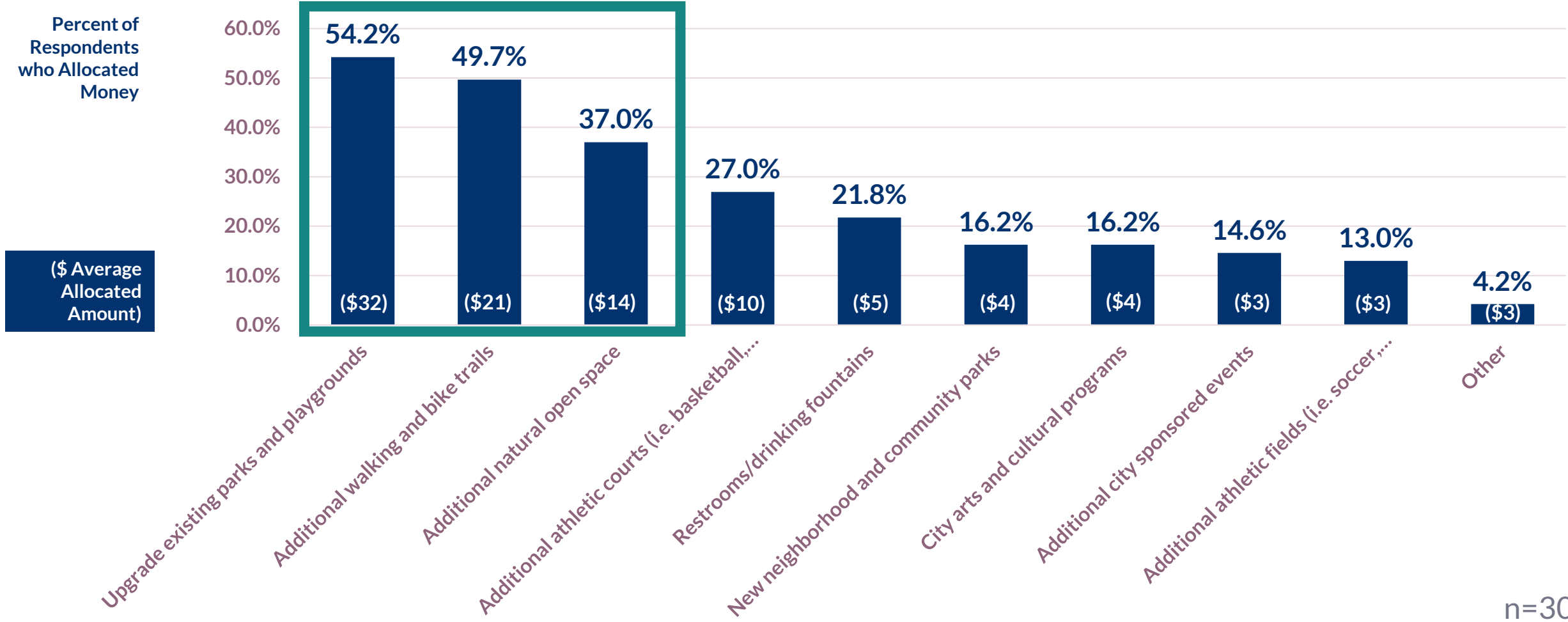
Community Survey - Events

If Alpine City was to add more events or activities in the future, what types of activities would you like to see in the future?



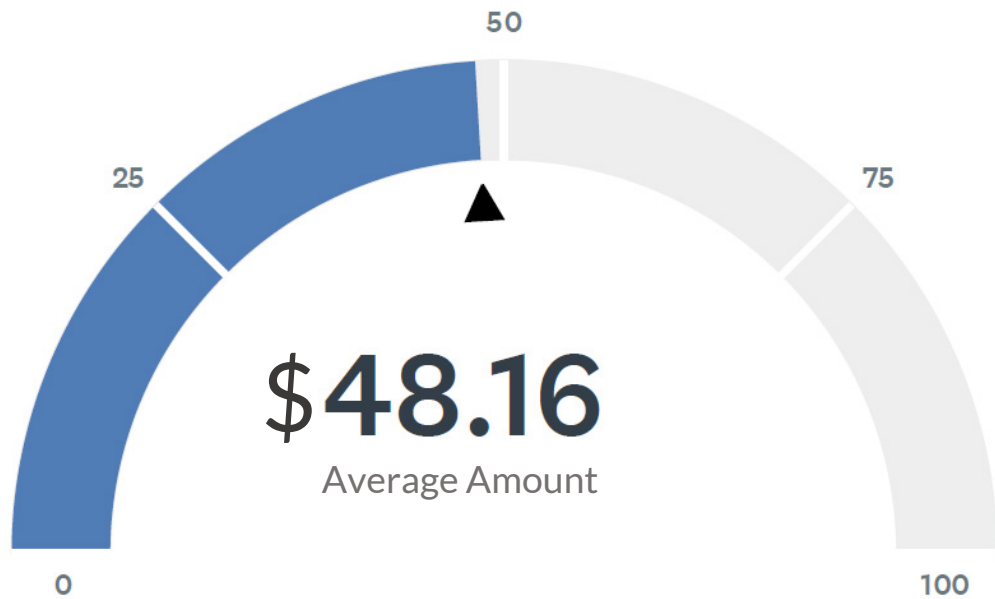
Community Survey – Priorities & Funds

Suppose you had \$100 to spend on additional parks, open space, trails, events, or programming in Alpine City. How would you divide your \$100 among the various services and amenities that could be funded?



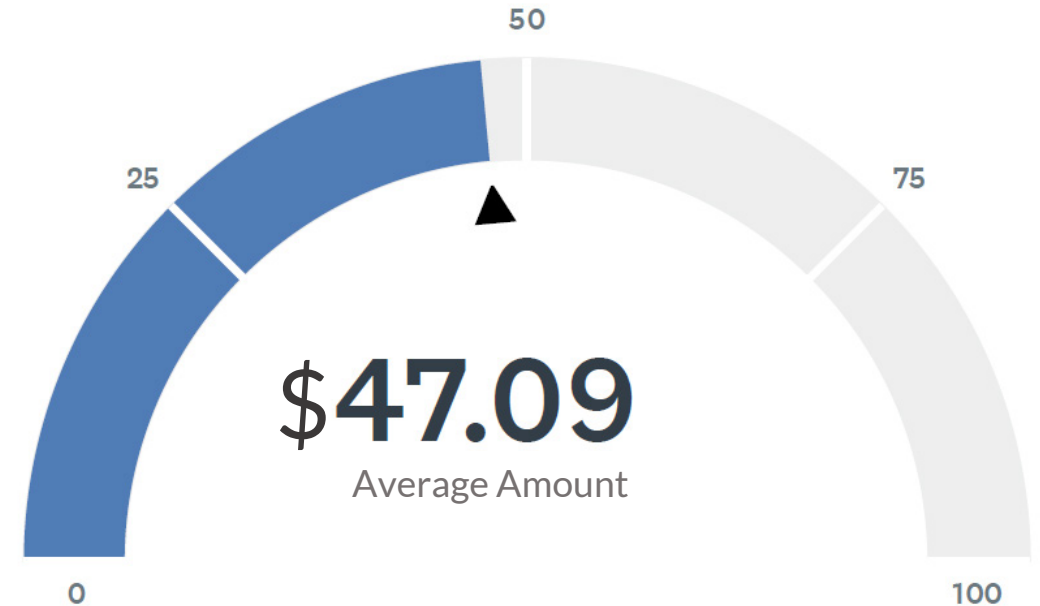
Community Survey – Priorities & Funds

What is the maximum amount of additional annual property taxes you would be willing to pay to fund the MAINTENANCE OF EXISTING parks, trails, & open space amenities that are important to you and members of your household?



n=298

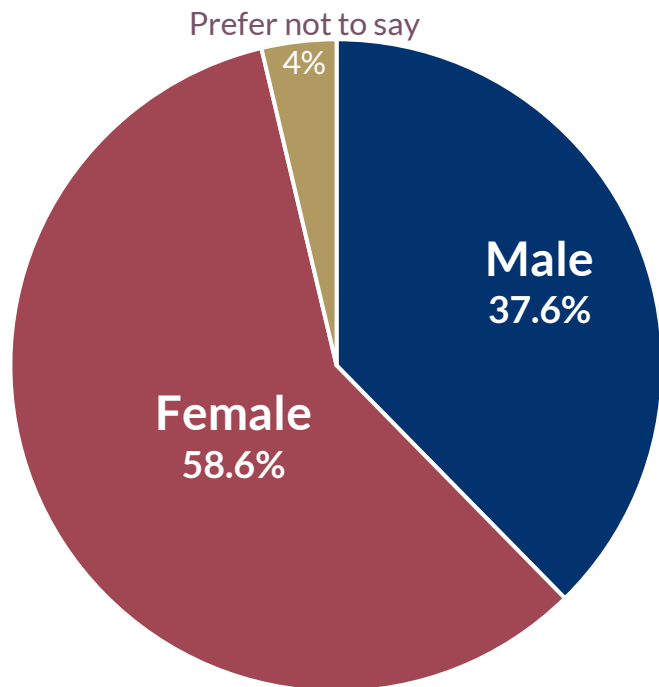
What is the maximum amount of additional annual property taxes you would be willing to pay to fund the DEVELOPMENT OF NEW parks, trails, & open space amenities that are important to you and members of your household?



n=288

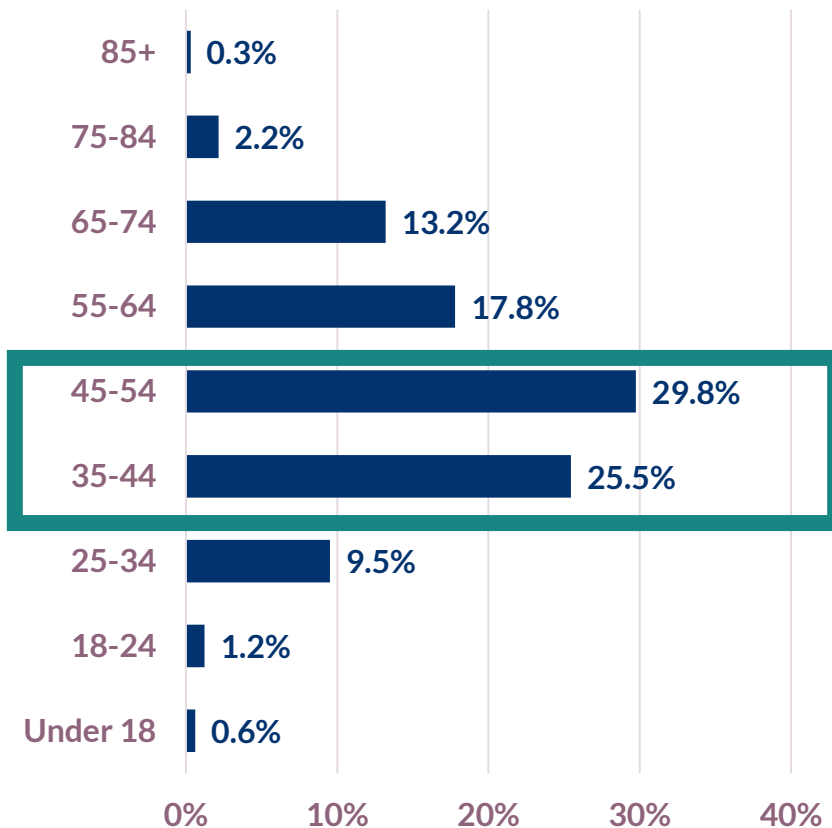
Community Survey – Respondents Demographics

Which gender do you identify as?



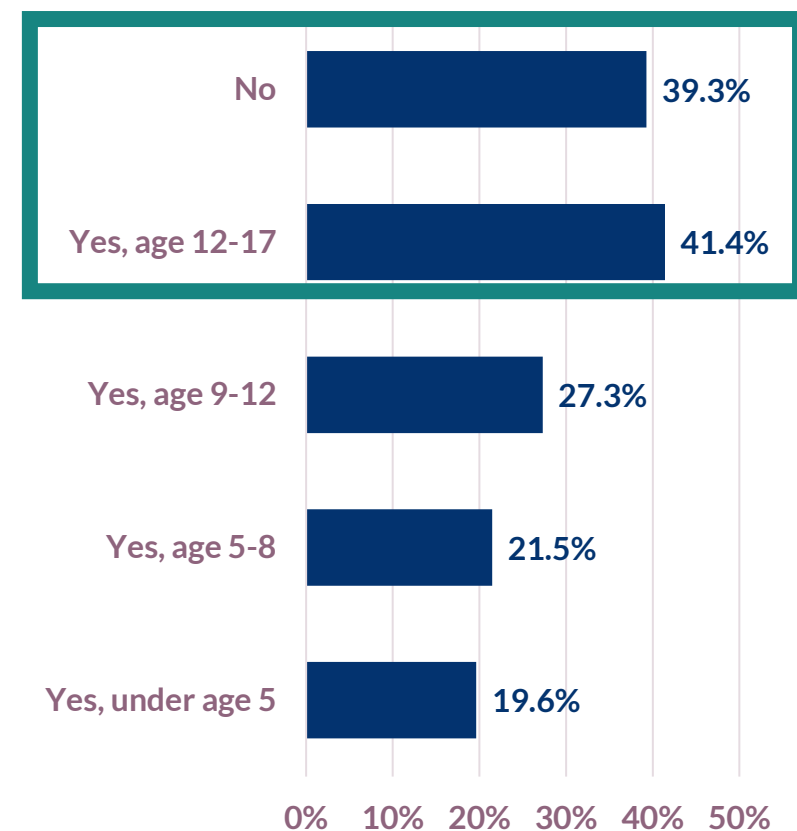
n=324

What age category do you fit into?



n=326

Do you have children living in your household?



n=326



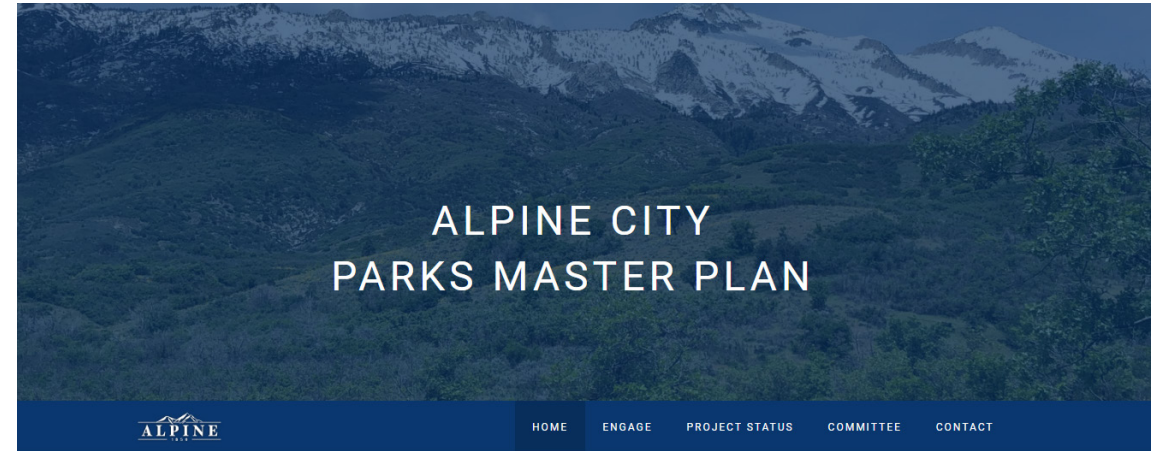
Website & Public Scoping Open House Results

Project Website

Website Stats

1,018	Page Views
793	Unique Visitors
16	Email List Sign-Ups
4	Comments

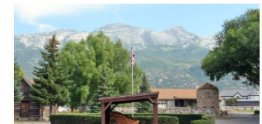
As of June 30, 2026



WELCOME

The **Alpine City Parks Master Plan** will build on the community's longstanding commitment to preserving the natural beauty and small-town character that make Alpine unique. The previous plan was adopted in 2004, and much has changed in Alpine since then. As the city continues to experience thoughtful growth and evolving recreational needs, this updated plan will provide clear guidance for maintaining and enhancing Alpine's parks, trails, and open spaces for years to come. A comprehensive and forward-looking master plan will help ensure that investments in parks, recreation programs, trails, and open space keep pace with community needs while protecting the landscapes and quality of life that residents value.

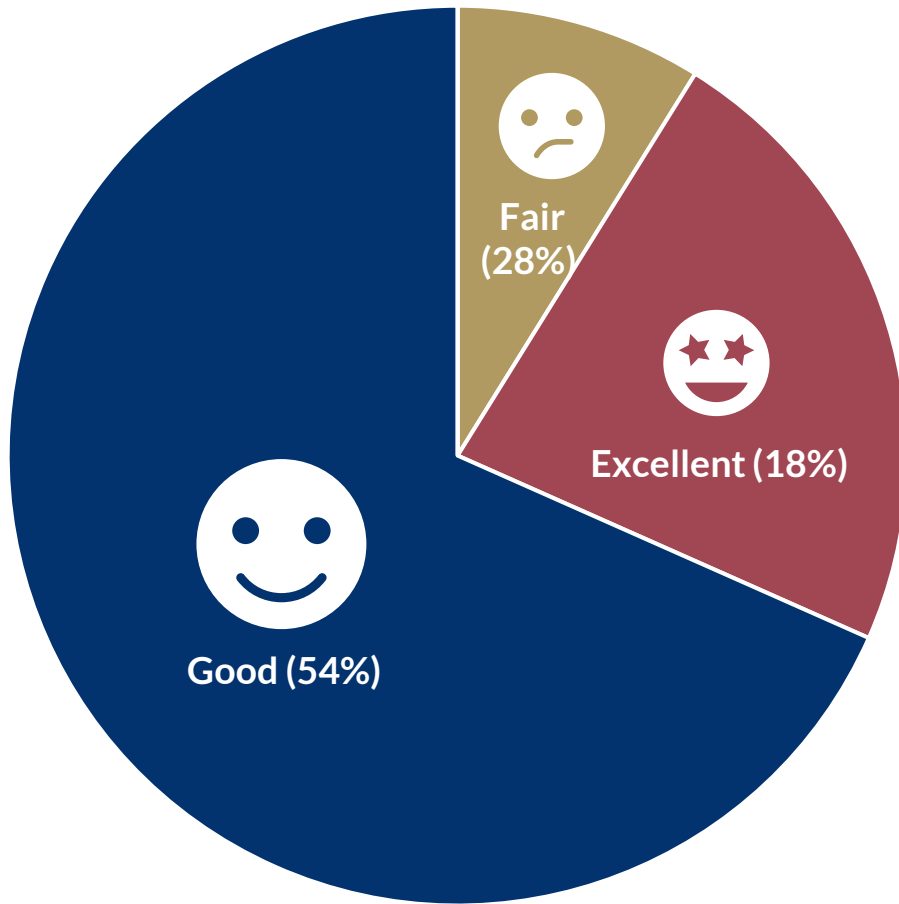
The master plan will establish a clear vision for our city that balances current strengths with future needs. This vision will then be translated into long-reaching and comprehensive recommendations that address parks, open space, recreation and trails development. The



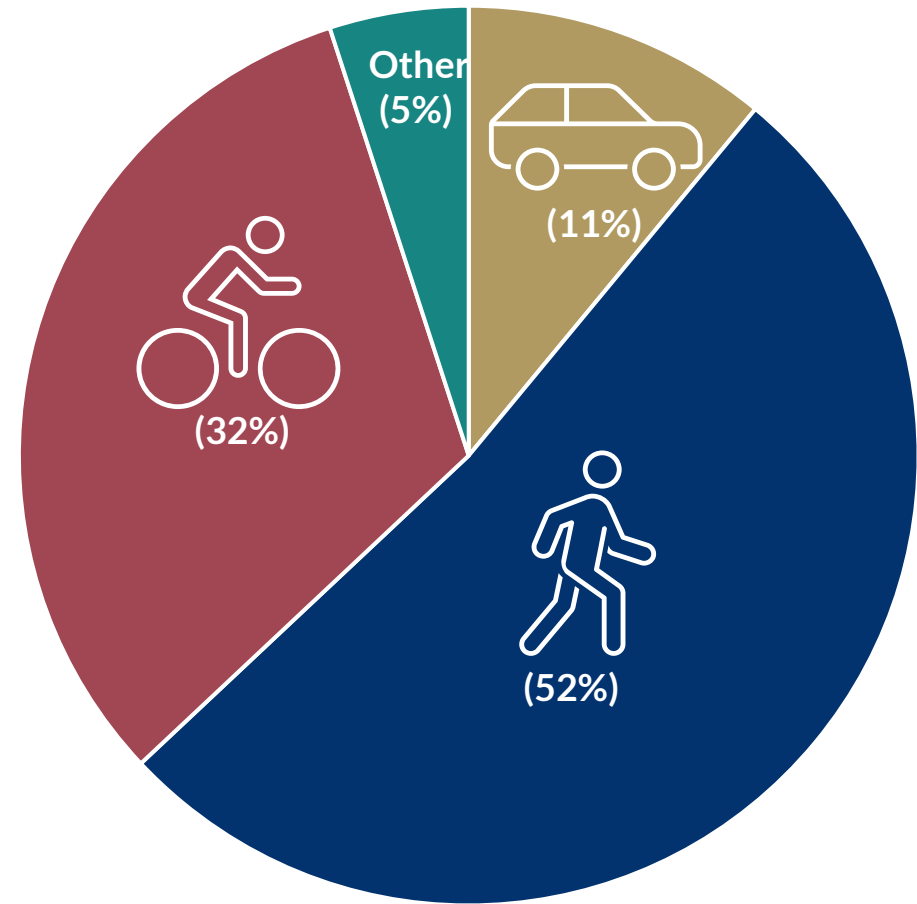
www.alpineparksplan.org

Public Scoping Open House

How would you rate the overall condition of the Alpine City Parks or trails you've visited?



How do you typically get to your favorite Alpine City park or trail?



Public Scoping Open House

Which of the following special use parks or amenities should Alpine consider funding or constructing?



1. Connecting Trails (28%)



2. Bicycle Pump Track (15%)



3. Disc Golf Course
(13%)



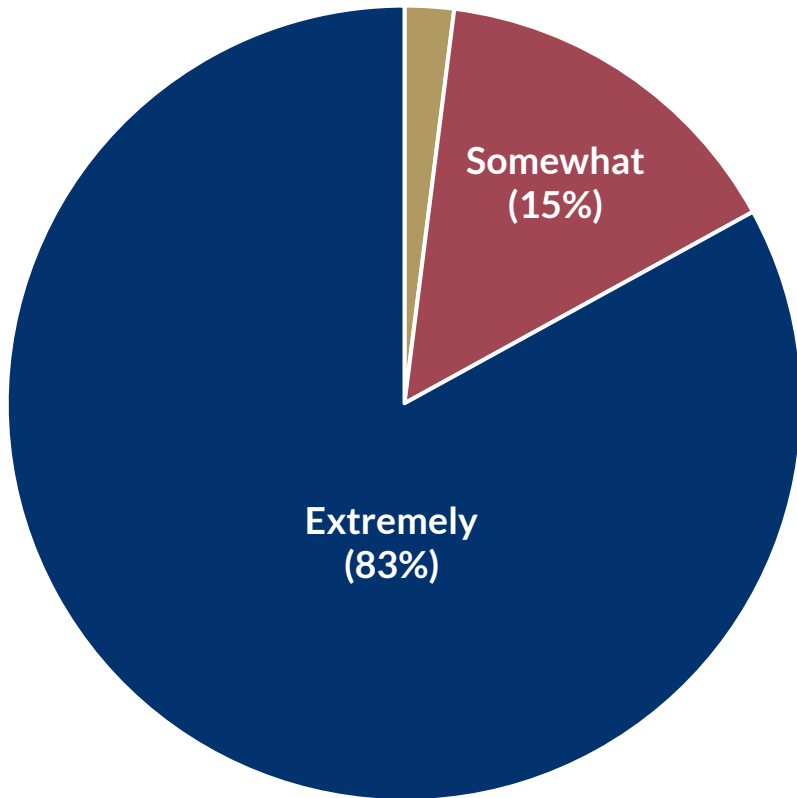
4. Climbing
Park (10%)



5. All-Abilities/Accessible
Playground (7%)

Public Scoping Open House

How important is it to have public parks and/or trails withing walking distance (1/4 mile) of where you live?



What is missing from Alpine City parks & trails system?

- Playground Updates / New Equipment (x 6)
- Connecting Trails / Trail Connections (x 4)
- Soccer Fields (x 4)
- Disc Golf (x 4)
- Court Lights (Tennis/Pickleball) (x 4)
- Bike Park / Pump Track / E-Bike Trails (x 4)



Public Scoping Open House

If you had \$100 to spend on parks, recreation, trails, facilities or arts in Alpine, how would you spend it?



1. Trails (24%)



2. Natural Open Space (19%)



3. Upgrade Existing Amenities
(18%)

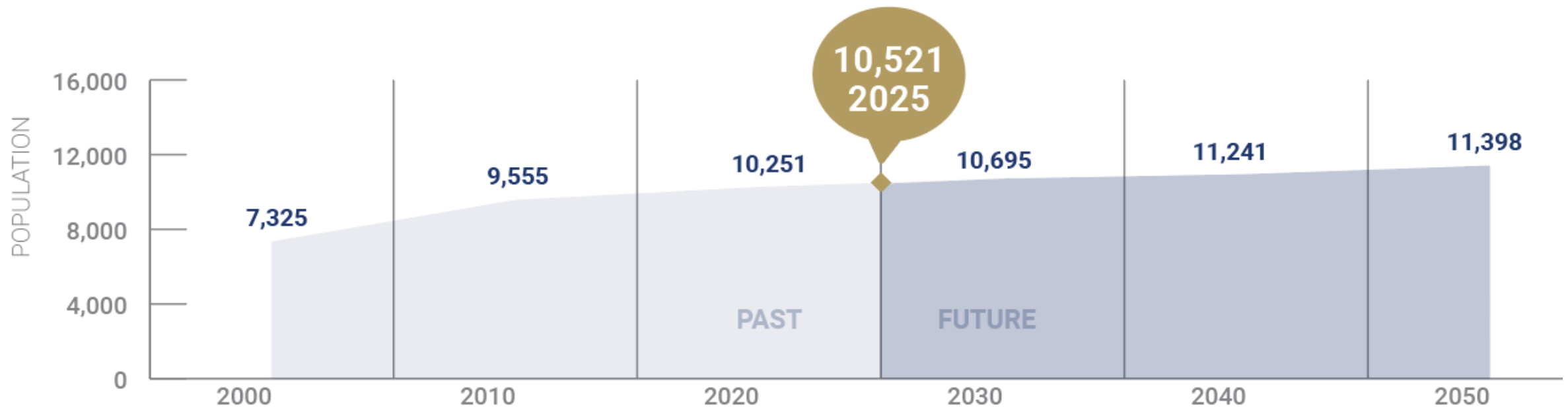


4. Athletic Fields & Courts
(13%)



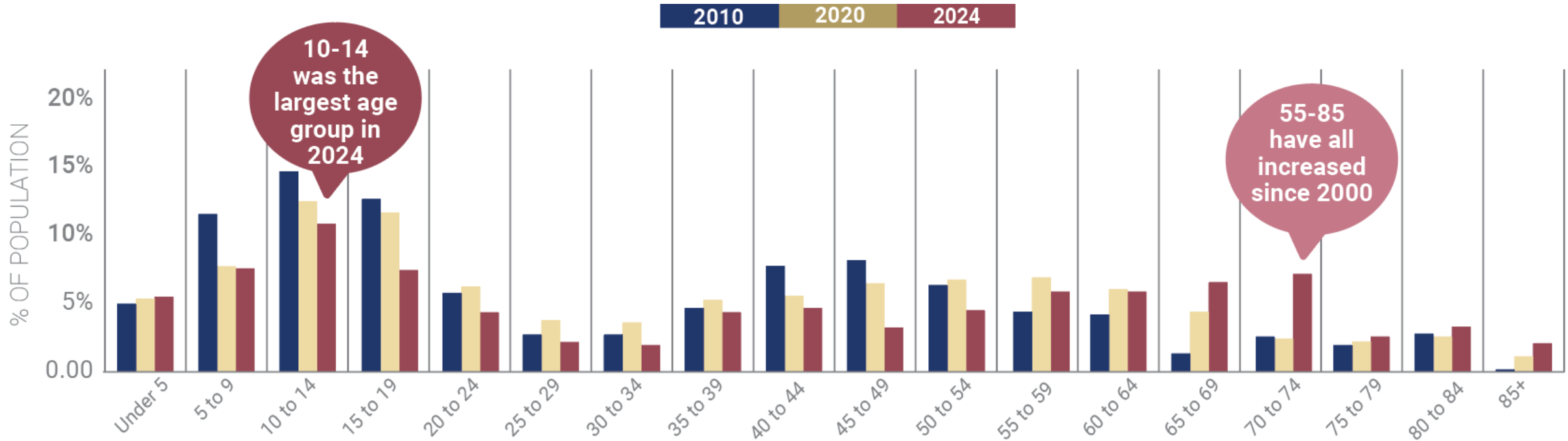
Existing Conditions Preliminary Analysis

Projected Population Growth (2000- 2050)



Data Source: Census/Projections from LRB and TAZ

Age Distribution Comparison

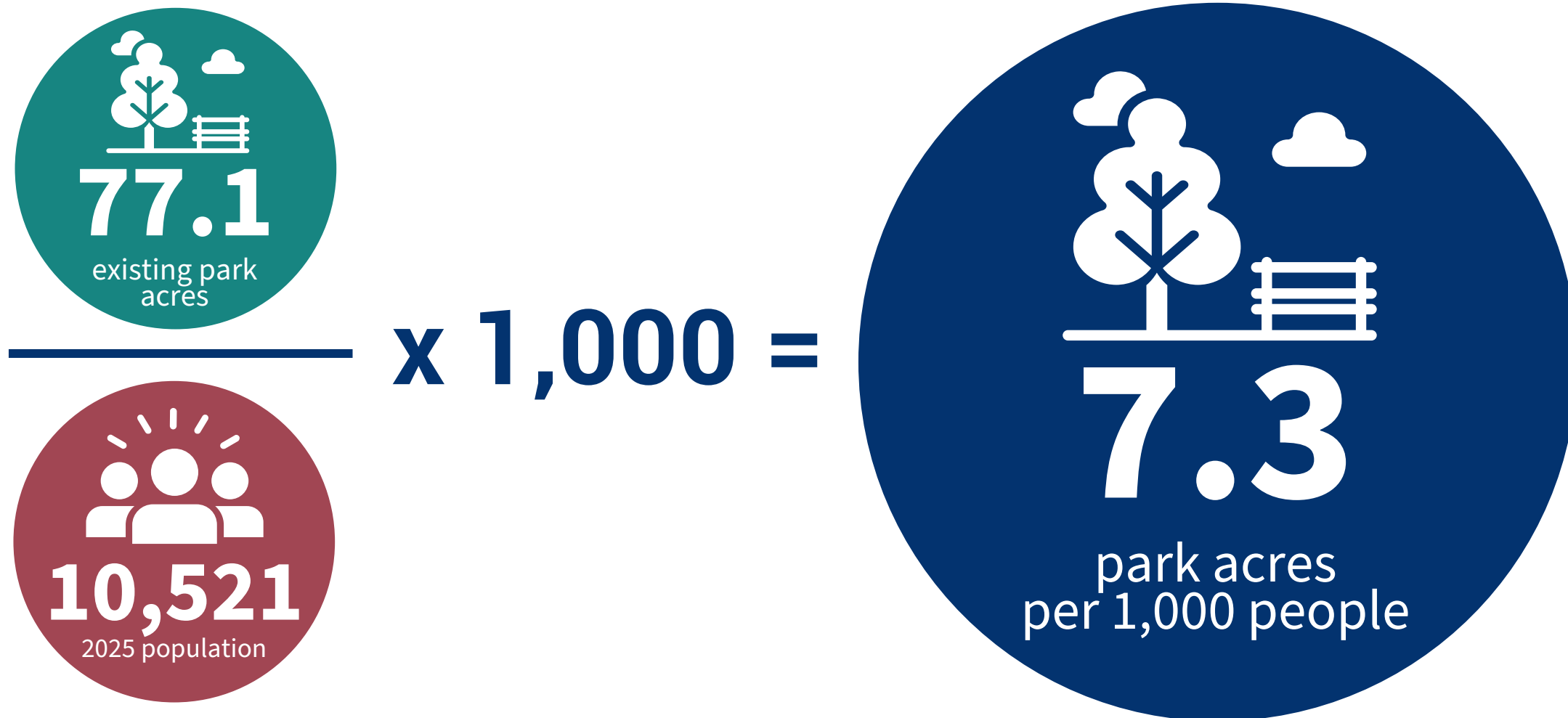


Data Source: Census/ 2023 American Community Survey Estimates

Park Acreage by Type

City Parks	
Regional Parks	0 acres
Community Parks	44.5 acres
Neighborhood Parks	25.4 acres
Local Parks	7.2 acres
	77.1 acres total (contributing to LOS)
Other Space	
Special Use Parks <i>(Cemetery, Rodeo Grounds)</i>	23.4 acres
Lambert Park Open Space	255 acres
Three Falls Open Space	535.4 acres
Other Open Space	207.2 acres

Existing Level of Service (LOS) for Parks



**based on 5-year
census estimate*

LOS Comparison

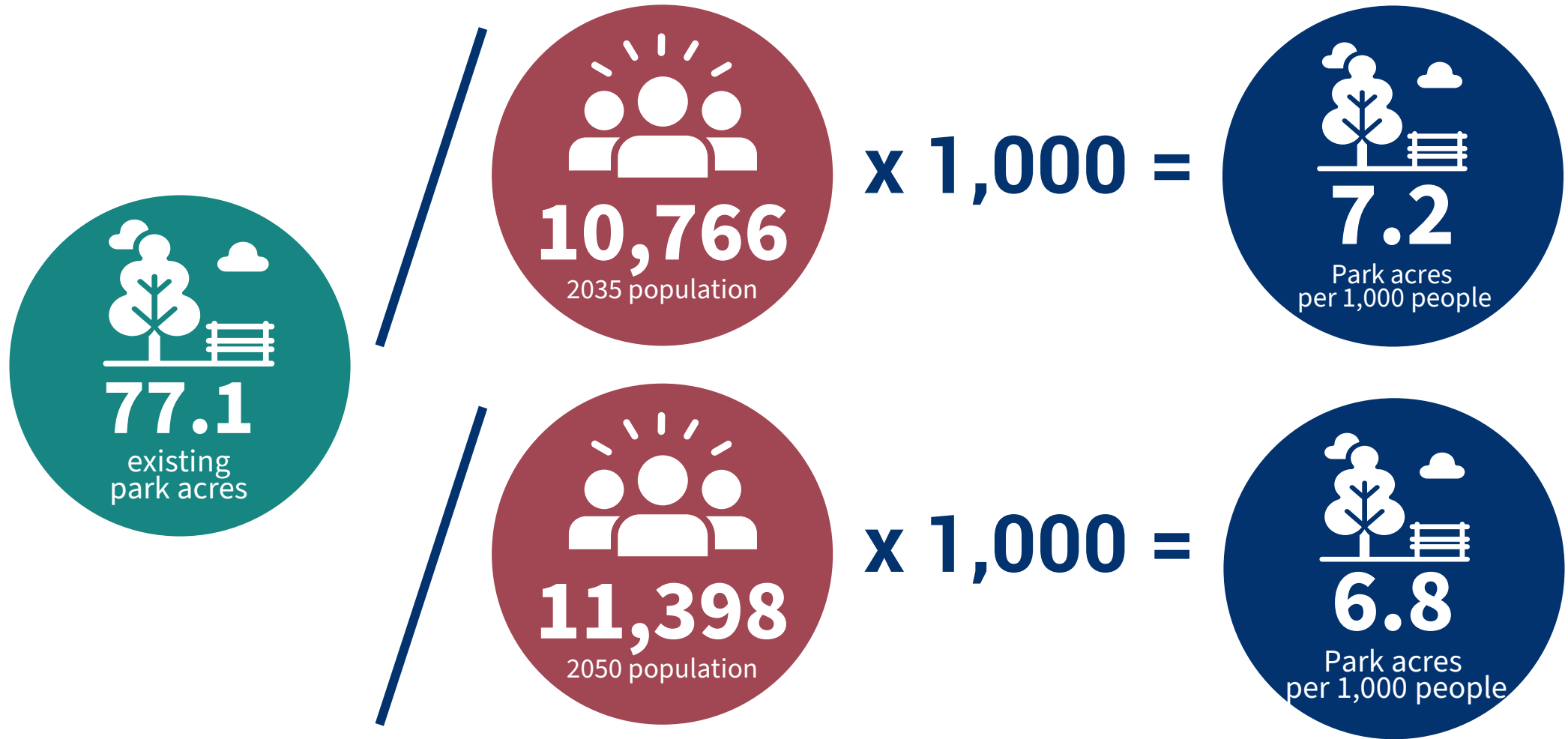
COMMUNITY	LOS
Alpine	7.3
Highland	6.4
Springville City	5.1
Mapleton City	4.9
Provo	4.8
Spanish Fork	4.7
Bluffdale City	4.5
Herriman	4.4
South Jordan	4.4
Salem	4.3
Sandy	3.8
Draper	3.7
Saratoga Springs	3.7
Lehi	3.6
West Jordan	2.9
Orem	2.8



2050 2035

Projected Park LOS

*If no additional parks are developed



Future LOS for Parks



MAINTAINING CURRENT LOS 2035

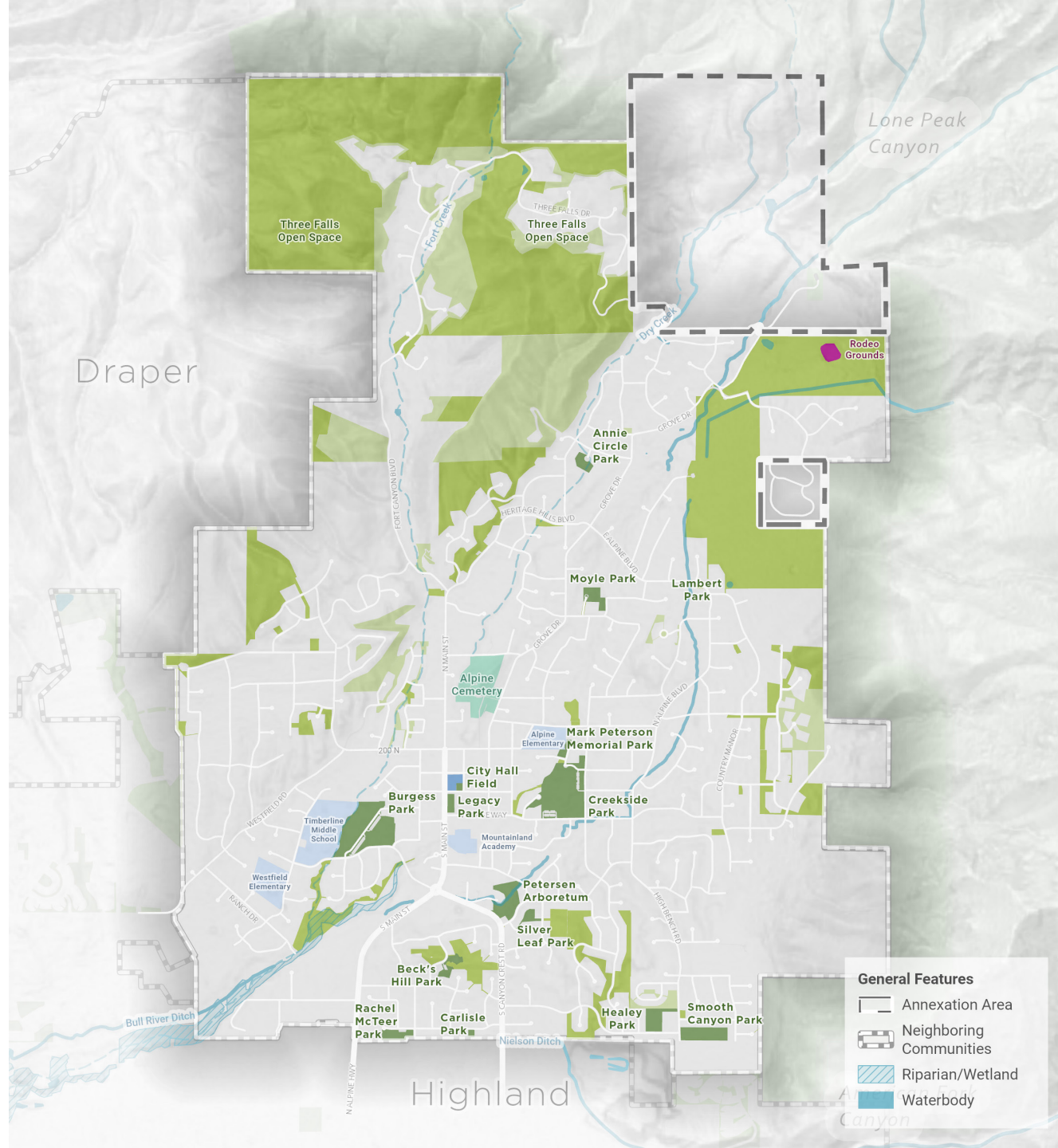
2035 Population	10,766
Future LOS	7.3
Total Park Acres Required by 2035	78.6
Existing Park Acres	77.1
Additional Park Acres Required by 2035	1.5

MAINTAINING CURRENT LOS 2050

2050 Population	11,398
Future LOS	7.3
Total Park Acres Required by 2050	83.2
Existing Park Acres	77.1
Park Acres Required by 2034	1.5
Additional Park Acres Required by 2050	5.0

Map 1: Existing Parks

- City Park
- Open Space
- Private Open Space
- Cemetery
- Special Use Area
- Civic
- School



Map 2: Existing Parks 10-Minute Walkshed

Residential Gap Areas

- Existing Residential
- Potential Future Residential

Park Service Area

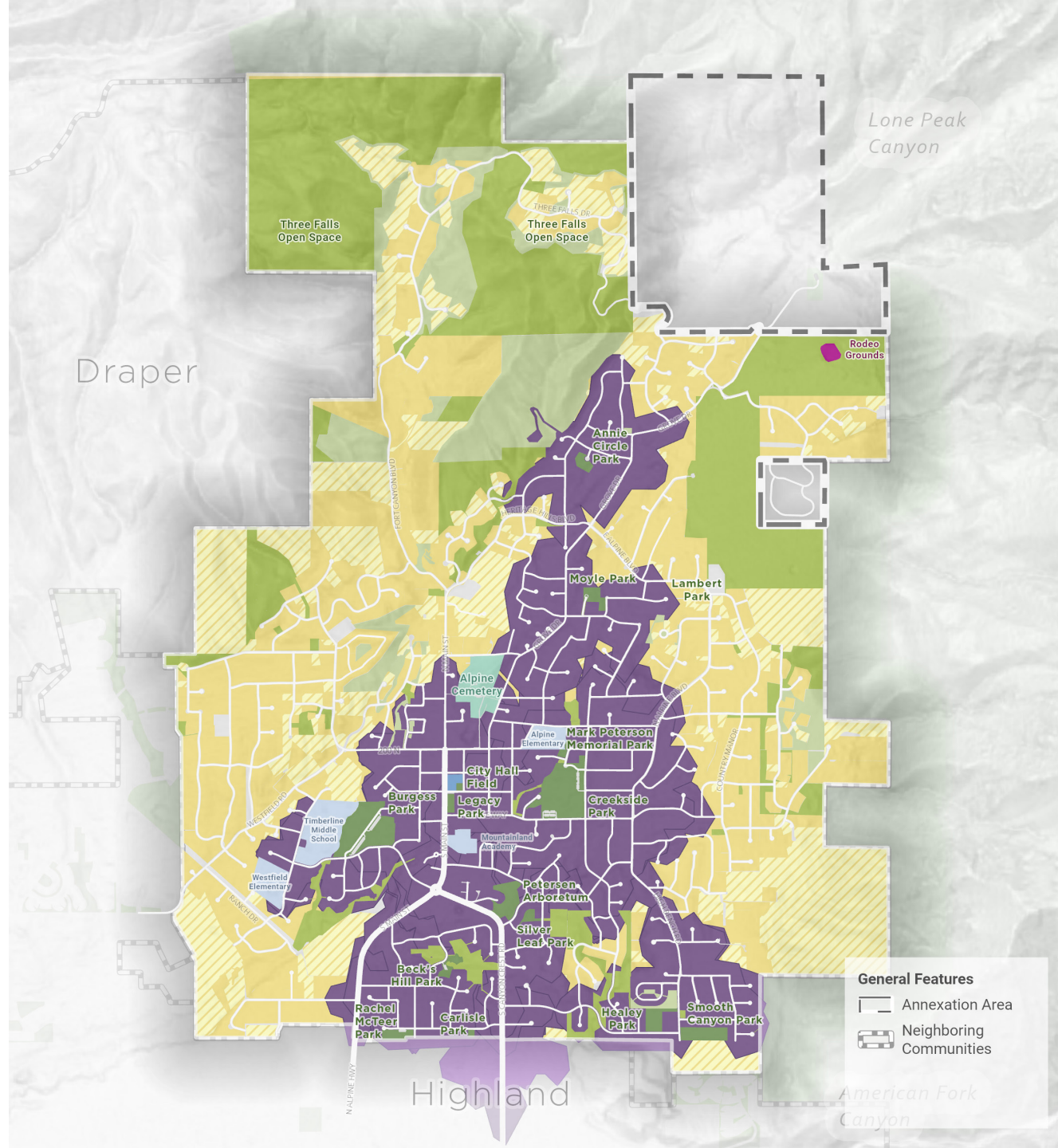
- 10-Minute Walkshed

Parks & Open Space

- City Park
- Open Space
- Private Open Space
- Cemetery
- Special Use Area
- Civic
- School

General Features

- Annexation Area
- Neighboring Communities



Map 4: Existing Parks Distance-Based Service Area

Residential Gap Areas

- Existing Residential
- Potential Future Residential

Park Service Area

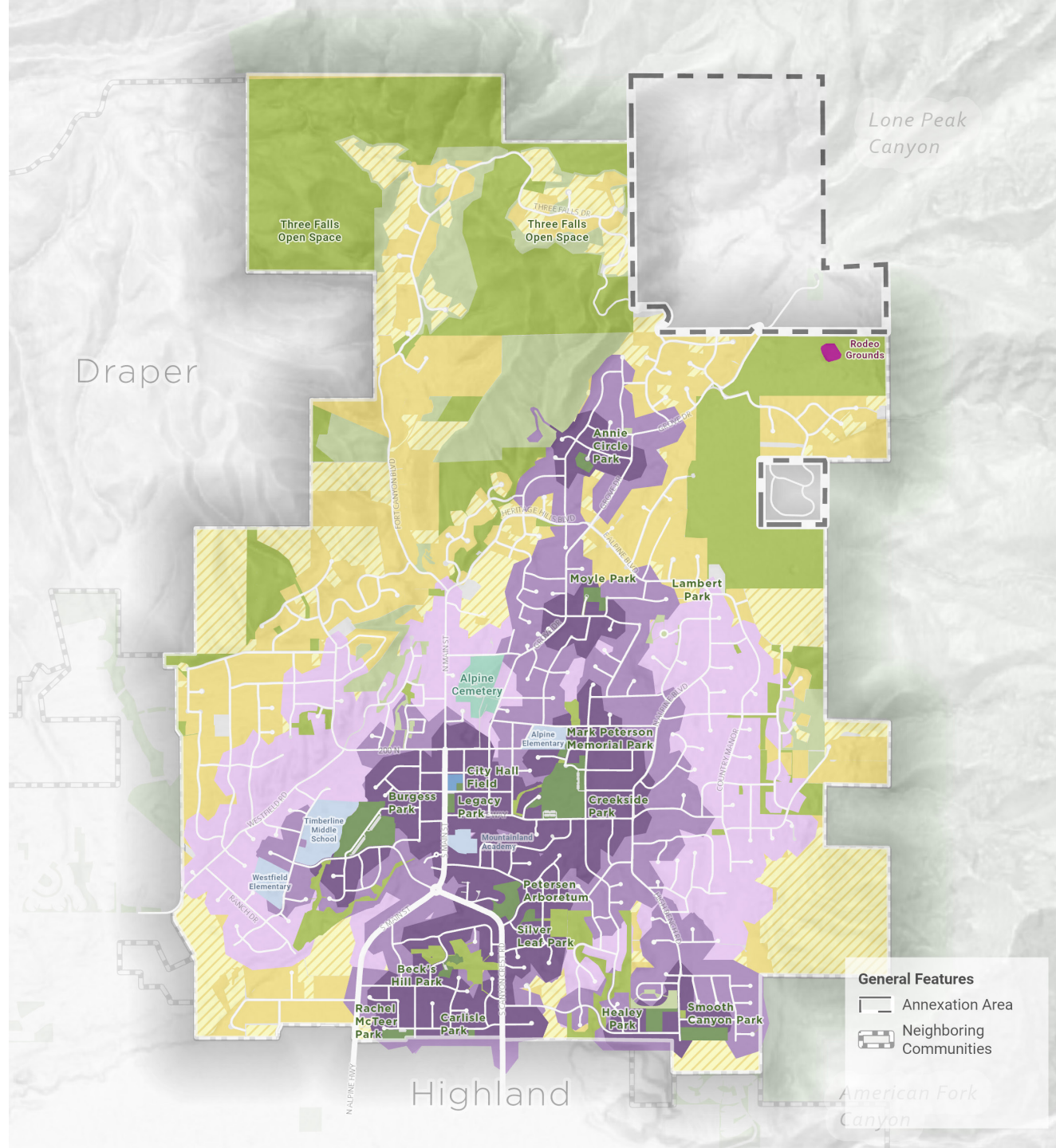
- 1 mile service area
- 1/2 mile service area
- 1/4 mile service area

Parks & Open Space

- City Park
- Open Space
- Private Open Space
- Cemetery
- Special Use Area
- Civic
- School

General Features

- Annexation Area
- Neighboring Communities





Thank you!

Sculpture Garden Report

- Bob Hanson -

Heritage Arts Foundation

Utah Growing Water Smart

Integrating Water and Land Use Planning

Self Sufficiency–Overall Goal

Vision Statement: Alpine City will be self-sufficient by protecting finite water resources through collaborative teamwork and resilient strategies.

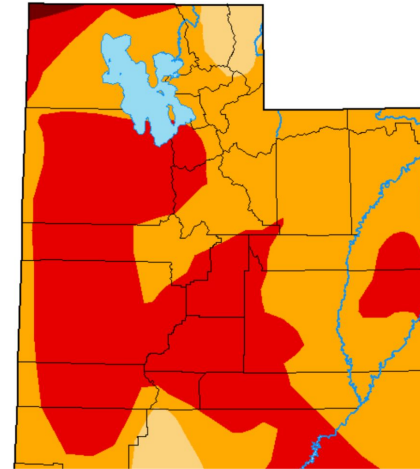
What does it mean to be Water Smart?

- Integrating land and water strategies for resilient sustainable communities
 - Water decisions are actually land use decisions
- Planning for the future with a scenario planning driven Alpine water strategic plan
- Water Smart is the result of cumulative efforts
 - Regional collaboration with Lehi and CUWCD
 - Public water conservation education, outreach and incentives
 - 20-year Alpine Water Plan with funding options
 - Conservation oriented water user rate structure
 - Implementation of proven water conservation tools (e.g. Smart Meters)
 - 20-year City Drought Preparedness Plan
- Wise decisions today and annually thereafter can secure Alpine's water future

Water Use Data

- In Utah, about 95% of our water supply comes from snowpack. Reservoir storage helps us preserve that water for use in dry summer months and drought years.
- Reservoir storage averages 64% full, which is 11% lower than the normal for this time of year, and 15% lower than this time last year.
- As of July 20, 2026 reservoirs are at 35% capacity. In previous years on the same date they have been at 47% with the median at 70%

U.S. Drought Monitor Utah



July 14, 2026
(Released Thursday, Jul. 16, 2026)
Valid 8 a.m. EDT

	Drought Conditions (Percent Area)					
	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	100.00	94.71	39.60	0.27
Last Week 07-07-2025	0.00	100.00	100.00	94.71	41.07	0.27
3 Months Ago 04-14-2025	0.00	100.00	100.00	84.21	59.54	0.98
Start of Calendar Year 01-01-2025	0.00	100.00	93.50	42.25	2.99	0.00
Start of Water Year 09-30-2024	0.00	100.00	100.00	77.51	14.44	0.00
One Year Ago 07-15-2024	0.00	100.00	100.00	59.30	0.36	0.00

Intensity:

None	D2 Severe Drought
D0 Abnormally Dry	D3 Extreme Drought
D1 Moderate Drought	D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions.
Local conditions may vary. For more information on the
Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

Curtis Riganti
National Drought Mitigation Center

Water Use Data—Alpine

Sources:

- Annual Snowpack
 - Spring runoff
 - Aquifer feeding wells and natural springs
- Spring
- Aquifer
- Negotiated CUWCD Central Utah Project annual allocation
- Negotiated Lehi and Alpine spring runoff allocations

April 15- June 30	Pressurized Irrigation	Cullinary	Useage
2025	604,735,971 gallons	80,466,841 gallons	down 5.47%
2026	539,707,228 gallons	76,062,907 gallons	down 10.75%

		Climatology Data for ALPINE				July 22, 2024
	Average Temperature	Normal Temperature	Departure from Normal	Total Precipitation	Normal Precipitation	Departure from Normal
April 1-30, 2026	50.8	48.8	2.0	2.85	2.49	0.36
April 1-30, 2025	51.4	48.8	2.6	1.56	2.49	-0.93
May 1-31, 2026	60.4	57.2	3.2	1.56	2.42	-0.84
May 1-31, 2025	60.4	57.2	3.2	2.04	2.42	-0.38
June 1-30, 2026	69.8	66.8	3	0.15	1	-0.85
June 1-30, 2025	70.7	66.8	3.9	0	1	-1
July 1-17, 2026	78	73.3	4.7	0	0.64	-0.64
July 1-17, 2025	76.1	74	2.1	0	0.64	-0.64
	Precipitation April - June 2026			4.56	6.55	-1.99
	Precipitation April - June 2025			3.6	6.55	-2.95

Summary

Summary Comparing April - June 2026 vs 2025:					
1. For each month in each year the Average Temperature was higher than Normal ranging from 2 - 4 degrees more.					
2. For each month in both years, excepting April 2026 the Precipitation was less than Normal.					
3. Each month in both years 2025 was slightly hotter than 2026 excepting July 1-17 2026					
4.Total Precipitation in 2026 had slightly more than 2025 (4.56 vs 3.6.)					
5. Total precipitation for 2026 was 0.95 inches more than 2025 but 1.99 inches less than Normal. Whereas, Total Precipitation					
for 2025 was 2.95 inches less than Normal.					
7. For both 2026 and 2025 Average Temperature was much higher than Normal and Total Precipitation was much lower than Normal.					

Goal #1

Goal: Unify Alpine's stakeholders via communication and education to support the vision.

Outcome: Remove friction for a more coordinated and unified effort to support the vision in a timely manner.

Office on the web Frame ACTION STEP(S)	INDIV/ DEPT LEAD	PARTNERS	DEADLINE	RESOURCES REQUIRED (staff, tech, etc.)	NOTES
Work sessions with city staff, irrigation company, elected/appointed officials, irrigation quarterly, and others as needed.	Chrissy Hannemann	City staff, irrigation company, elected/appointed officials, Lehi, Alpine Irrigation Company, Community/Residents, CC/PC, Ag users, CUP, Landscapers	First meeting needs to be held by October 1.	See notes for resources that will need to be prepared. Heidi Smith and Carolyn Riley will	Purpose and scope of the work session and proposed calendar for 2027. Meet seasonally (winter with landscapers)
Partner with Alpine Irrigation Co. Office on the web Frame	Jaymes Salo & Shane Sorensen*	Alpine Irrigation	July 1		Confirm next meeting date. Discuss partnership
Partner with and explore opportunities with Lehi, including Schoolhouse Springs for a contingency plan	Mayor Carla Merrill/Shane Sorensen; Jaymes Salo/Greg Kmetzsch*	Lehi	November 1		Possible redundancy in case of Grove Spring drying up.
Research and share Grow Water Smart resources (and others) and support continued education about water conservation.	Steve Burrows	Sarah Blackwell	June, July, August September	Heidi Smith	Continue to expand outreach efforts through the Alpine Water Committee
Partner with US Forest Service to protect watershed/Wildland Urban Interface (WUI).	Mayor Carla Merrill/Andrew Young		October 1		Up to Sarah's discretion of how fast to move and lead
Present Grow Water Smart Action Plan to City Council	Sarah Blackwell & Chrissy Hanneman	City Council	Plan will be presented to CC on July 28, 2026.	Grow Water Smart attendees attend CC meeting	
6-month follow-up with Utah Growing Water Smart team.	Sarah Blackwell	Steve Burrows, Chrissy Hannemann, Jason Judd, Jaymes Salo, Shellie Slade, Kellie Kopp, Lisa Welsh	December	Utah Growing Water Smart team	Invite other staff and council members to check-in

Goal #2

Goal: Adopting policies and ordinances to protect water resources and facilitate responsible land-use.

Outcome: Sustainable and resilient policies and ordinances that will out-live us to protect our resources

ALPINE WATER POLICIES





Goal: Adopting policies and ordinances to protect water resources and facilitate responsible land-use.

Outcome: Sustainable and resilient policies and ordinances that will out-live us to protect our resources





BLUE PLANET

RULE of 3

3 Minutes without air

3 Weeks without food

3 Days without WATER

In modern world, we can view distant galaxies and have not found another planet that is inhabitable.

Today we can fly to the moon, send instant messages around the world, replace human organs, but we **CAN NOT CONTROL** the WEATHER.

We are living a modern miracle every time we turn on the tap and see Kentucky blue grass growing in our yards. We live in the desert.

GOAL STATEMENT

What:

**Adopt
Responsible
Land Use Policies**

Why:

To Protect Water

How:

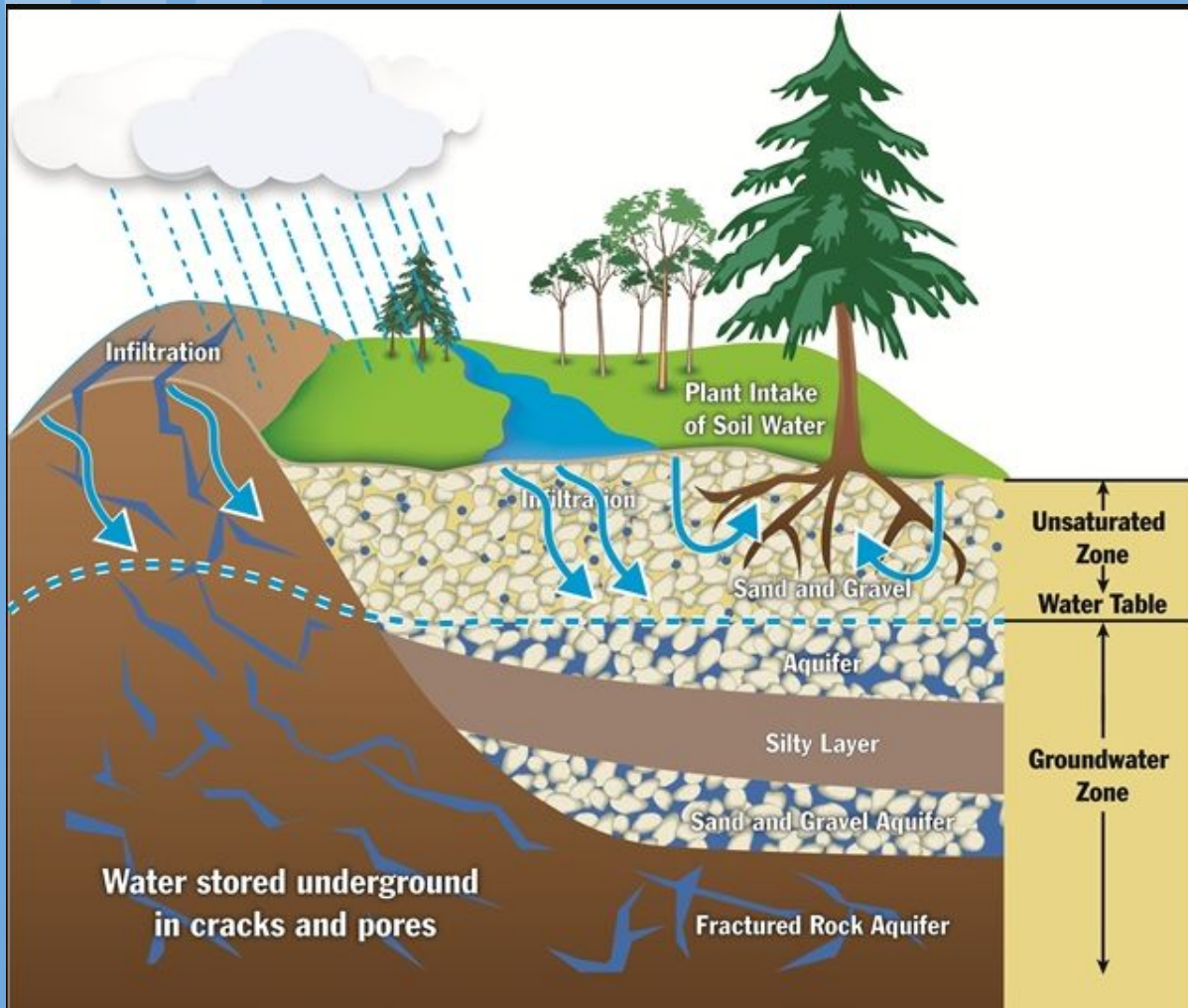
**Facilitate Responsible
Land Use**

Who:

**Alpine City Council
And City Team**



- Development Standards
- Watershed Protection
 - Riparian Buffer
 - Zoning
 - Lot Coverage
- Housing Options
- Landscaping Guides
 - Water Rates
- Water Infrastructure Funding
- Conservation



Water Cycle includes
Underground water

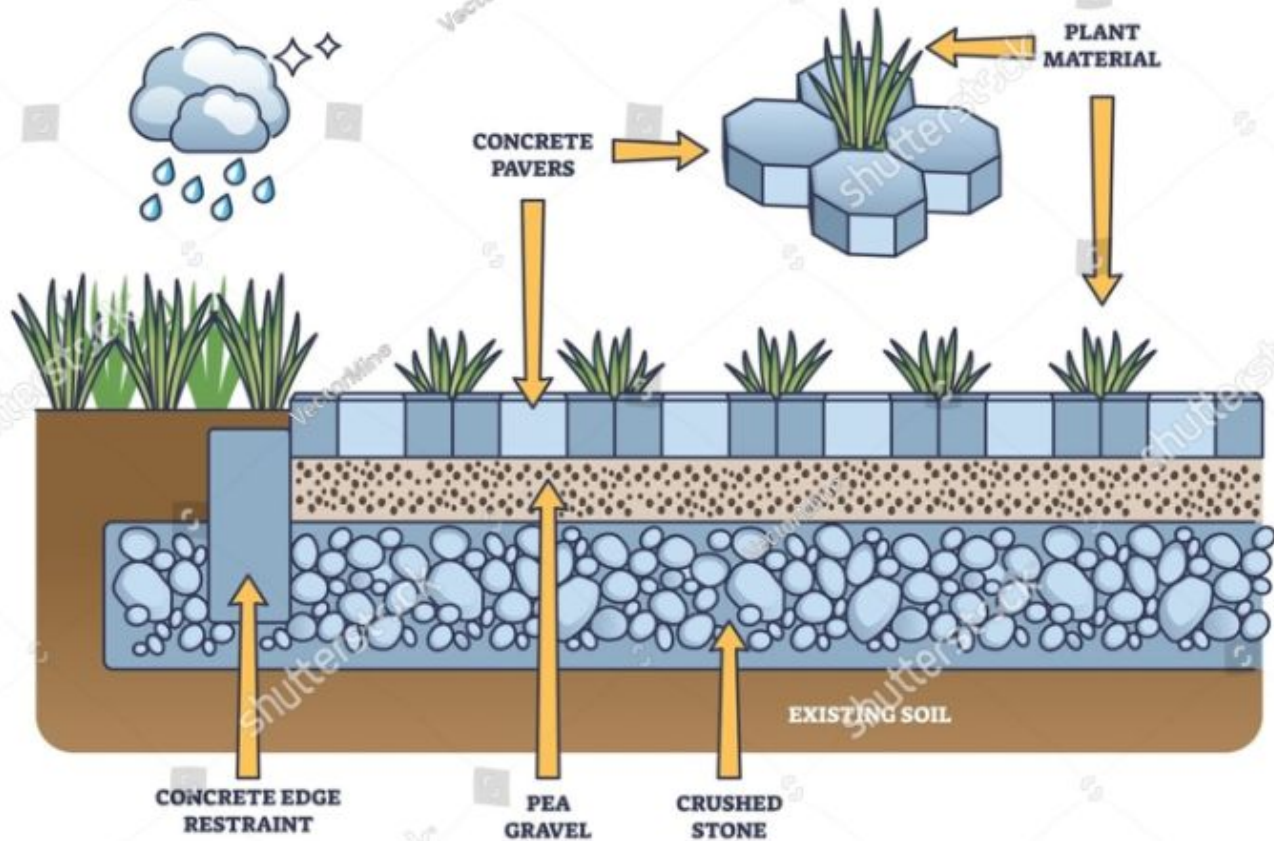
Filter and Store and
Replenish

Protect Quality

ACTION STEP(S)	INDIV/ DEPT LEAD	PARTNERS	DEADLINE	RESOURCES REQUIRED (staff, tech, etc.)	NOTES
Revisit landscape ordinance (commercial, residential, turf/hardscape limits, etc.)	Caden Lyon	Don Quigley, Chrissy Hannemann	Draft presented to Planning Commission by November 1	Casey Finlinseon (Central)	Refer to existing state and water district resources
Landscape permits	Don Quigley	Caden Lyon, Jason Judd	February 1		
Drought response plan with trigger points	Steve	Caden Lyon, Division	November 1		Saratoga Springs has a rate response that
	Burrows	Water Resources, Central Valley District, Salt Lake City (Laura Breifer)			is triggered with their drought response plan. Look for additional examples throughout the state.
Revisit tiered rates (include late fees, reconnect fees, and any other fees associated with water)	Shellie Slade	Shane Sorenson, City Council	September	Upcoming rate study	Consider rebuilding the tiered system like Saratoga Springs where Tier 1 is all PI, and Tier 2 & 3 are supplemented with culinary water. Clarifying justification for each tier. Make sure to keep it in your enterprise fund. Make sure this is tied into the rate study for bonding.

Lot
Coverage

PERMEABLE PAVEMENT



Comparison of Unit Usage Rates (gallons per dwelling unit per day)

Utility	Multi-family Sector (Composite)		Single-Family Sector		Ratio SF Mean to MF Mean
	Units	Mean use per unit	Units	Mean use per unit	
Denver (2014)	192,560	133	202,367	271	2.0
New York City (2014)	2,143,108*	170	315,246	202	1.2
Phoenix (2014)	181,101	182	305,341	331	1.8
San Diego County (2012)	423,788	164	670,692	308	1.9
Tampa Bay Water (2014)	280,865	117	404,903	191	1.6

Range of ~140 gpd

MF < SF
in all cases

*Excludes properties designated as One-Family Residential/Commercial

WITHOUT TREES



WITH TREES



WHO WORE IT BEST?



ZeroScape

Benefits:

- Zero water use

Issues:

- Heat island effect
- High erosion
- Zero carbon sequestration
- No biodiversity



Traditional

Benefits:

- Low heat island
- Low erosion

Issues:

- High water use
- Low carbon sequestration
- Cost & labor

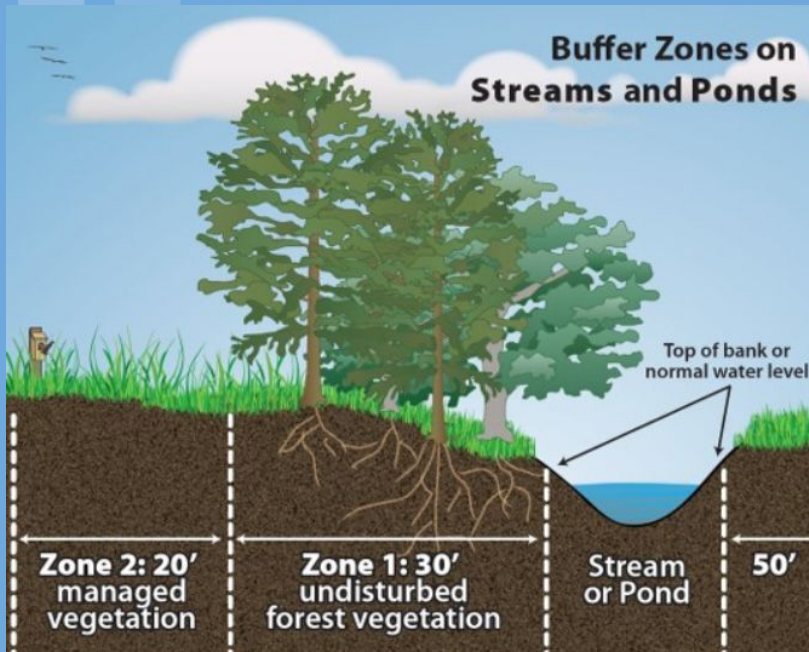


LocalScape

Benefits:

- Low heat island
- High carbon sequestration
- Low erosion
- Low to moderate water use
- High biodiversity
- Vivid, lush & eye catching

Landscape Ordinances
Water Rates

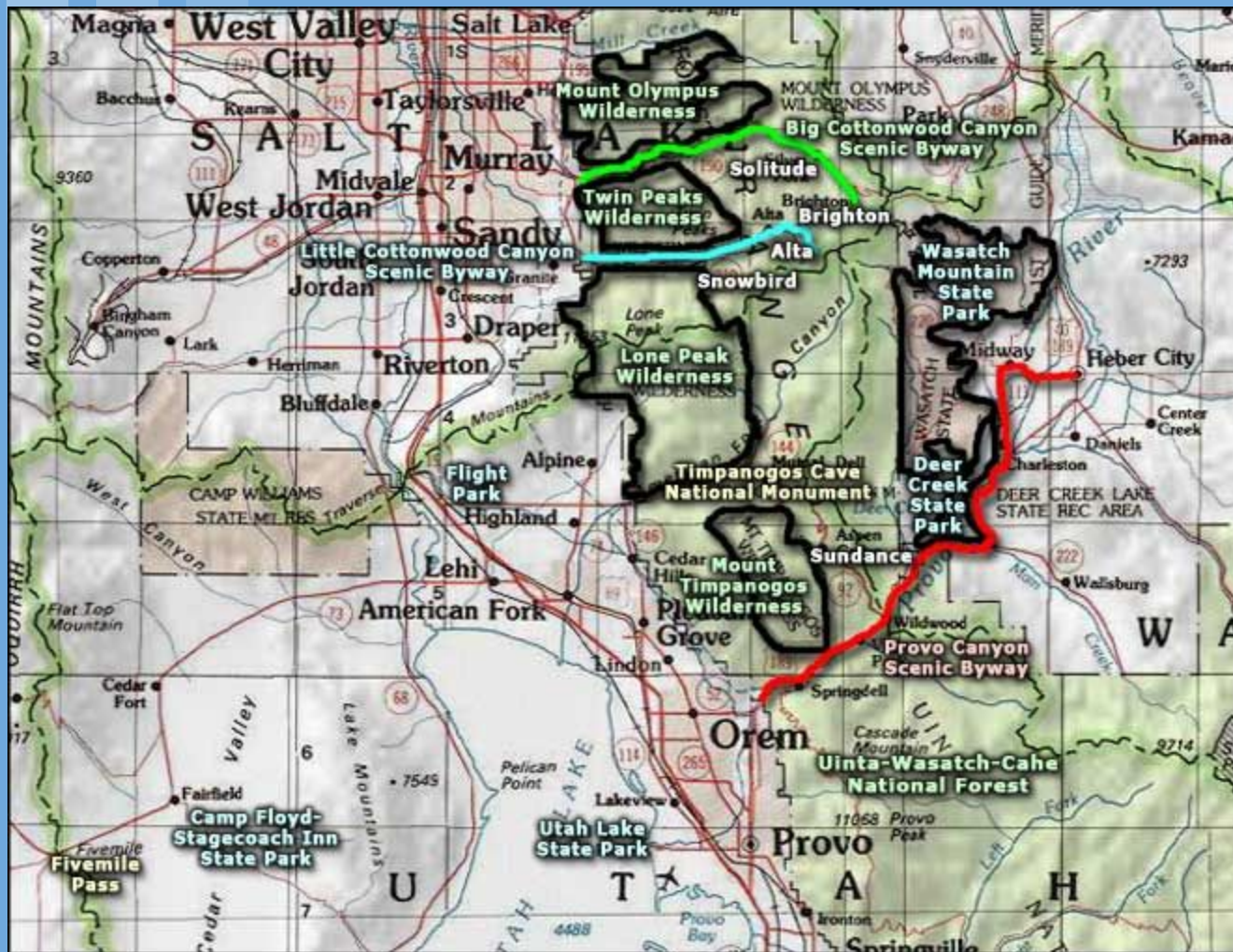


Riparian Buffer

Riparian Ordinance Toolkit

A Guideline for City Planners Across the State of Utah





Watershed Protections
Work with US Forest Service

**Desired Outcome:
Sustainable and resilient
policies and ordinances
that will outlive us**

**Aimed to protect our water
resources**





Development Standards

Watershed Protection

Riparian Buffer

Zoning

Lot Coverage

Housing Options

Landscaping Guides

Water Rates

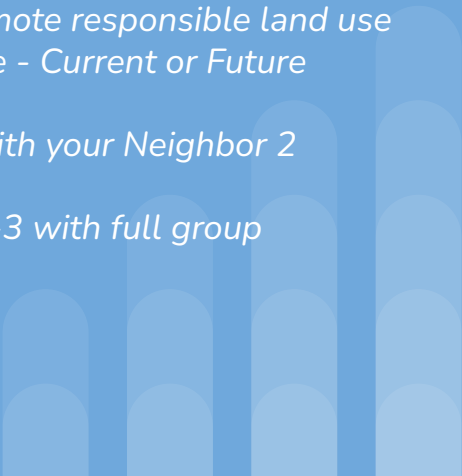
Water Infrastructure
Funding

Conservation

Take 3 Minutes and Everyone in the Room write down 2 -3 topics from the list.

Briefly describe how our policies can promote responsible land use in Alpine - Current or Future

*Share with your Neighbor 2 minutes
Share 2-3 with full group*



Goal #3

Goal: Developing and maintaining infrastructure to prepare the city for growth, correct water system deficiencies, and ensure water system redundancies.

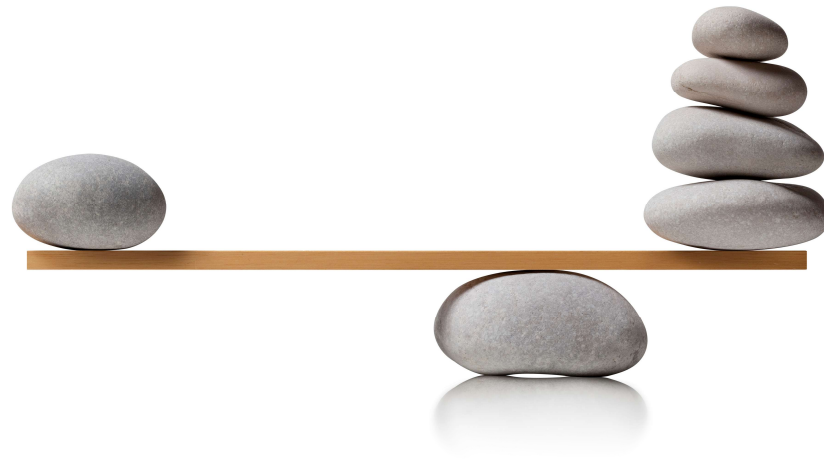
Outcomes: Ensure reliable sources of culinary and irrigation water for current population and future growth.

ACTION STEP(S)	INDIV/ DEPT LEAD	PARTNERS	DEADLINE	RESOURCES REQUIRED (staff, tech, etc.)	NOTES
Research computer software (focus on SCADA) for tracking system and recommend an update	Jaymes Salo, Jason Judd	Shane Sorensen, Shellie Slade	August 1	Talk to other municipalities to see what they're	Perform a needs assessment and explore potential outcomes to present to Shane. The first phase of this is just focused on
Office on the web Frame				using and who they recommend (ex: Highland's Tayson Alrnoldson, Saratoga's integrated system)	SCADA. Looking forward, it needs to be a GIS, billing, SCADA, etc. Integrated software system.
Heritage Well to help provide water for upper- and mid-levels of service	Jason Judd	City Council, Alpine Water Citizens Advisory Committee, residents, and other water users	November 1	Bond counsel, data from CUP, Babbit, Western Resource Advocates and other expert on water projections	Step 1: Finalize proposed bond Step 2: Provide citizen education, get citizen support Step 3: City council approve bond conditions

Alpine City Revenue

July 28, 2026

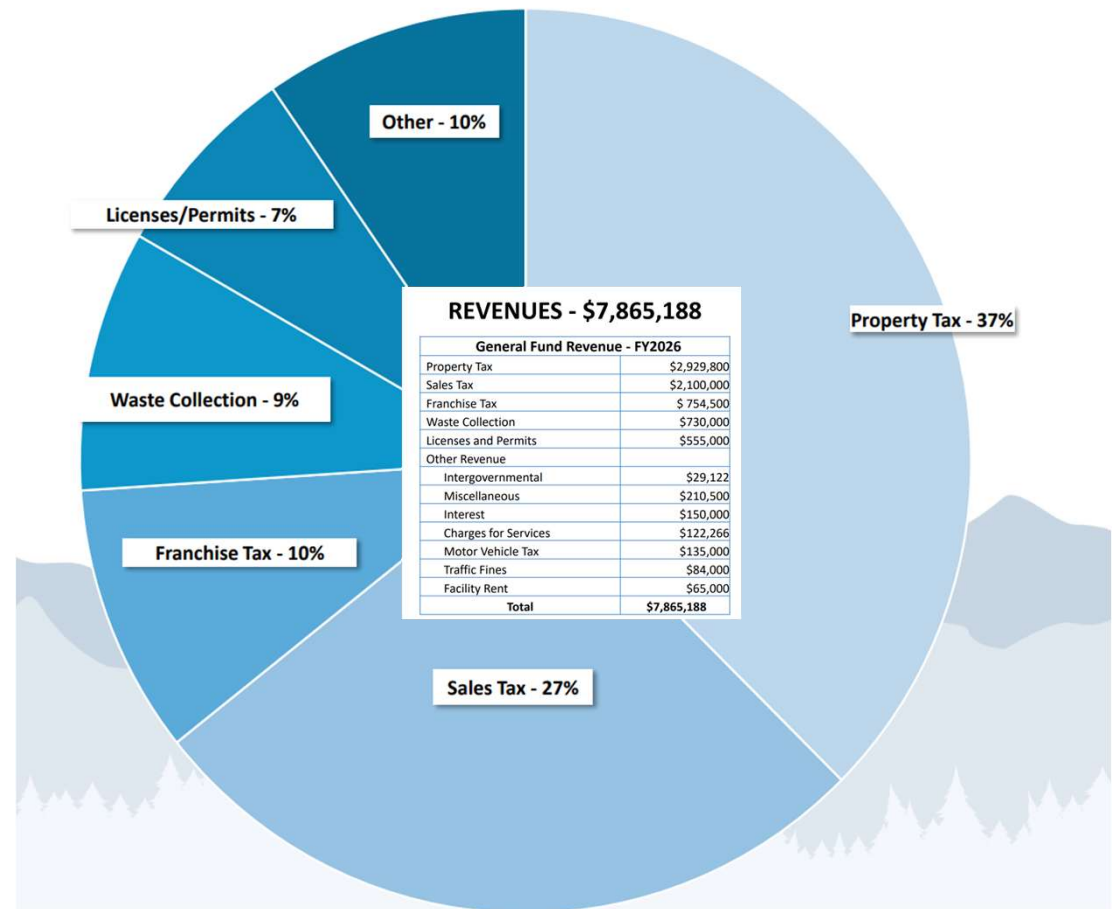
Alpine Finance Committee



Revenue Fundamentals

Recurring
Sales Tax
Property Tax
Fee Based

One Time
Grants (MAG / Federal)
Impact Fees –restricted
Transfers in
Other – ARPA



Sales Tax

Generally the largest source of revenue for a local city in UT.

SALES TAX

How is it generated and allocated?

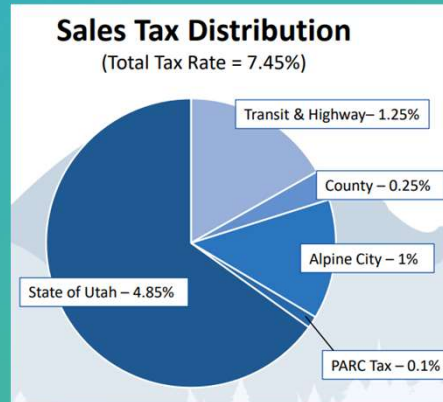
What is the impact of ...

Population

Destination

Inflation

Shared among other tax agencies



Background: Page 25

Sales and use taxes are taxes on most goods and some services. Sales tax applies when a purchase is made inside the state and when shipped from outside the state. Municipalities rate is set by the legislature as 1%. A formula of 50% point of sale and 50% population. Sales tax can also be specially treated for lodging, restaurants, transportation, arts, recreation, etc.

HB 77 Tax Modifications

Beginning July 1, 2026

reauthorization of ZAP/RAP tax

provide notice to the Tax

Commission 90 days prior

The 2018 Supreme Court *South Dakota v. Wayfair* decision allows states and local governments to collect sales and use taxes from remote out-of-state vendors.

This ruling significantly boosts **local government budgets** by capturing long-lost revenues from the e-commerce boom. Effectively leveling the playing field for brick-and-mortar businesses.

Property Tax

Generally the 2nd largest source of revenue for a local city in UT.

Focus on General Fund Revenue

Property Tax

How is it generated and allocated?

What is the impact of ...

Population

Land Use

Inflation

Shared among other tax agencies

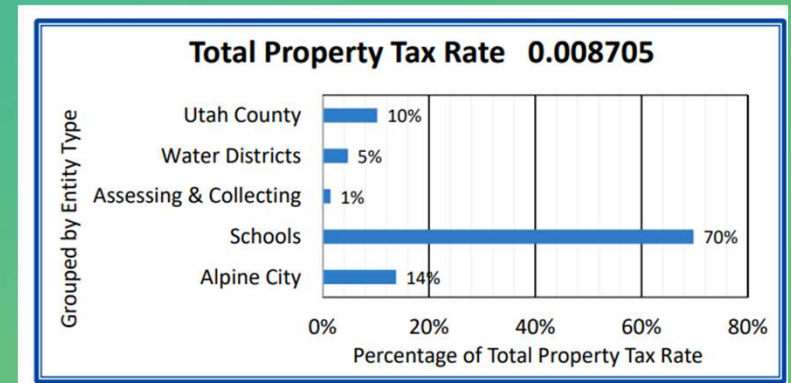
Alpine 14% of total rate

Do not fear the Truth in Taxation Process

By state statute the process is designed as means to communicate with residents. The timing, location, and steps to the process are intended to provide adequate notification and involve the public.

Background: Page 24

In general, property tax is a tax on the value of real property that provides a stable predictable source of revenue for the general fund. Only source that is 100% controlled by council. The certified rate is designed to give the city the same amount of revenue as the previous year (plus new properties).



Truth in Tax Taxation

Purpose

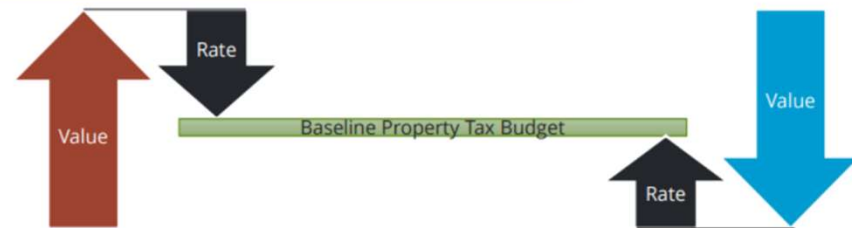
The purpose of Utah's **Truth in Taxation** law is to ensure transparency, accountability, and public participation when local governments propose property tax increases. It prevents property taxes from rising automatically just because property values go up. [1, 2, 3]

How the Process Works

Certified Tax Rate: The state calculates a rate that gives the local entity the exact same property tax money as the year before (excluding new growth).

No Windfalls: If property values increase, the tax rate automatically drops so the government does not collect extra money without a vote.

TRUTH IN TAXATION



- Holds the amount of property taxes that an entity receives constant, **regardless of changes in property value.**
- Unless the Council chooses to increase taxes to receive more revenue. This requires a "Truth in Taxation" public hearing & notice.
- One exception – "New Growth" authorized by the County & State

Public Transparency

Direct Mailer: Property owners get a formal notice detailing the exact dollar increase and the primary purpose for the extra funds.

Public Hearing: The local government must host a special public hearing to discuss the budget, hear resident feedback, and vote openly.

Licensing, Permits & Fees

Focus on General Fund Revenue

Fees

How is are they generated and calculated?

What is the impact of ...

Population

Inflation

Not Shared among other tax agencies

Background: Page 27

Cities can assess licenses, fees, and permits unless prohibited by the state. Per state law fees must be “cost” based and can recover the cost but not generate revenue. It is suggested to review fees regularly to adjust for inflation.

HB 425 Local Government Fees Amendments – 2026

Municipalities are expressly permitted to impose a transportation utility fee, subject to certain methodology and process

Municipalities may not impose a broadband general fee or a public safety fee

Generally the 3rd largest source of revenue for a local city in UT.

Alpine City Specifics

Highlights

Property Tax 37% of total – Stable

Growth FY 2027

\$50k Sales Tax

\$38.5k property Tax

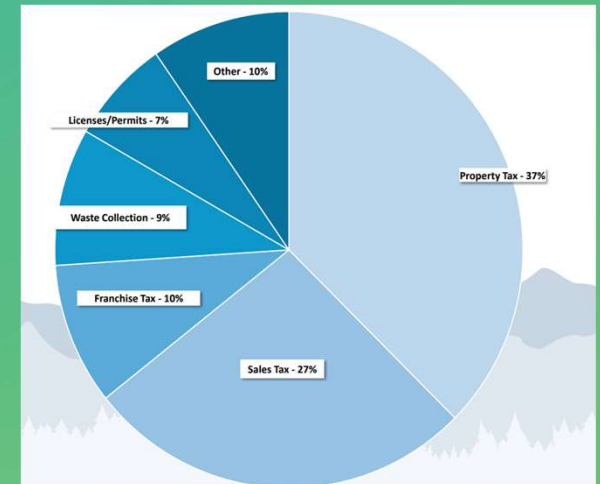
Inflation – Revenue growth is 4%

Demographics – Aging and population projected to decline slightly

Economics – Median Household income high \$157k and Home Value \$893k

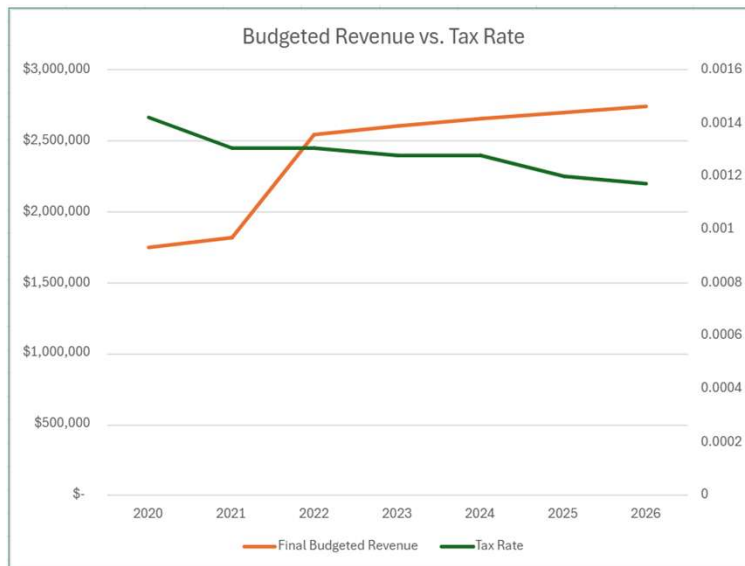
REVENUES - \$7,865,188

General Fund Revenue - FY2026	
Property Tax	\$2,929,800
Sales Tax	\$2,100,000
Franchise Tax	\$ 754,500
Waste Collection	\$730,000
Licenses and Permits	\$555,000
Other Revenue	
Intergovernmental	\$29,122
Miscellaneous	\$210,500
Interest	\$150,000
Charges for Services	\$122,266
Motor Vehicle Tax	\$135,000
Traffic Fines	\$84,000
Facility Rent	\$65,000
Total	\$7,865,188

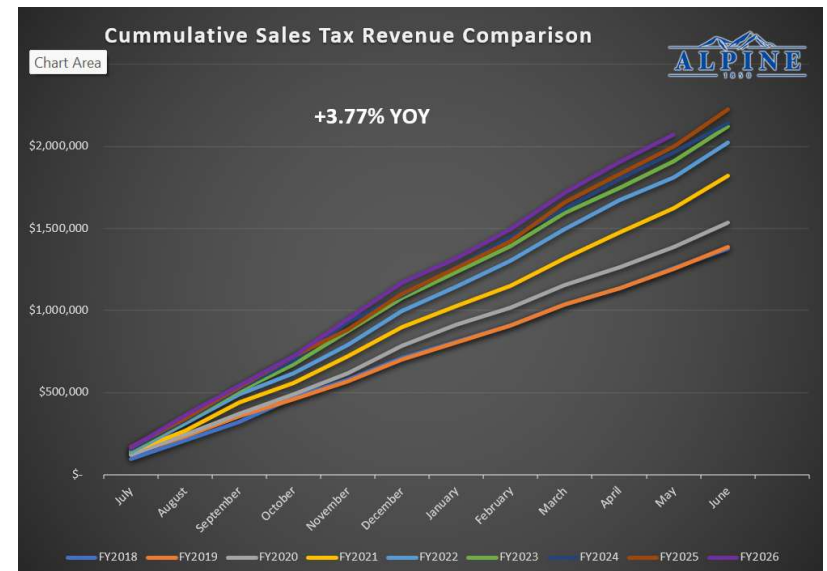


Alpine Trend Lines

Property Tax Revenue vs. Tax Rate



Sales Tax Revenue over Time



Alpine Rate of Increase

Sales Tax				Property Tax			
	Collections	\$ Chg	% Chg	Collections	\$ Chg	% Chg	
2015	1,037,000			1,206,000			
2016	1,099,000	62,000	5.98%	1,217,000	11,000	0.91%	
2017	1,208,000	109,000	9.92%	1,295,000	78,000	6.41%	
2018	1,378,000	170,000	14.07%	1,322,000	27,000	2.08%	
2019	1,389,000	11,000	0.80%	1,377,000	55,000	4.16%	
2020	1,536,000	147,000	10.58%	1,881,000	504,000	36.60%	
2021	1,823,000	287,000	18.68%	1,991,000	110,000	5.85%	
2022	2,023,000	200,000	10.97%	1,996,000	5,000	0.25%	
2023	2,123,000	100,000	4.94%	2,820,484	824,484	41.31%	
2024	2,140,841	17,841	0.84%	2,911,730	91,246	3.24%	
2025	2,224,843	84,002	3.92%	2,960,472	48,742	1.67%	
10 Year Total		1,187,843	114.55%		1,754,472	145.48%	
10 Year Average (9)			12.73%			16.16%	

Another Look...

How do we compare to our neighboring cities?

Cedar Hills - same population but Alpine sales tax is generated 80% from e-commerce compared with Cedar Hills which is 40% from e-commerce.

Highland charges 2 additional fees – Public Safety \$15.25 and Transportation \$18.50 generating approximately 2 million dollars annually



Cost of City Government

A comparison of Alpine, Highland and Cedar Hills

This mini report is based on FY 2025 data and shows the relationship between city government revenue from taxes and fees and citizen income. Our larger report published annually can be found [here](#).

While these calculations are based on the city's resident population, some taxes and fees (such as sales tax and traffic fines) are also paid by non-residents, disproportionately impacting per-capita revenues for cities that see a large number of out-of-city visitors or have larger commercial bases.

City	Revenue from Taxes and Fees Per Capita	Revenue from Taxes & Fees per \$1000 of Citizen Income	City Government Revenue from Taxes and Fees	Per Capita Income	Population
Alpine	\$865.36	\$12.76	\$9,127,783	\$67,844	10,548
Highland	\$731.34	\$11.63	\$15,464,880	\$62,900	21,146
Cedar Hills	\$832.07	\$18.77	\$8,250,834	\$44,327	9,916

City	Sales Tax proportion of revenue	Property Tax proportion of revenue	Other taxes & fees
Alpine	24%	32%	43%
Highland	30%	18%	52%
Cedar Hills	30%	15%	55%

Alpine City is disproportionately dependent on property taxes relative to its neighbors because of a lack of commercial properties in their tax base. Broader tax bases lead to lower tax rates and retail properties in particular collect revenues from non-residents.

Background:

Per Capita Income Data

Look at Impact of local taxes on Families -

Utah Tax Foundation produced a report for the top 50 cities by population. They modified per our request and included Cedar Hills, Highland, and Alpine.

SB 232 Regulatory Impacts on Families – 2026
Municipal legislative bodies must consider the impact a proposed ordinance may have on family health, stability, and formation.

What is the impact on Families?

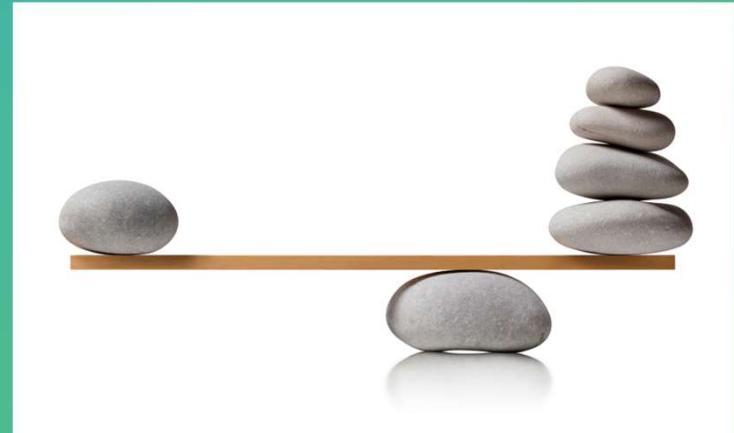
<https://utahtaxpayers.org/wp-content/uploads/2025/07/2025-Cost-of-City-Government.pdf>

Looking Ahead....

Policy and Strategy...

What tools can we use to meet future financial obligations ?

How do we fulfill our fiduciary responsibility to create a stable revenue base and balance the burden on our residents?



Land Use....

Policy and Strategy...

**Balancing residential
vs.
Commercial
in Utah impacts municipal revenue
in two main ways:**

**sales tax distribution
and
property tax yield**

Springville community development doc



Building from the fiscal challenges and quality of life concerns, the report identifies five strategic categories to confront the challenges of growth:

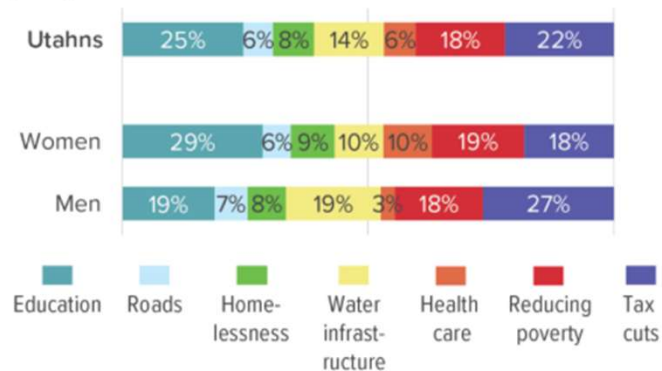
- Promoting efficient land use.
 - Expanding transportation options.
 - Preserving green spaces and natural assets.
 - Preserving and improving community character.
 - Avoiding undue taxpayer subsidy of new growth.
- The discussions contained within these five categories are meant to help local governments plan for growth in a way that secures fiscal sustainability and promotes a high quality of life.

Building a Better Beehive – Land Use

Policy is a Balancing Act

Women prefer increased funding for health care and education.

Figure 1: "If the state had an extra \$200 million, where would you spend it?"



Source: Utah Foundation survey.

Public Preferences and Needs

Utahns' individual income, sales, and property tax burdens are the biggest factors of their overall tax burden.

Figure 1: Utah Tax Burden and Ranking by Component, 2021



Source: The U.S. Census Bureau and the U.S. Bureau of Economic Analysis. Utah Foundation calculations.

Public Tax Burden to Provide Services

Land Use is the invisible hand...

Policy and Strategy

URBAN ³		
	Asheville Walmart	Downtown
		
Land Consumed (Acres):	34.0	00.2
Total Property Taxes/Acre:	\$ 6,500	\$634,000
City Retail Taxes/Acre:	\$ 47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7



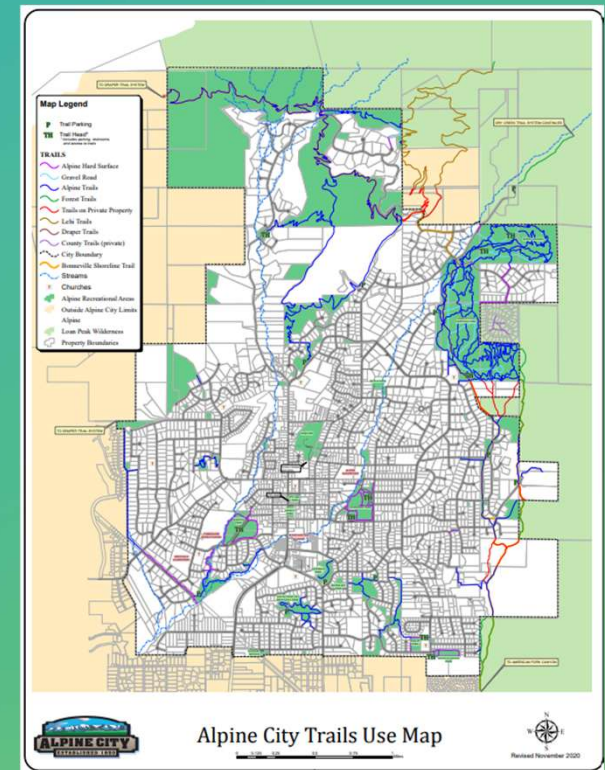
Annexation....

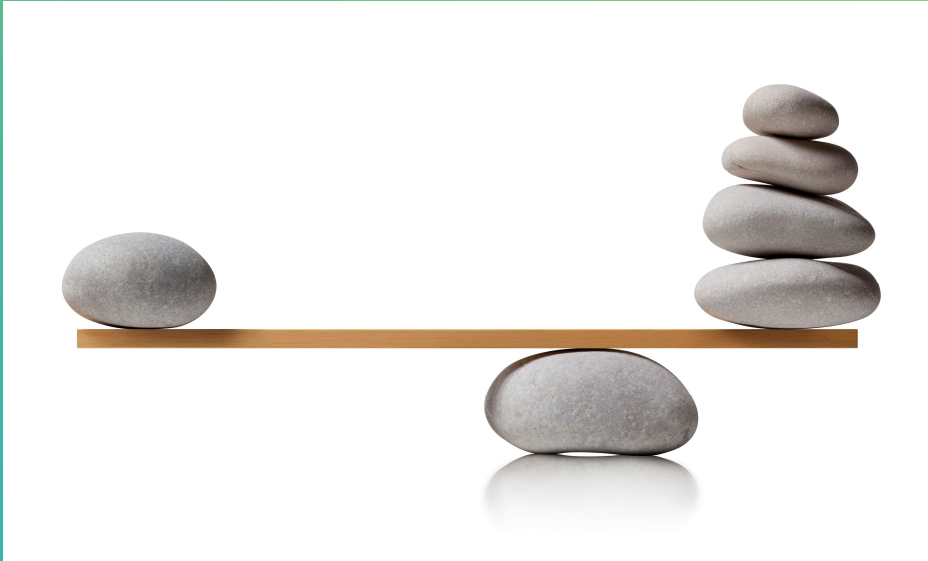
Policy and Strategy...

SALES TAX –
per Utah Tax Commission Presentation

PROPERTY TAX –
See Utah County Property Tax Website

Annexation of new land will increase the pool of
participation, without raising taxes!





**The future is not
something you enter,
It is something you
create.**

<https://www.alpineut.gov/164/Finance>

<https://www.alpineut.gov/DocumentCenter/View/1192/Citizens-Budget-FY2026>

Building a Better Beehive: Land Use Decision Making, Fiscal Sustainability and Quality of Life in Utah

<https://www.utahfoundation.org/reports/building-a-better-beehive-land-use-decision-making-fiscal-sustainability-and-quality-of-life-in-utah/>

Economic Benefits of Open Space in Utah

https://extension.usu.edu/iort/files/NR_RF_003.pdf

<https://www.utahfoundation.org/reports/2024-taxes-and-government-spending/>

<https://www.utahfoundation.org/reports/balancing-the-burden-utahns-tax-burden-is-up-from-historical-low/>

<https://le.utah.gov/~2025/bills/static/HB0425.html>



ALPINE

1850

Citizen's Budget Report Fiscal Year 2026



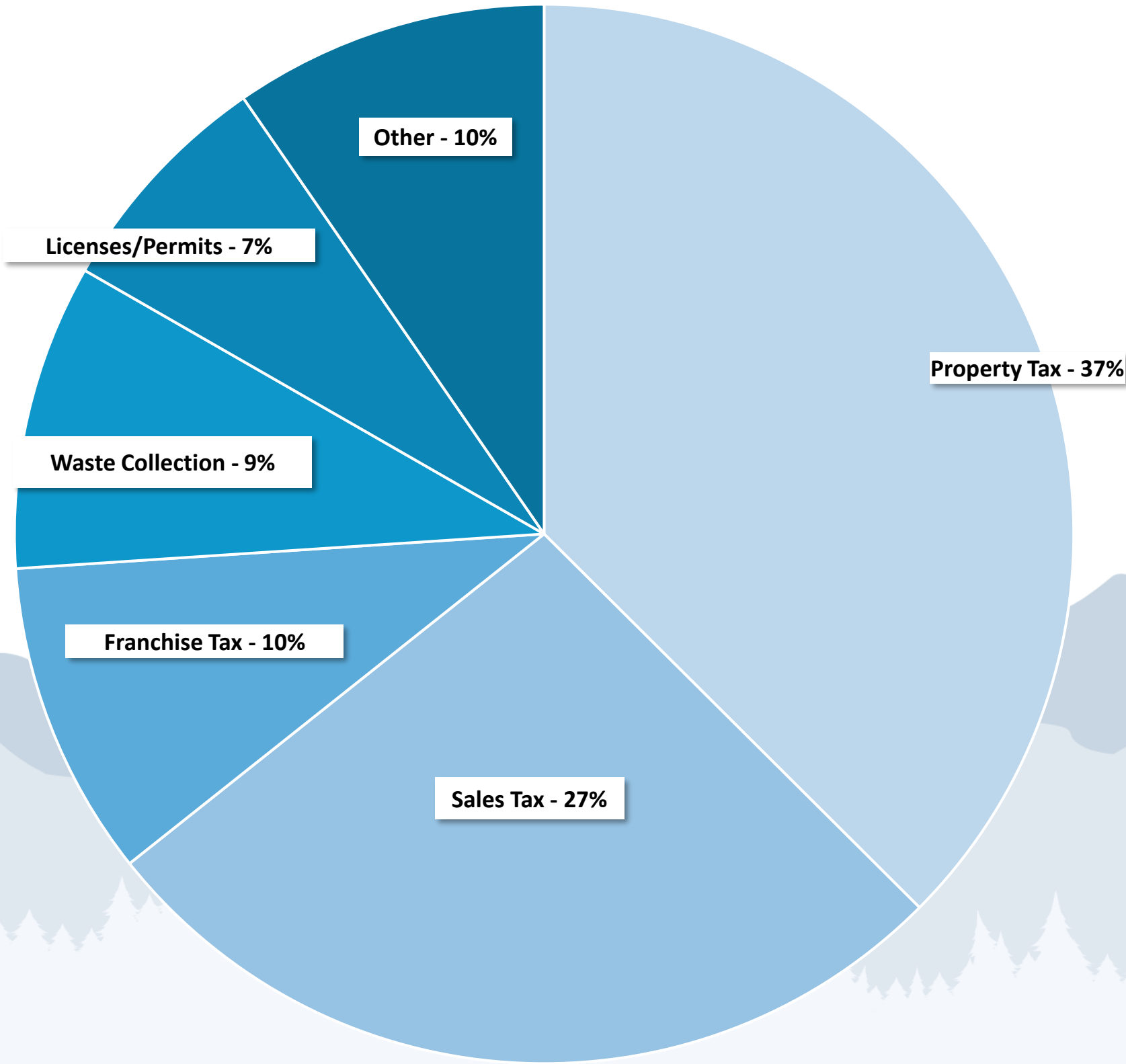
July 1, 2025 – June 30, 2026



CITIZEN BUDGET

REVENUES - \$7,865,188

General Fund Revenue - FY2026	
Property Tax	\$2,929,800
Sales Tax	\$2,100,000
Franchise Tax	\$ 754,500
Waste Collection	\$730,000
Licenses and Permits	\$555,000
Other Revenue	
Intergovernmental	\$29,122
Miscellaneous	\$210,500
Interest	\$150,000
Charges for Services	\$122,266
Motor Vehicle Tax	\$135,000
Traffic Fines	\$84,000
Facility Rent	\$65,000
Total	\$7,865,188

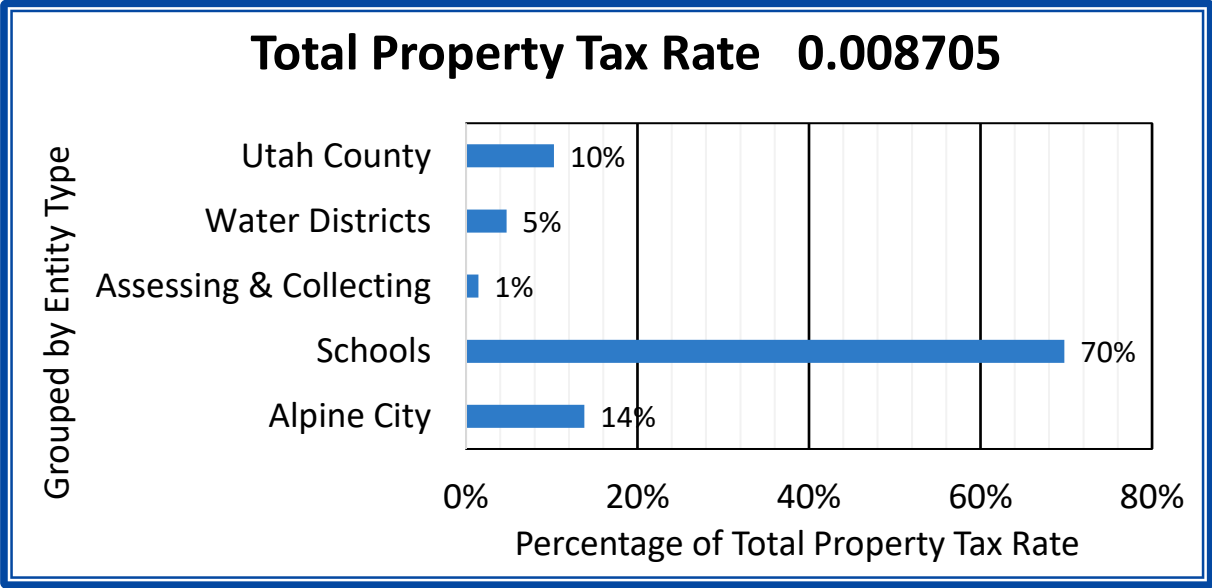


Alpine City Revenue Snapshot



Property Tax Revenue

\$2,929,800



Taxing Entity	Rate	%
Alpine City	0.001201	14%
Alpine School District Bond	0.000744	9%
Alpine School District Levy	0.003858	44%
Assessing & Collecting – State	0.000126	1%
Central Utah Water Cons District	0.000400	5%
North Utah County Water District	0.000011	0%
State Charter School – Alpine	0.000093	1%
Statewide School Basic Levy	0.001379	16%
Utah County General	0.000801	9%
Utah County Other	0.000092	1%
Grand Total	0.008705	

Property tax is paid to Utah County in November each year based on tax rates and assessed values.

The county then distributes the funds among the various entities that serve our community.

Alpine City receives approximately 14% of the total tax collected from Alpine properties.

For example, a home valued at \$1 million in 2025 generated about \$4,788 in property taxes. Of that amount, Alpine City received about \$661.

Source: Utah County Treasurer

Note: Residential properties that serve as someone's primary residence receive an exemption of 45% of fair market value with taxes owed based on 55% of assessed value. One acre of land per residence and the buildings and improvements associated with the primary residence receive exemption.

Sales Tax Revenue

\$2,100,000

How is Sales Tax Generated?

- Retail sales within Alpine City
- Out of state online sales
- Statewide sales tax

How is Sales Tax Distributed to Cities?

Alpine City sales generates sales tax from retail and online sales. State sales tax is allocated using a formula primarily based on population.

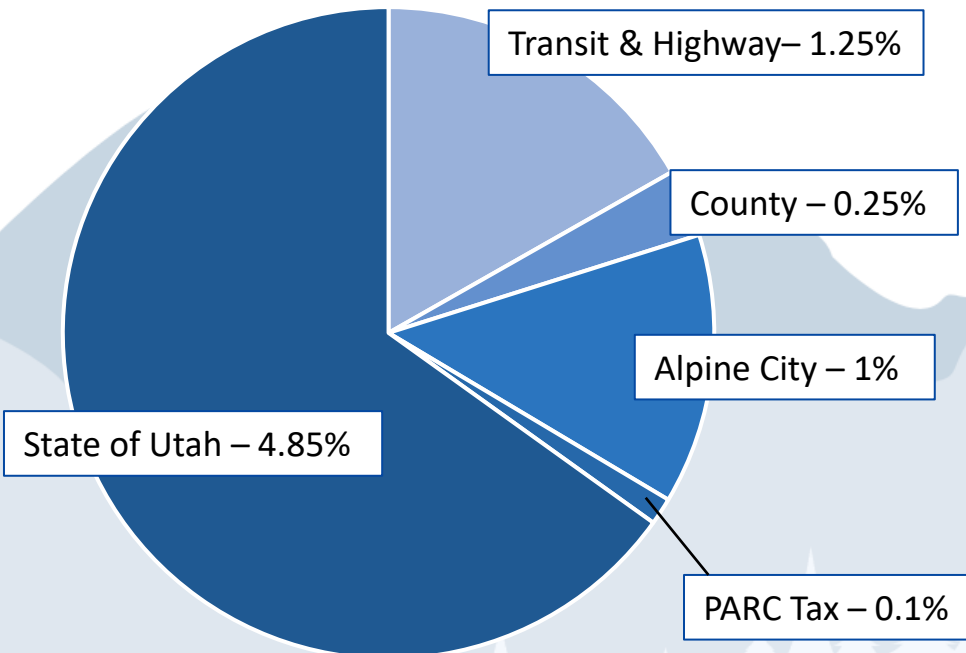
Parks, Art, Recreation, and Culture (PARC) Tax is allocated from funds collected statewide.

Note: PARC was approved by voters in 2024. See PARC Projects (pg. 5)

Source: Utah Code Title 59, Sales & Use Tax Act

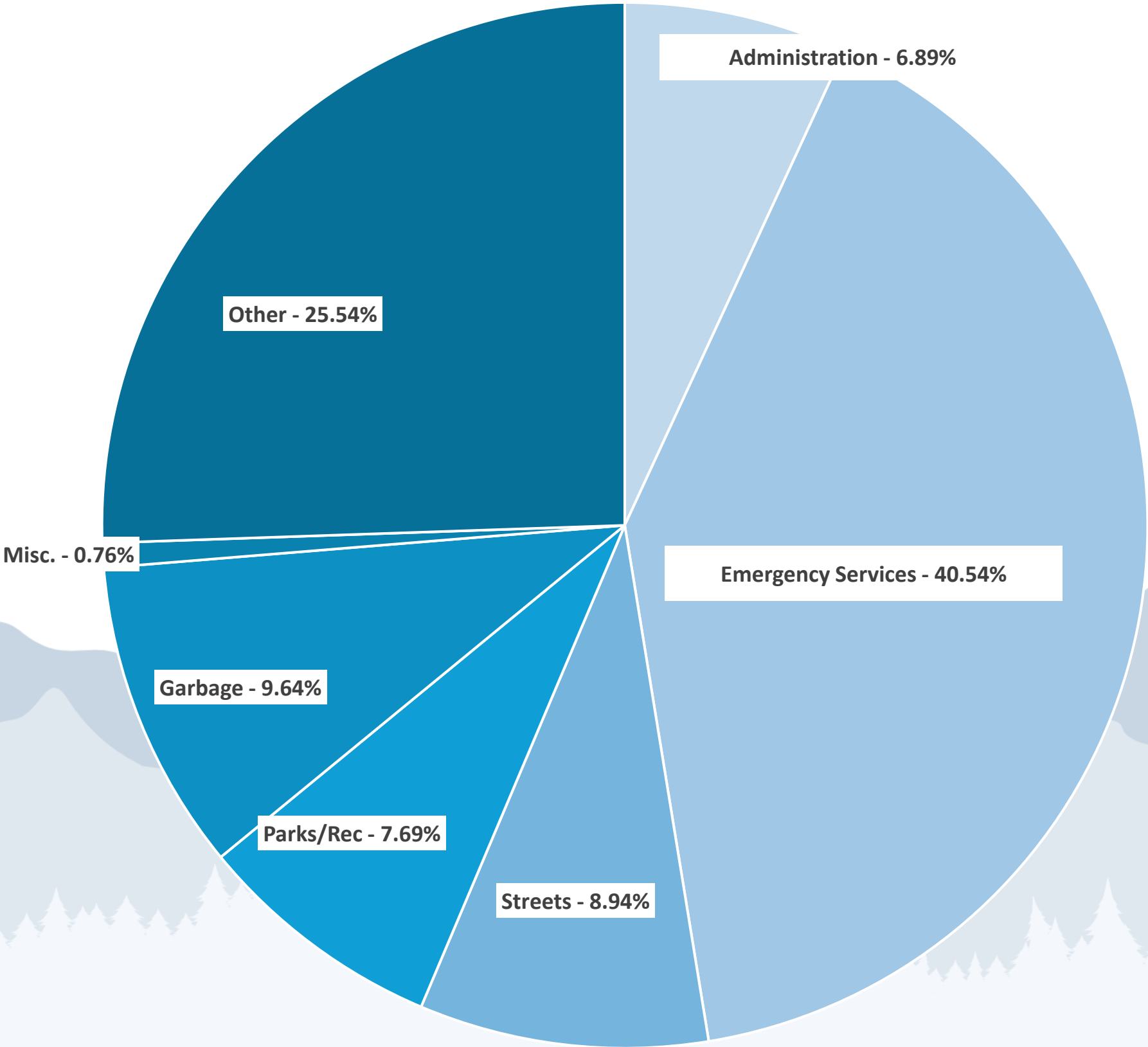
Sales Tax Distribution

(Total Tax Rate = 7.45%)



EXPENDITURES - \$7,865,188

General Fund Expenses - FY2026	
Administration	\$542,000
Emergency Services	\$3,188,501
Streets	\$703,075
Parks & Recreation	\$604,696
Cemetery	\$214,800
Garbage	\$758,550
Miscellaneous/Transfers	\$59,666
Other Expenses:	
Court	\$115,200
Treasurer	\$60,500
Elections	\$40,350
Government Buildings	\$1,055,200
Building Inspection	\$179,600
Planning & Zoning	\$343,050
Total	\$7,865,188



FY2026 Budget Highlights



Capital Projects:



Fire Station Remodel/Addition

Investment: \$5,000,000

\$3 mil FY 2026 | \$2 mil Future Bond

Timeline: August 2025 – Fall 2026

The City has hired an architect and project consultant and will have a contractor approved by fall 2026.

New space for the fulltime fire fighters will be built and an additional space for a citizen center is part of the design.



Street Maintenance

Investment: \$1,000,000

Grant: \$1,000,000

Timeline: August 2025 – Fall 2026

Alpine City continues to invest in street maintenance with ongoing work on overlays, seal coats, crack seal, striping, concrete replacements.



Park Improvements

Weather-based sprinkler timers will be installed in Burgess Park and the cemetery. Parking at Lambert Park will also be expanded. Cameras will be installed in parks throughout the city to prevent vandalism.



Improvements Funded with PARC Tax

Investment: \$100,000

Timeline: Fall 2025 – Spring 2026

PARC Projects:

Burgess Park Pavillion
Installation of benches and garbage cans.

Each improvement will have an Alpine City PARC logo on it as a reminder of how the improvement was funded.



Canyon Crest Road MAG Grant

Investment: \$5,461,250

MAG Grant: \$5,261,250

Alpine (6.7% of Total) \$200,00

Timeline: August 2025 – Fall 2026

Alpine and Highland were awarded a grant from Mountainland Association of Governments for improvements to Canyon Crest Rd./4800 West from the roundabout to SR-92. The improvements are planned to include a paved trail that will provide a connection from Alpine to the Murdock Canal Trail.

*If you have any questions regarding the budget report, please contact
Shane L. Sorensen, P.E.
City Administrator
at ssorensen@alpineut.gov or
801-756-6347.*

Alpine Overview



\$893,400

Median Home Value
(2023)



10,298

Total Population
(2023)



\$156,786

Median Household
Income (2023)



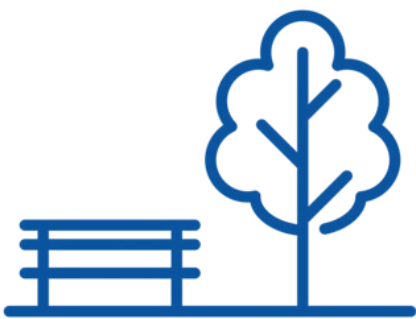
7.96

Total Square Miles



3.43

Average Family Size
(2023)



85+

Acres of Landscaped
Parks



22

Number of
New Home Building
Permits (2024)



1,976,817,000

Gallons of Water
Delivered – Culinary
& PI (2024)

Cost of City Government

A comparison of Alpine, Highland and Cedar Hills

This mini report is based on FY 2025 data and shows the relationship between city government revenue from taxes and fees and citizen income. Our larger report published annually can be found [here](#).

While these calculations are based on the city's resident population, some taxes and fees (such as sales tax and traffic fines) are also paid by non-residents, disproportionately impacting per-capita revenues for cities that see a large number of out-of-city visitors or have larger commercial bases.

City	Revenue from Taxes and Fees Per Capita	Revenue from Taxes & Fees per \$1000 of Citizen Income	City Government Revenue from Taxes and Fees	Per Capita Income	Population
Alpine	\$865.36	\$12.76	\$9,127,783	\$67,844	10,548
Highland	\$731.34	\$11.63	\$15,464,880	\$62,900	21,146
Cedar Hills	\$832.07	\$18.77	\$8,250,834	\$44,327	9,916

City	Sales Tax proportion of revenue	Property Tax proportion of revenue	Other taxes & fees
Alpine	24%	32%	43%
Highland	30%	18%	52%
Cedar Hills	30%	15%	55%

Alpine City is disproportionately dependent on property taxes relative to its neighbors because of a lack of commercial properties in their tax base. Broader tax bases lead to lower tax rates and retail properties in particular collect revenues from non-residents.

Sources

- US Census Bureau, *Annual Estimates of the Resident Population for Incorporated Places in Utah, as of July 1, 2024, and Per Capita Income in the Past 12 Months (in 2024 Dollars)*, data.census.gov
- Utah State Auditor's Office, *City Annual Comprehensive Financial Reports for FY 2025*, reporting.auditor.utah.gov



Cost of City Government

A comparison of Alpine, Highland and Cedar Hills

Revenue sources and totals:

City	Property Tax	Sales Taxes	Franchise Tax
Alpine	\$2,960,472	\$2,224,843	\$1,371,370
Highland	\$2,819,391	\$4,664,217	\$1,342,171
Cedar Hills	\$1,213,222	\$2,477,066	\$482,106

City	Fees/Passes	Licenses	Services	Fines	Special Assessments /Impact Fees
Alpine		\$594,139	\$1,882,005	\$94,954	
Highland		\$915,905	\$4,609,137	\$293,082	\$681,639
Cedar Hills	\$2,712,557	\$165,737	\$1,200,146		

Note: Our methodology does not include intergovernmental revenues, interest earnings, or miscellaneous sources of revenue.



Prepared April 22, 2026

Utah Taxpayers Association

ALPINE CITY COUNCIL AGENDA

SUBJECT: Clarification of Compensation Increases for Executive Municipal Officers

FOR CONSIDERATION ON: July 28, 2026

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Approve Ordinance 2026-13
approving compensation increases for
Executive Municipal Officers.

BACKGROUND INFORMATION:

At the July 14, 2026, City Council meeting, the Council adopted Ordinance 2026-13 with a motion as follows:

***Motion:** Sarah Blackwell moved to approve a 2 percent COLA and a 1 percent retention bonus calculated on base salary in FY2026. The bonus is to be paid upon completion of the annual performance review. The timing and context of the review are at the discretion of the mayor, with the advice and consent of the City Council. The Assistant City Manager will match staff compensation adjustments on an annual basis. This is calculated to be a 2 percent increase in salary, and a 4 percent increase at 50 percent length of employment, effective September 1, 2026. The Assistant City Manager is eligible for a 1 percent bonus upon completion of a performance review on or before March 31, 2027.*

Jessica Smuin seconded the motion. There were 4 yes votes and 0 no votes. The motion passed unanimously.

There is some confusion in interpreting the second part of the motion:

The Assistant City Manager will match staff compensation adjustments on an annual basis. This is calculated to be a 2 percent increase in salary, and a 4 percent increase at 50 percent length of employment, effective September 1, 2026.

The first sentence states that compensation for the Assistant City Manager will match staff compensation adjustments on an annual basis. At the same meeting, staff compensation increases for FY2027 were approved with three parts to the motion. The second part of the motion read as follows:

2) grant staff raises at 4 percent, split between a 2 percent COLA for every employee, and a 2 percent equity allocation at management discretion, based on salaries as of June 30, 2026 and effective July 1, 2026;

Based on a conversation with the councilmember who drafted the motion, the intent was for the motion to read as follows:

The Assistant City Manager's compensation will be a 2 percent increase in salary effective September 1, 2026. The Assistant City Manager is eligible for a 1 percent bonus upon completion of a performance review on or before March 31, 2027.

Once the intent of the motion is clarified, the Exhibit A attached to Ordinance 2026-13 will be finalized.

STAFF RECOMMENDATION:

Staff recommends that the city council clarify the intent of the motion that was made for Ordinance 2026-13, concerning compensation for the assistant city manager position.

SAMPLE MOTION TO APPROVE:

I move to clarify the compensation for the assistant city manager, which was included with Ordinance 2026-13 as follows:

The Assistant City Manager's compensation will be a 2 percent increase in salary effective September 1, 2026. The Assistant City Manager is eligible for a 1 percent bonus upon completion of a performance review on or before March 31, 2027.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to clarify the compensation for the assistant city manager, which was included with Ordinance 2026-13, as follows:

- (insert finding)

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny the requested clarification for this item based on the following:

- (insert finding)

ALPINE CITY COUNCIL AGENDA

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

FOR CONSIDERATION ON: July 28, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approving 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 City Council tabled the item at the last meeting to provide time for the applicant to get an exception to the parking lot code for stall 1 on the site plan and to provide a swept-path analysis for the parking. Parking stall 1 requires 42ft with 24ft of aisle space for backing out. The applicant has changed their site plan since the last meeting and now meets this requirement. Additionally, a swept-path analysis was performed by staff and an engineering consultant. The results that came from doing the analysis demonstrate the ability for vehicles to back out of parking stalls and exit the site in a forward motion.

It was motioned that the applicant return to Planning Commission to receive the parking lot exception in §3.24.030 of the Alpine Development Code. As mentioned above, since the motion was made, the applicant has shifted their site plan to meet all code requirements and therefore is no longer in need of an exception, and so a return to Planning Commission would be ineffective. Per the Alpine City attorney's suggestion, the City Council should consider entertaining a motion to recognize the swept-path analysis performed and excuse staff from referring the application to the Planning Commission so that the Council can consider the site plan in this meeting without any parking lot exception.

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 the Long Range Shooters of Utah commercial site plan in this meeting based on the information provided, and approve the site plan since it meets code requirements.

Motion to Approve:

I move to approve consideration of the Long Range Shooters of Utah commercial site plan based on the fact that the swept-path analysis was performed and that the applicant is no longer in need of a recommendation from the Planning Commission to an exception to parking standards found in §3.24.030.

Motion to Accept with Conditions:

I move to approve consideration of the new Long Range Shooters of Utah commercial site plan based on the fact that the swept-path analysis was performed and that the applicant is no longer in need of a recommendation from the Planning Commission to an exception to parking standards found in §3.24.030, 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 the applicant to return to the Planning Commission for additional information/for revisions, including:

*Insert additional information needed.

Motion to Deny:

I move to deny consideration of the Long Range Shooters of Utah commercial site plan based on the following findings:

*Insert findings

Motion to Approve:

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

Motion to Approve with Conditions:

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

*Insert Proposed Conditions

Motion to Table:

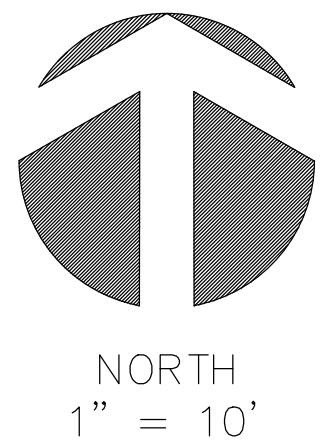
I move to table consideration of the proposed Long Range Shooters of Utah commercial site plan to a future meeting in order to allow additional time for revisions and/or additional information, including:

*Insert additional information needed.

Motion to Deny:

I move to deny the Long Range Shooters of Utah commercial site plan based on the following findings:

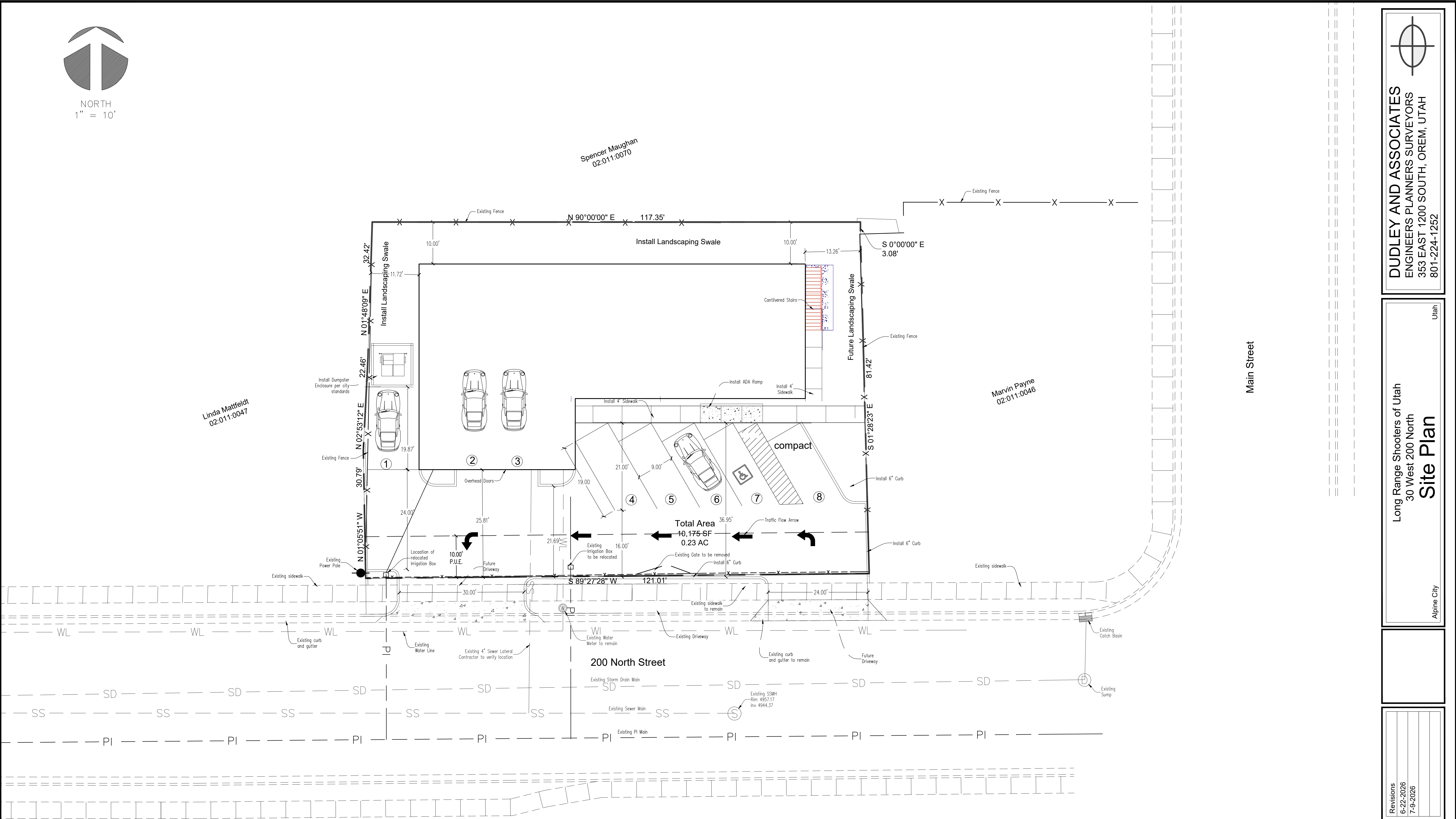
*Insert findings



Spencer Maughan
02:011:0070

Linda Mattfeldt
02:011:0047

Marvin Payne
02:011:0046



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
6-22-2026
7-9-2026

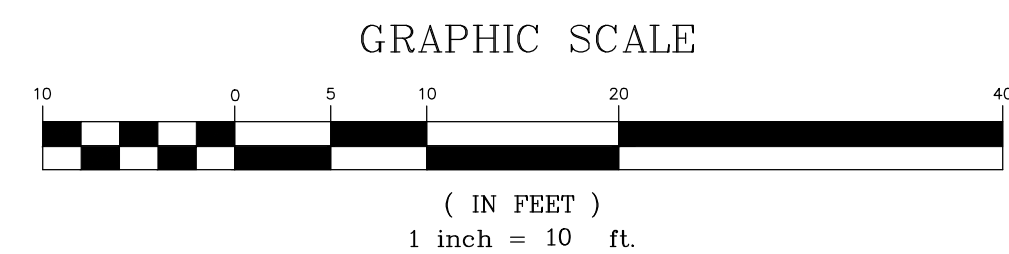
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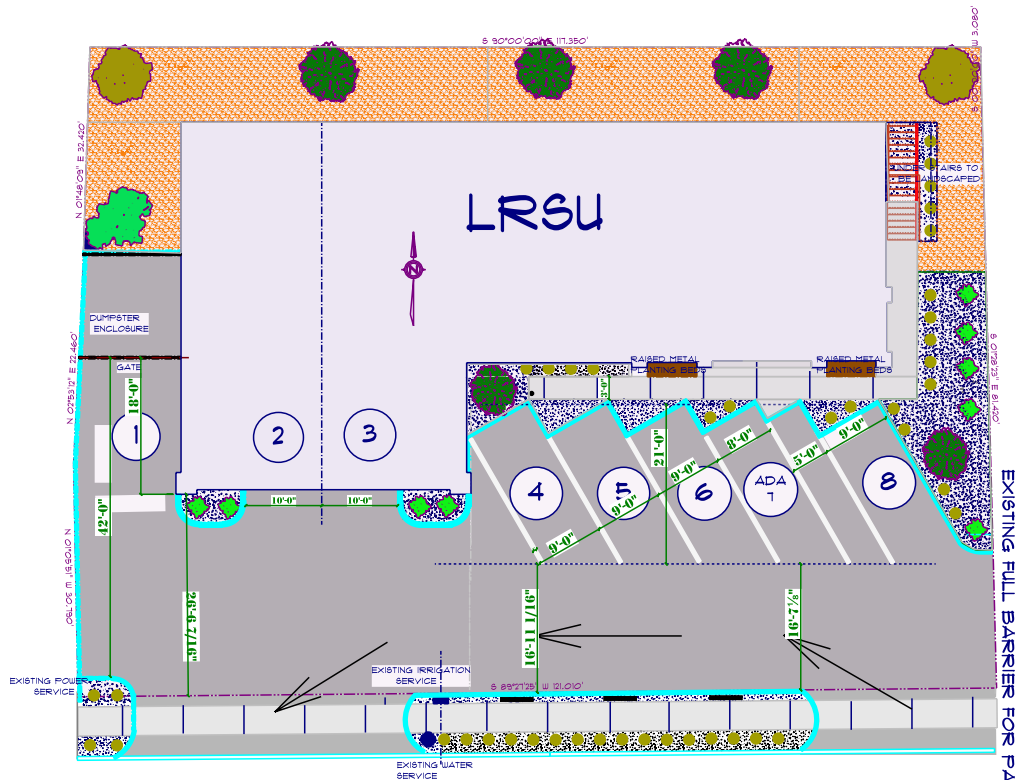
Sheet No.
C - 2

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.





200 NORTH

38" W X 24" H PLANTER BOX

MAPLE

WHITE SPUCE

FLOWERING PLUM

2 GAL FOUNTAIN GRASS

3 GAL DREAM CLOUD HYDRANGEA

1 1/2" AGGREGATE 1820 SQ FT

3/4" LAVA ROCK 333 SQ FT

TOTAL LANDSCAPE AREA 2104 SQ FT

TOTAL LOT 10, 175 SQ FT

X 20% = 2035 SQ FT NEEDED

THESE NUMBERS DO NOT REFLECT

THE PARK STRIP

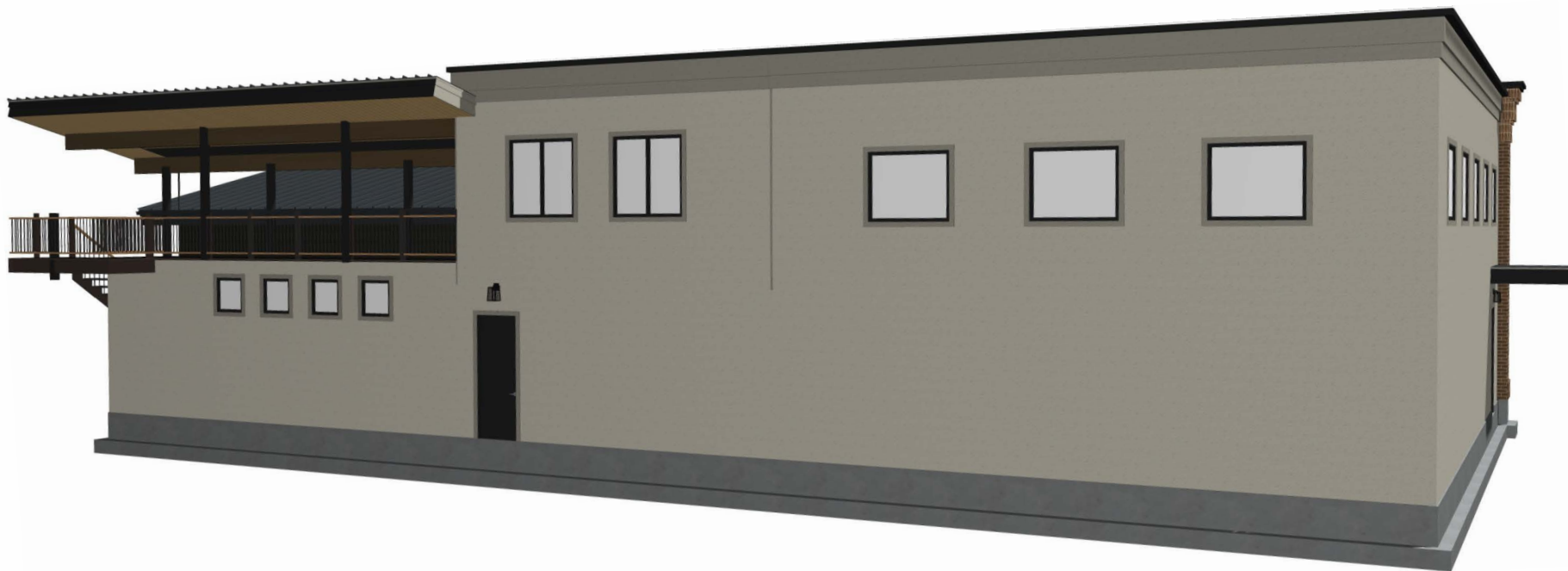


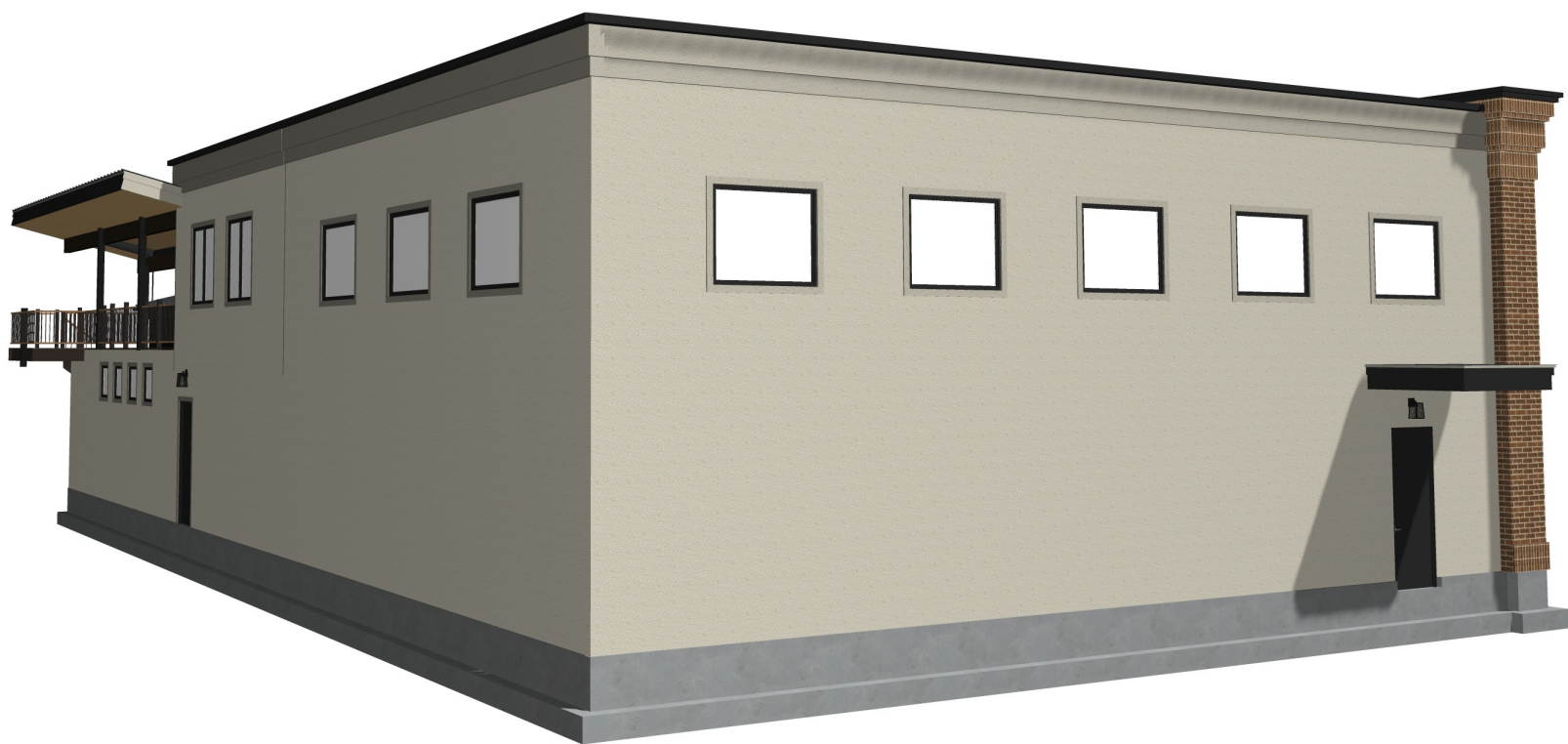
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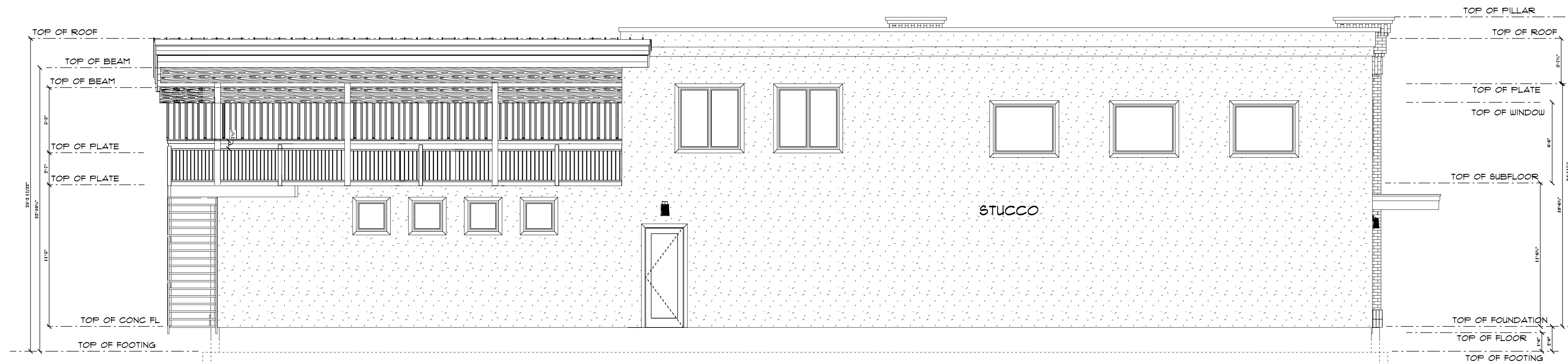








SOUTH ELEVATION
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NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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MOBILE:



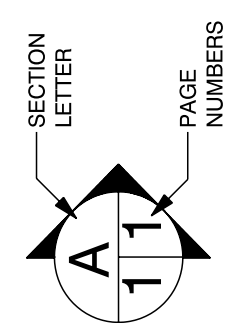
BENT NAIL CONSTRUCTION

&
DESIGN

PHONE: 801-636-2574
EMAIL: RICKBUILT@GMAIL.COM
WEBSITE: WWW.THEBENTNAILCONSTRUCTION.COM

APPROVED:

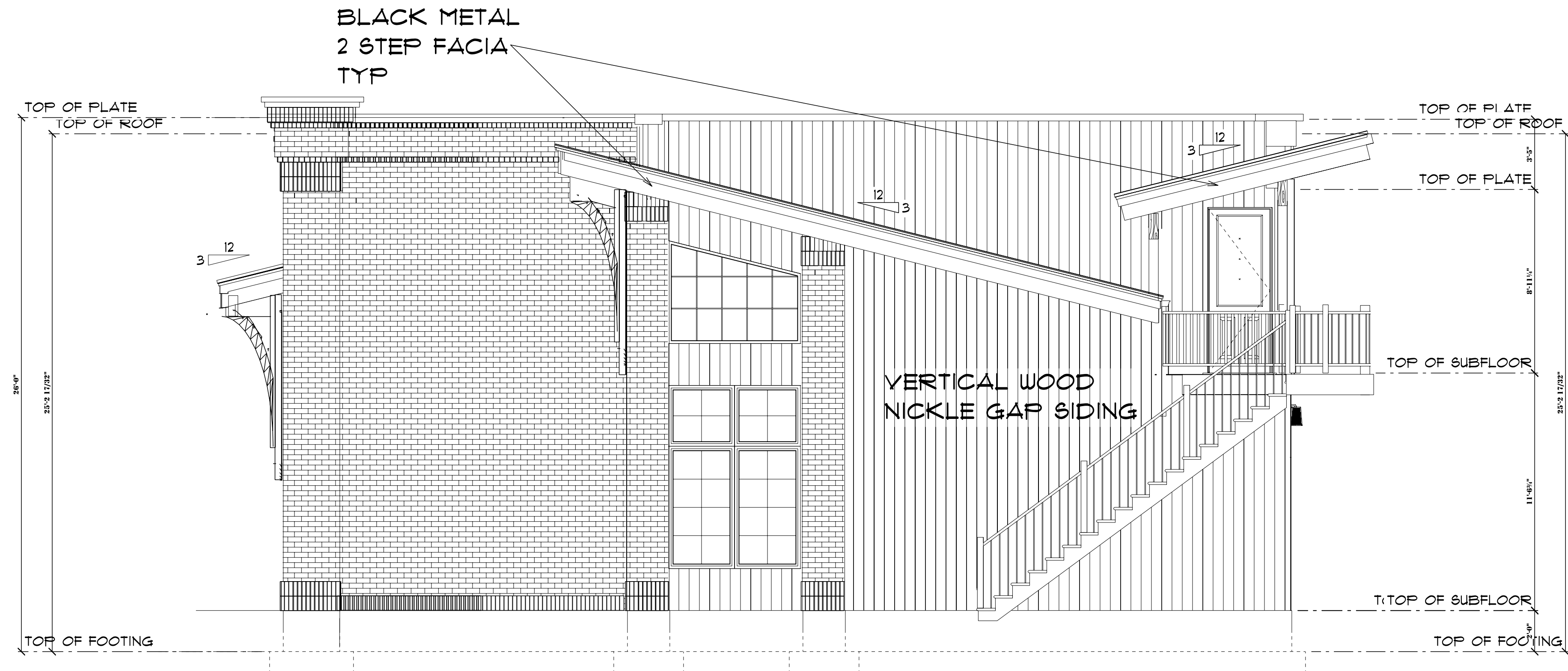
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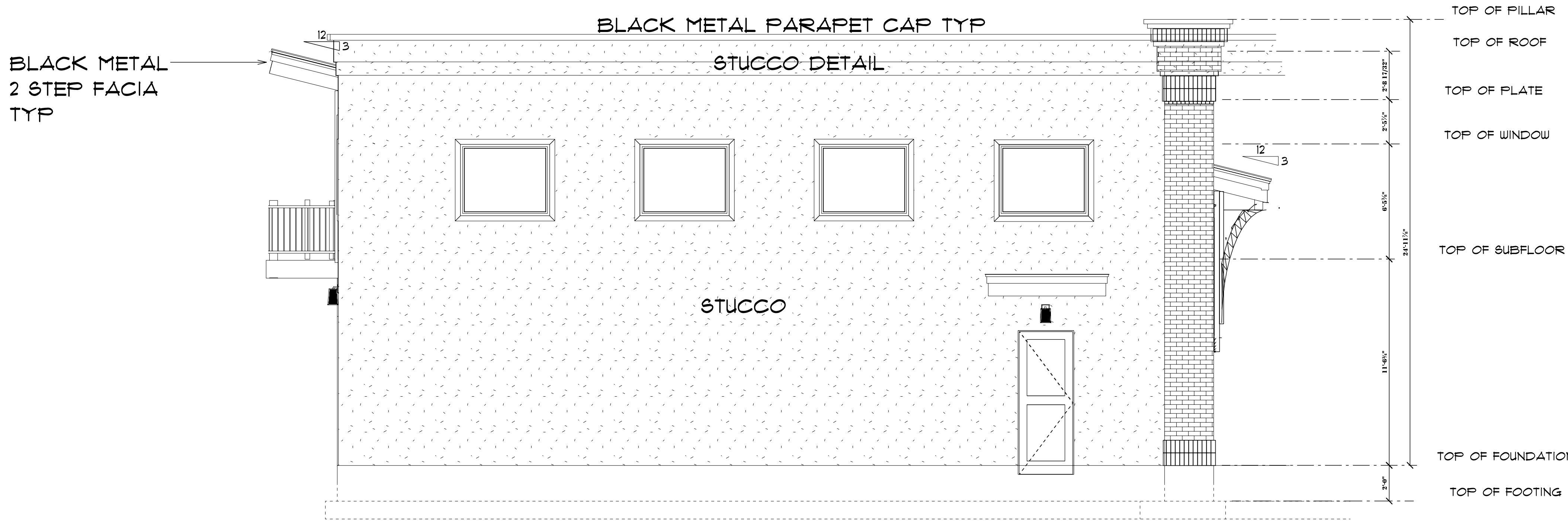
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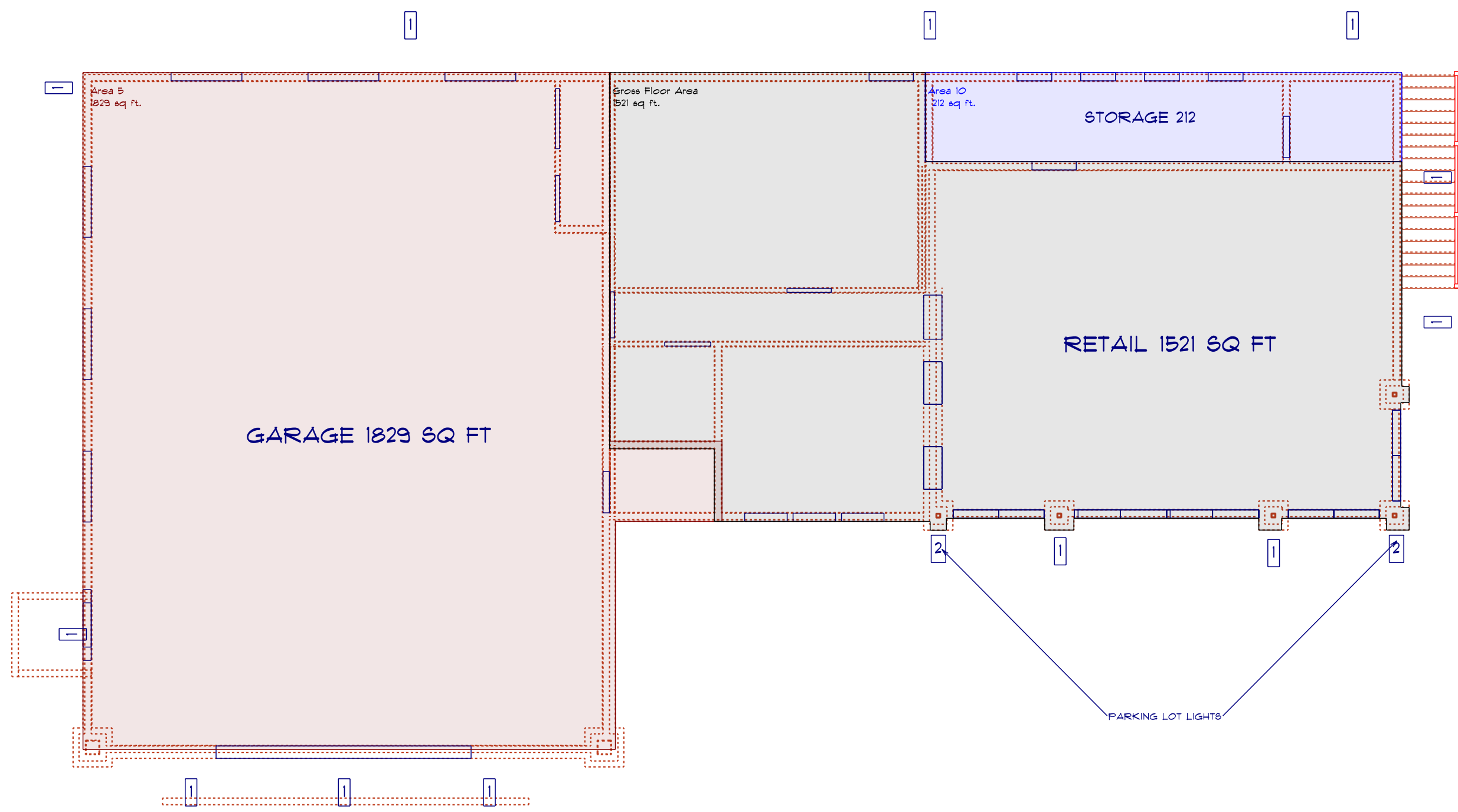


EAST ELEVATION
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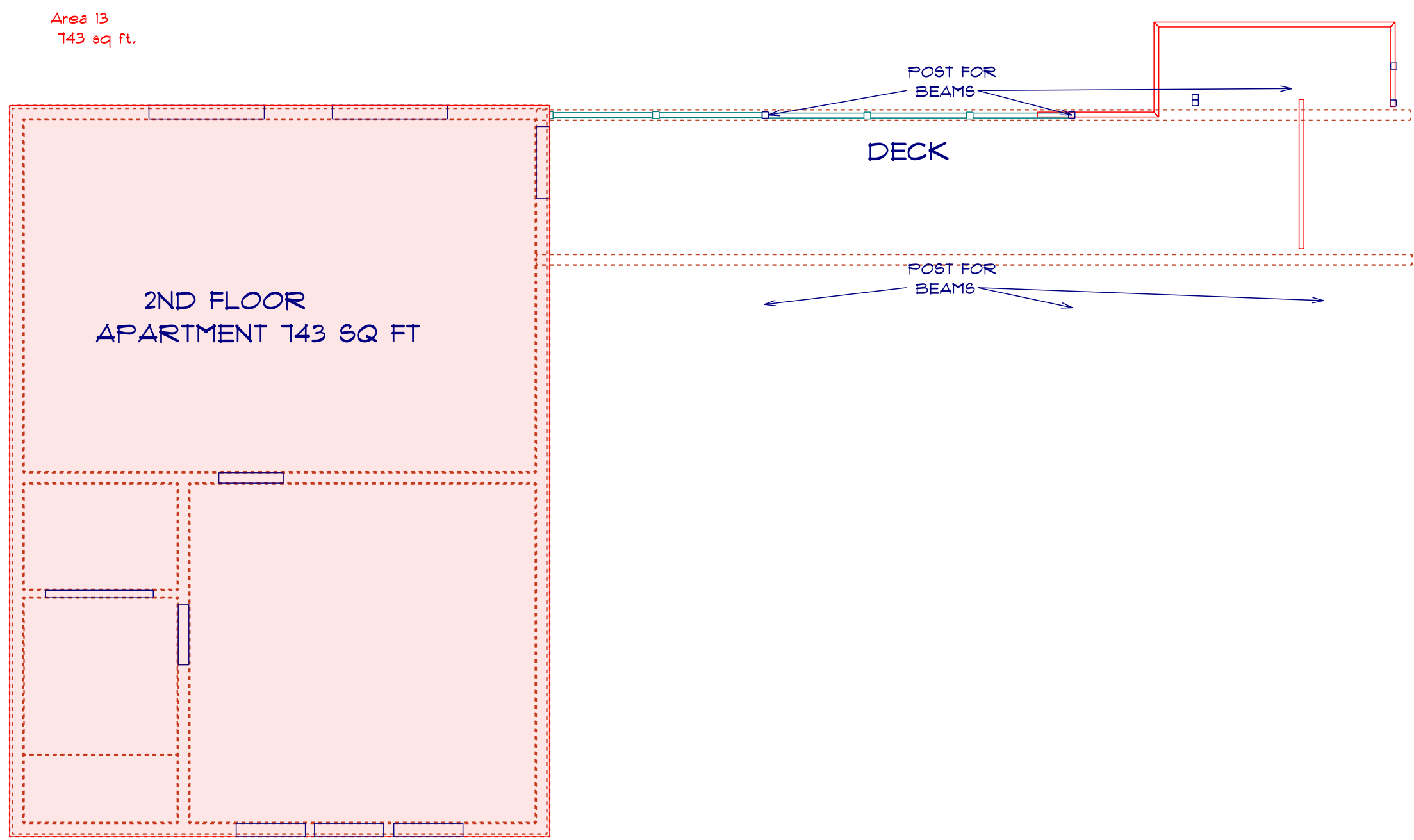
WEST ELEVATION
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	APPROVED:	CHECKED BY:
SECTION LETTER: A PAGE NUMBERS: 11		
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BENT NAIL CONSTRUCTION & DESIGN PHONE: 801-636-2574 EMAIL: RICKBUILT@GMAIL.COM WEBSITE: WWW.THEBENTNAILCONSTRUCTION.COM		
		
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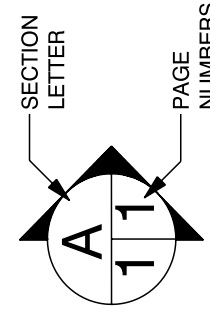


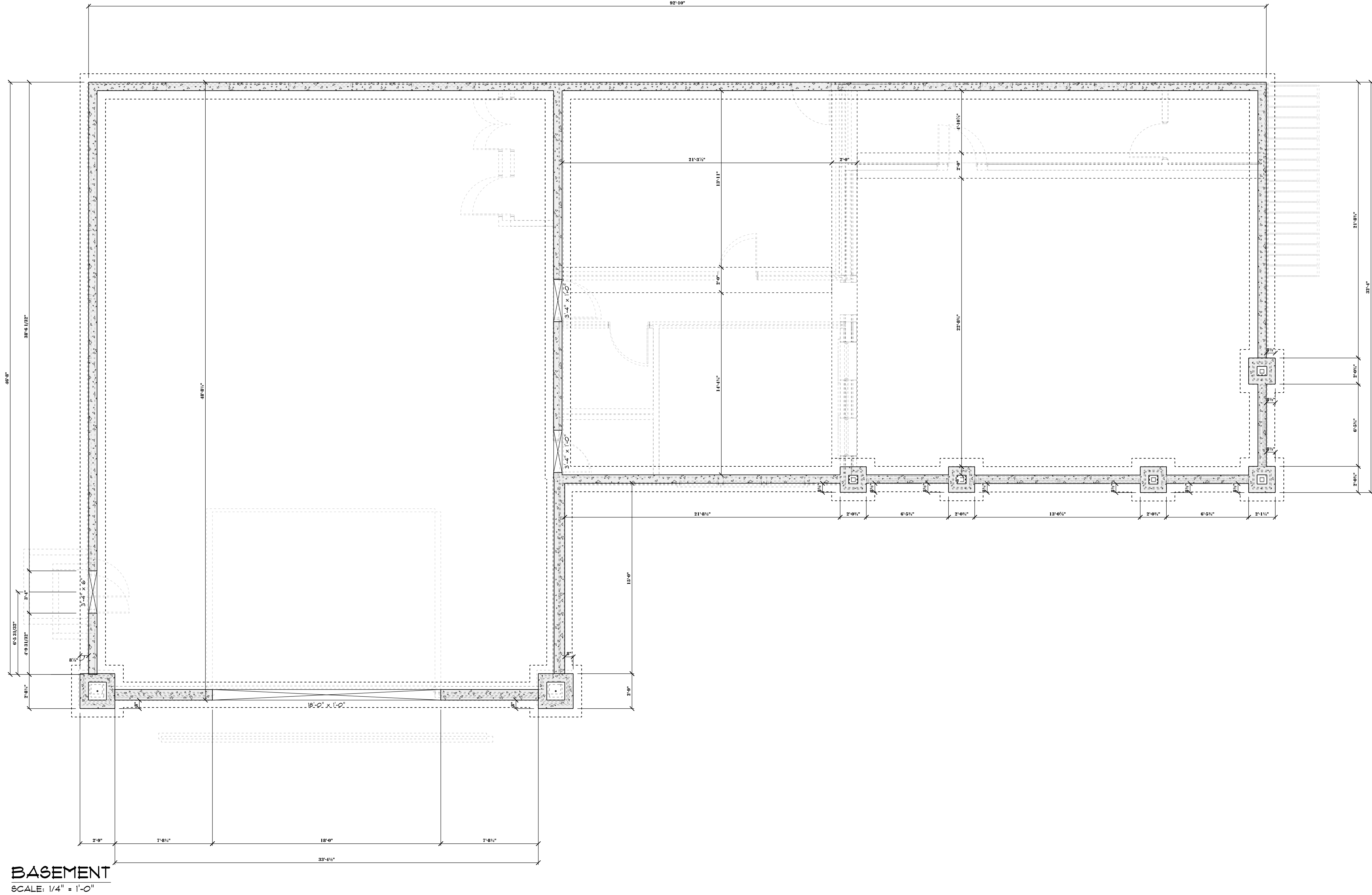
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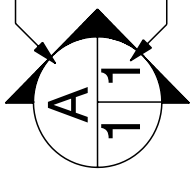
- 1 HINKLEY SHELTER 12"
BLACK LED DARK SKY
SWITCHED ON BY OWNERS DISCRETION
- 2 XO OUTDOOR LIGHTING
SLING SERIES
SEE PHOTO METRIC DESIGN
ON PHOTO CELLS



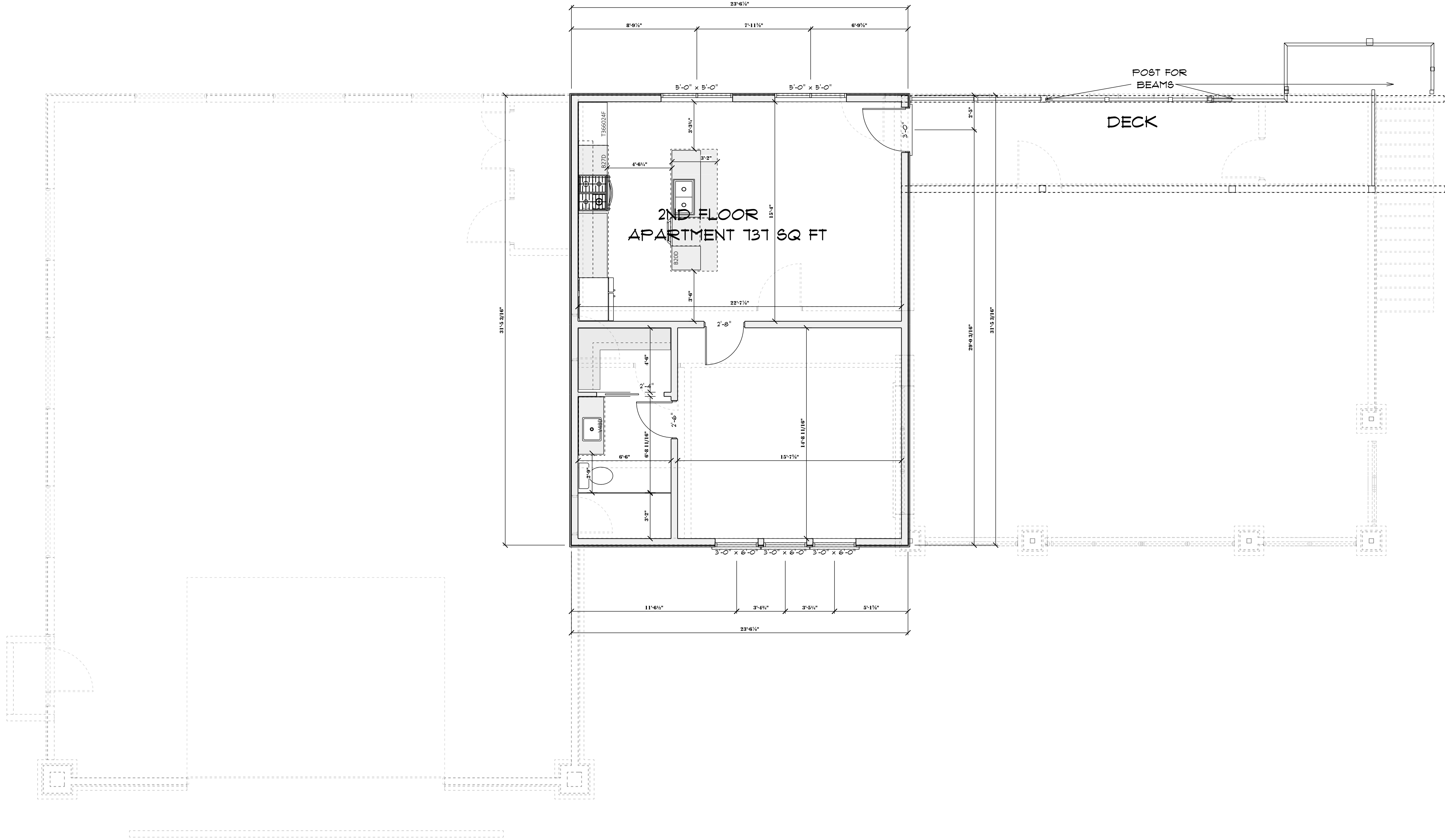
2ND FLOOR 6Q FT - AREA
SCALE: 3/16" = 1'-0"

LRSU BUILD		
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				DRAWN BY:		CHECKED BY:	10

LRSU 2ND FLOOR JULY 12
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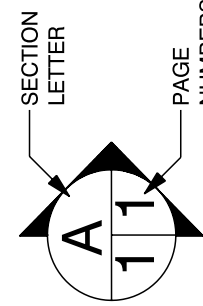
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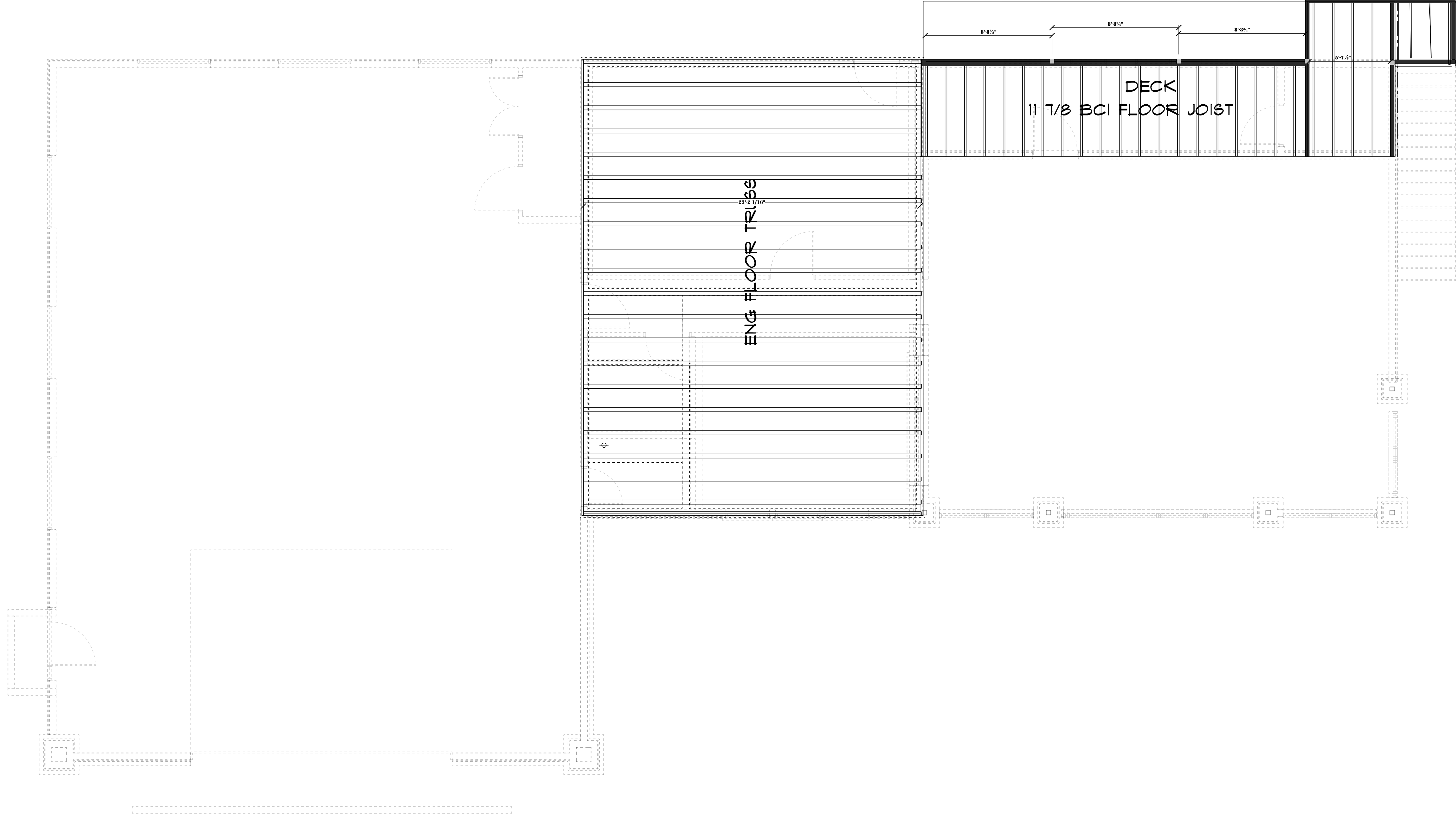
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2ND FLOOR FRAMING
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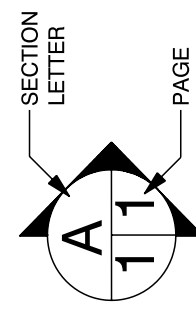
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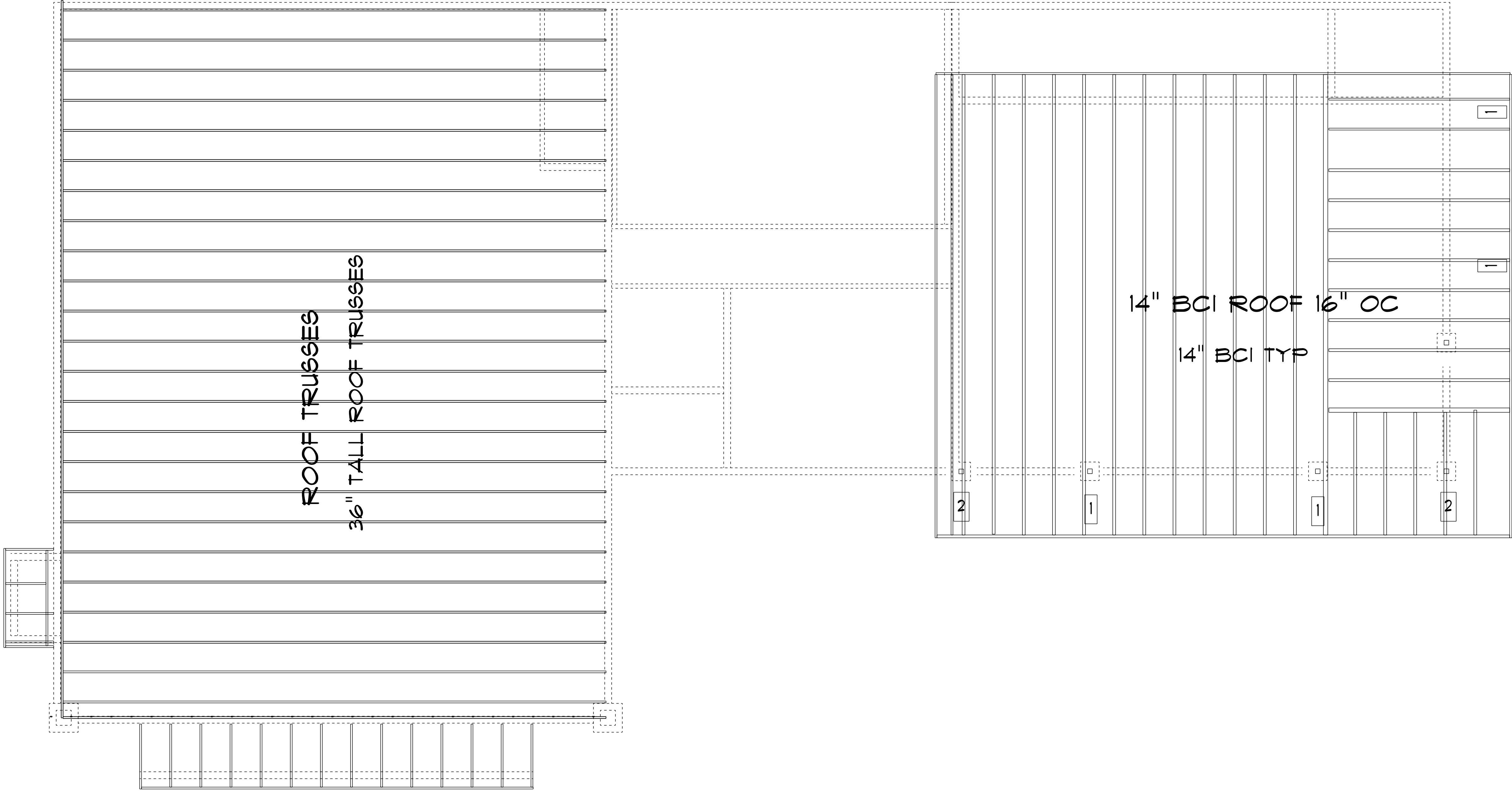
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MAIN FLOOR ROOF FRAMING
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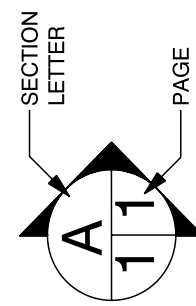


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&
DESIGN

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SECTION
LETTER

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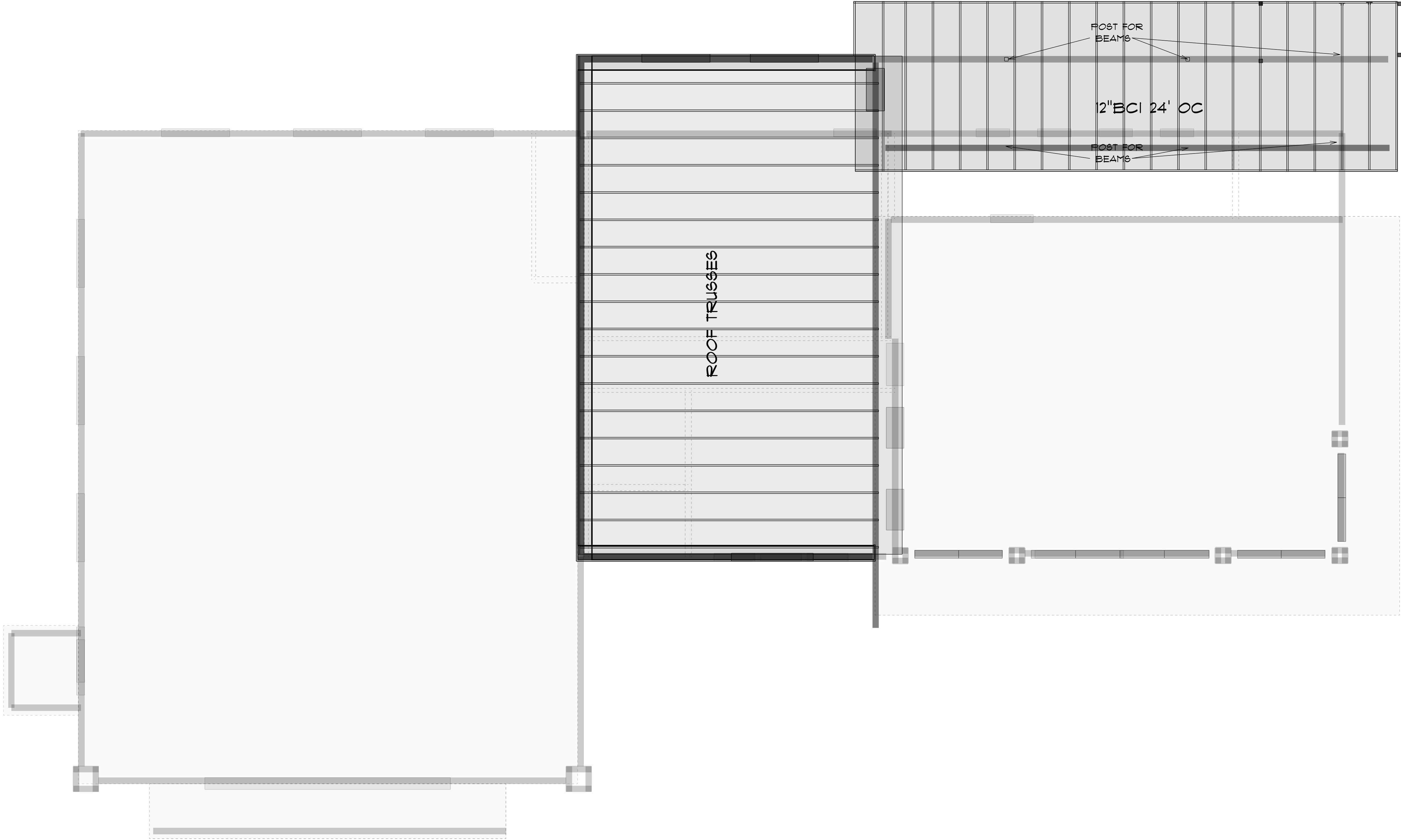
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2ND FLOOR ROOF FRAMING - ROOF
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PHONE:
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BENT NAIL CONSTRUCTION

&
DESIGN

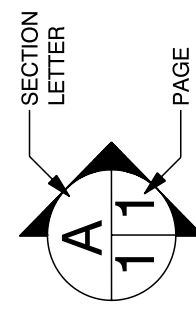
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Gateway Historic District Design Guidelines

Adopted by Resolution 2015-11
Amended by Ordinance 2024-15

Purpose and Intent

Gateway Historic District will become a village of mixed uses, promoting a pedestrian friendly atmosphere and providing excellence in landscaping and architecture, in a setting that honors and preserves the past while promoting the future.

1. In the interest of preserving the character of the Gateway-Historic District, it is necessary to regulate to a certain extent the new construction that is built there. New structures should only affect the district in a positive manner, and not in detrimental ways.
2. Respecting the heritage of Alpine associated with the historical structures in the district.
3. Utilize approaches that have been shown to encourage the sustainability of historic districts and neighborhoods.

The guidelines for the following elements are intended to encourage compatible new construction. In the event that these guidelines conflict with the Alpine City Zoning Ordinance, the Zoning Ordinance will be followed.

Guidelines

1. New developments should:
 - a. Mimic details of older buildings
 - b. Use similar materials
 - c. Make mundane uses look good
 - d. Include design features on blank walls
2. All new development projects should achieve a determination of design appropriateness from the Planning Commission.
3. New construction should respect and build upon the historical legacy of downtown Alpine and borrow historic features from the area. It should be

designed for its specific context. Elements that should influence the design of new development include building form, massing, scale, materials and colors.

Gateway Historic District Design Criteria

1. Relation to the Surrounding Area (Massing, Scale, Orientation)
2. Height
3. Exterior Walls, Fences, and Surfaces
4. Windows and Doors
5. Exterior Trim and Decorative Detailing
6. Roofing
7. Materials (Texture, Color, Finishes)
8. Streetscaping

Relation to the Surrounding Area **(Massing, Scale, Orientation)**

New construction that utilizes appropriate massing and scale can affect historic districts in a positive manner. New structures should take their own place in time.

Design Standards

- New structures should relate to the fundamental characteristics of the district, but may use their own style and method of construction.
- Orientation of new construction should be to the street to establish a pedestrian-friendly quality.
- One major entrance should orient to each street to which the building abuts for easy access by pedestrians from the street and sidewalk.
- Corner entrances may be used for buildings orienting to two streets at an intersection.
- New construction should not be dramatically greater in scale than surrounding structures in the district.
- The perceived width of new construction should be visually compatible with adjacent structures. Wider buildings should be divided into modules to convey a sense of traditional construction.
- The building form of new construction should be similar to surrounding structures but should not necessarily be a direct imitation.



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Height

New construction should respect the overall height limits established in the city code for the underlying zone.

Design Standards

- The height of buildings should be compatible with adjacent historic structures.
- Creative historic design elements fitting for the area can be considered.



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.



Windows and Doors

Windows and doors of new construction should relate to the general character of the area.

Design Standards

- Windows with a vertical emphasis shall be encouraged over a horizontal orientation.
- Scale, proportion, and character of windows and doors should be carefully considered and should relate to the intended general character of the area.
- The simple shape of windows is encouraged.
- If new construction is built to the sidewalk, the use of awnings or canopies should be considered for providing protection to the pedestrian.
- The ground floor of the primary façade should include transparency at the pedestrian level.



Exterior Trim and Decorative Detailing

New construction can be enhanced by the wise use of exterior trim and decorative detailing. Using these details to break up uninspiring solid surfaces can help avoid the box-like appearance often seen in new construction.

Design Standards

- Trim and detailing should be simple in material and design.
- Materials that are compatible to the primary exterior material should be used.
- Excessive ornamentation is not recommended.
- The following factors should be considered in determining whether or not a particular finishing material is acceptable:
 1. Durability and low maintenance characteristics.
 2. Consistency with the overall design goals.
 3. Location on the building.
 4. Potential shielding by landscaping or other feature.
 5. The visibility of the site from public streets and neighboring uses.
 6. A mansard roof is prohibited



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Roofing

The style and form of the roof on new construction can contribute to the success of blending in with surrounding historic structures.

Design Standards

- Traditional rooflines are preferred.
- Smaller structures should use a hip, gable, or shed roof.
- Flat roofs may be considered for use on structures where the context is appropriate.
- Flat roofs shall provide a cornice or other decorative treatment.
- The character or design of the front and rear façades of all buildings shall demonstrate a variety in depth, relief, rhythm and roof line height, with changes occurring in all of these areas at least every forty feet.
- Mechanical equipment shall not be visible from the street.



Materials – Texture, Color, Finishes

Good attention to design and color is expected in the Gateway Historic District to help all buildings become more complimentary to each other and assist the creation of a unique and cohesive environment. The materials used for the finish of the exterior surface of new construction should be compatible with the nature of the surrounding area.

Design Standards

- The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used.
- Avoid pure white as a façade color, and if masonry must be painted, it should be done in a natural hue.
- The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings.
- A predominant color should be used with one or two other accent colors.
- The texture and finish of new construction should attempt to convey a modern building while still respecting the historic character of the area.
- The cornice, window frames, ornamental details, signs and storefronts should all blend in as an attractive harmonious unit.



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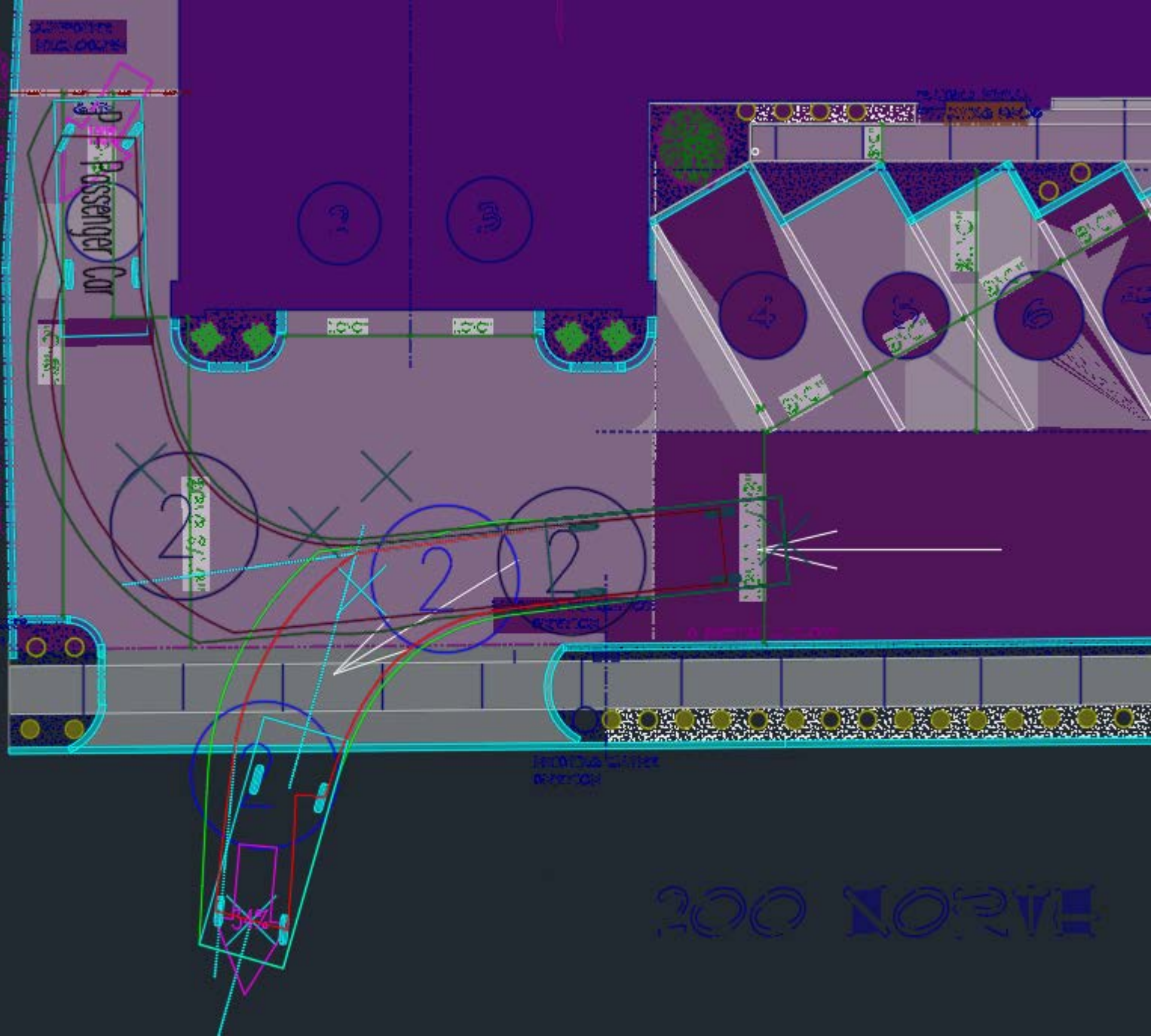
Streetscaping

Streetscapes should be incorporated in sidewalk areas adjacent to Main Street.

Design Standards

- At least one streetscape feature should be installed and maintained every thirty (30) linear feet along sidewalks, nearest to the curb.
- Acceptable streetscape features include, but are not limited to, the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, bike racks, and water features.
- Businesses are encouraged to coordinate the installation of streetscape elements with surrounding properties.
- Installation of plazas and gathering spaces where people may linger is encouraged.
- Installation of planters with trees and shrubs to create areas to sit are encouraged.
- Providing benches in strategic areas to encourage mingling and gathering is encouraged.





200 NORTH

